

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- December 15, 2017
121 N. LaSalle Street- Room 200**

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Blake Sercye, Chairman
Shaina Doar
Sam Toia
Amanda Williams**

Acting Chairman Toia called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Doar, Toia, and Williams). Sercye arrived at 9:25 AM.

Motion to approve the minutes from the November 17, 2017 regular meeting made by the Acting Chairman. Second by Williams. Motion carried 3-0; yeas - Doar, Toia, and Williams (Sercye absent).

Motion to approve the December 15, 2017 agenda made by the Acting Chairman. Second by Williams. Motion carried 3-0; yeas - Doar, Flores, and Toia (Sercye absent).

9:00 A.M.

661-17-Z	ZONING DISTRICT: RT-3.5	WARD: 44
APPLICANT:	Michael & Cynthia O'Connor	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1335-43 W. Henderson Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 35.38' to zero, east setback from 5' to 3.48' for a proposed raised patio with storage, replacement and reconfiguration of an existing one story open stair to access a garage roof deck, reconfiguration of an enclosed walkway from the principal building to the garage, an open stair to access the existing garage roof deck and a new recreational sport court with 15' tall masonry walls.	

Motion to approve application by voice vote made by the Chairman. Motion denied 1-3; yeas – Sercye; nays – Doar, Toia and Williams. Motion to approve application with conditions made by Doar. Second by Toia. Motion carried 3-0; yeas – Doar, Toia, and Williams (Sercye abstained).

662-17-Z	ZONING DISTRICT: B1-1	WARD: 35
APPLICANT:	Duong Thai	
OWNER:	Farmer's Best Northlake Building, LLC	
PREMISES AFFECTED:	4445 N. Pulaski Rd., Suite D	
SUBJECT:	Application for a variation to expand an existing public place of amusement license for an existing billiard hall from Suite B & C into Suite D which is located within 125' of a residential zoning	

Continued to January 19, 2018 at 2:00 p.m.

673-17-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RM-5 **WARD: 43**
1941, 1943 & 1945 Larabee, LLC
Same as applicant
1943 N. Larabee Street
Application for a variation to reduce the rear setback from the required 38.1' to 23.5' for a rear open stair that exceeds six feet in height to access two proposed garage roof decks which shall also contain the relocated rear yard open space.
Continued to February 16, 2018 at 2:00 p.m.

674-17-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B1-1 **WARD: 47**
Salon 77 Beauty Nails Spa Inc.
Sierra Family Holdings, LLC
1621 W. Montrose Avenue
Application for a special use to establish a beauty / nail salon.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

675-17-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RM-5 **WARD: 44**
Castlevew Holdings, LLC
Same as applicant
734-38 W. Melrose Street
Application for a variation to reduce the rear setback from the required 36.15' to 16.5', west setback from 5' to 1' (east to be 5') combined side setback from 10' to 6' for a proposed four-story, eight dwelling unit building with eight interior parking spaces.
Continued to January 19, 2018 at 2:00 p.m.

676-17-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B1-3 **WARD: 28**
Victoria Nguyen
Syed N. Ahmed
4043 W. Madison Street
Application for a special use to establish a nail salon.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

677-17-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RS-3 **WARD: 47**
Christopher & Michelle Meyer
Same as applicant
1805-09 W. Cornelia Avenue
Application for a variation to reduce the rear setback from the required 34.84' to 0.66' for a proposed rear second floor dormer addition for the existing single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

678-17-S
APPLICANT:

ZONING DISTRICT: B1-2 **WARD: 50**
Regal Foundation

OWNER: Same as applicant
PREMISES AFFECTED: 2545-47 W. Devon Avenue
SUBJECT: Application for a special use to establish a forty seat religious assembly with four, on-site parking spaces.
Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

679-17-S **ZONING DISTRICT: B3-3** **WARD: 3**
APPLICANT: Eugene Elysee and Yvonne Mendrun
OWNER: Same as applicant
PREMISES AFFECTED: 3115 S. Indiana Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed two-story, single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

680-17-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Brian McCaghy
OWNER: Brian McCagy / 1441 N. Paulina Condominium Association
PREMISES AFFECTED: 1441 N. Paulina Street # 3
SUBJECT: Application for a variation to reduce the front setback from the required 12' to 2.24', south setback from 2' to 1.13' (north to be 1.17') combined side setback from 4.8' to 2.3', front building line setback for pergolas from 20' to 1.33' for a roof deck and pergola with a height of 52.39' above grade.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

681-17-S **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: PNC Bank N. A.
OWNER: Same as applicant
PREMISES AFFECTED: 3844 W. Belmont Avenue
SUBJECT: Application for a special use to establish a two-lane drive up automatic teller machine which shall be accessory to a proposed bank at 3820 W. Belmont Avenue.
Continued to January 19, 2018 at 2:00 p.m.

682-17-Z **ZONING DISTRICT: B1-3** **WARD: 43**
APPLICANT: MCZ Clark Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2317 N. Clark Street
SUBJECT: Application for a variation to reduce the required loading berths from one to zero for a proposed six-story, thirty-five dwelling unit and retail building.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar absent).

683-17-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Omsri 2919, Inc.
OWNER: Lakeview Associates Inc.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of November 17, 2017 with the exception of Cal. No. 640-17-S, 609-17-S, 659-17-Z, 660-17-Z, 550-17-Z and 551-17-Z made by the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

The Chairman moved to recess at 3:15 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting adjourned.