

**CITY OF CHICAGO ZONING BOARD OF APPEALS**

**FRIDAY- February 16, 2018**

**121 N. LaSalle Street- Room 200**

**PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS**

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

**Chairman Sercye called the meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Sercye, Doar, Toia, and Williams).**

**Motion to approve the minutes from the January 19, 2018 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas - Sercye, Doar, Toia, and Williams.**

**Motion to approve the February 16, 2018 agenda made by the Chairman. Second by Williams. Motion carried 4-0; yeas - Sercye, Doar, Toia and Williams.**

**9:00 A.M.**

**66-18-S                                      ZONING DISTRICT: B3-1                      WARD: 41**  
**APPLICANT:**                                      Barbara Kruszewski d/b/a/ Basia's Salon Ltd.  
**OWNER:**    Higgins Management  
**PREMISES AFFECTED:**                      7114 W. Higgins Avenue  
**SUBJECT:**    Application for a special use to establish a body art service (microblading).  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**67-18-Z                                      ZONING DISTRICT: DR-3                      WARD: 42**  
**APPLICANT:**                                      Thomas and Virginia Gohagan  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                      103 E. Bellevue Place  
**SUBJECT:**    Application for a variation to reduce the rear setback from the required 30.34' to zero for a proposed one-story rear addition to the existing three-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**68-18-Z                                      ZONING DISTRICT: RT-4                      WARD: 1**  
**APPLICANT:**                                      Henry Z. Papiz, Jr.  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                      1103 N. Hermitage Avenue  
**SUBJECT:**    Application for a variation to reduce the rear setback from the required 38.46' to 2', north setback from 2' to zero (south to be

zero), combined side setback from 5' to zero for a proposed detached, two-car garage with a roof deck, pergola, chimney, rear porch and an unenclosed stairway accessing the roof deck at the rear of the three-story building.

**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**69-18-Z**  
**APPLICANT:** 916 Fulton, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 916 W. Fulton Market  
**SUBJECT:** Application for a variation to reduce the required sixty-five parking spaces by 100% to zero for a proposed two-story restaurant and retail building.  
**Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).**

**ZONING DISTRICT: DS-3**                      **WARD: 27**

**70-18-Z**  
**APPLICANT:** 916 Fulton, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 916 W. Fulton Market  
**SUBJECT:** Application for a variation to eliminate the one required loading berth for a proposed two-story restaurant and retail building.  
**Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).**

**ZONING DISTRICT: DS-3**                      **WARD: 27**

**71-18-S**  
**APPLICANT:** C & F Building, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 950 W. Addison Street  
**SUBJECT:** Application for a special use to establish a rooftop patio located on the fourth floor and roof top to serve an existing restaurant located on the lower level and first floor.  
**Continued to March 16, 2018 at 9:00 a.m.**

**ZONING DISTRICT: B3-2**                      **WARD: 44**

**72-18-Z**  
**APPLICANT:** Novus Real Estate, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3112 N. Francisco Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 12.14' to 7.91', north setback from 2' to 0.62' (south to be 3.5'). combined side setback from 5' to 4.12' for a proposed one-story front addition and a rear three-story addition to the existing three-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**ZONING DISTRICT: RS-3**                      **WARD: 33**

**73-18-Z**                                    **ZONING DISTRICT: RS-3**                                    **WARD: 47**  
**APPLICANT:** Nathan Chamberlain  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3911 N. Hermitage Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 14' to 1.28', north setback from 2' to 0.3' for a proposed second floor addition and a rear one story addition with roof deck for the existing single family residence.  
**Continued to March 16, 2018 at 9:00 a.m.**

**74-18-Z**                                    **ZONING DISTRICT: RS-3**                                    **WARD: 47**  
**APPLICANT:** Nathan Chamberlain  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3911 N. Hermitage Avenue  
**SUBJECT:** Application for a variation to relocate the existing 101.11 square feet of rear yard open space to the rear roof deck which shall serve the existing single family residence.  
**Continued to March 16, 2018 at 9:00 a.m.**

**75-18-Z**                                    **ZONING DISTRICT: RS-3**                                    **WARD: 47**  
**APPLICANT:** Nathan Chamberlain  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3911 N. Hermitage Avenue  
**SUBJECT:** Application for a variation to increase the non-conforming floor area ratio by 59 square feet with a proposed second floor addition and a rear one story addition with roof deck for the proposed single family residence.  
**Continued to March 16, 2018 at 9:00 a.m.**

**76-18-S**                                    **ZONING DISTRICT: B3-2**                                    **WARD: 32**  
**APPLICANT:** Jose Salamanca  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2071 N. Western Avenue  
**SUBJECT:** Application for a special use to convert one retail store front and one rear dwelling unit into a single family residence with new second floor addition and an attached one car garage with roof deck.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**77-18-Z**                                    **ZONING DISTRICT: B3-2**                                    **WARD: 32**  
**APPLICANT:** Jose Salamanca  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2071 N. Western Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from 30' to zero, reduce the reduce the required garage rear setback from 2' to zero for a proposed second floor addition, side open porches, a solid fence not to exceed\* 6' in height and an attached garage with

roof deck.

**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**78-18-S**

**ZONING DISTRICT: B1-2**

**WARD: 43**

**APPLICANT:**

Spa Spazio II, LLC

**OWNER:**

Acadia 639 West Diversey, LLC

**PREMISES AFFECTED:**

2746 N. Clark Street

**SUBJECT:**

Application for a special use to establish a nail salon.

**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**79-18-Z**

**ZONING DISTRICT: RS-3**

**WARD: 30**

**APPLICANT:**

Matthew Fisher

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

3941 W. Wellington Avenue

**SUBJECT:**

Application for a variation to convert a four dwelling unit building to a five dwelling unit building. One dwelling unit may be added with documented evidence to support the increase in density and may not exceed one dwelling unit.

**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**80-18-Z**

**ZONING DISTRICT: RS-3**

**WARD: 30**

**APPLICANT:**

Matthew Fisher

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

3941 W. Wellington Avenue

**SUBJECT:**

Application for a variation to reduce the rear yard open space from the required 1,125 square feet to zero for a proposed two-story, four dwelling unit building to be converted to a five dwelling unit building.

**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**81-18-Z**

**ZONING DISTRICT: RM-5.5**

**WARD: 1**

**APPLICANT:**

Scott Gray

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

1824 W. Augusta Boulevard

**SUBJECT:**

Application for a variation to reduce the required parking stalls from six to three to allow for the conversion of a three dwelling unit building with tavern to a six dwelling unit building.

**Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia (Williams absent).**

**82-18-Z**

**ZONING DISTRICT: RM-5.5**

**WARD: 1**

**APPLICANT:**

Scott Gray

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

1824 W. Augusta Boulevard

**SUBJECT:** Application for a variation to reduce the required rear yard open space from 216 square feet to 150 square feet for the conversion of a three dwelling unit building with tavern to a six dwelling unit building.  
**Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia (Williams absent).**

**83-18-Z** **ZONING DISTRICT: B3-3** **WARD: 47**  
**APPLICANT:** 3901 Lincoln Flats, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3901 N. Lincoln Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 10.58' for a proposed four-story building with ground floor retail and twelve dwelling units above and six on-site parking spaces.  
**Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia (Williams absent).**

**84-18-S** **ZONING DISTRICT: B3-2** **WARD: 31**  
**APPLICANT:** Gloria C. Sandoval d/b/a/ Windy City Fades, Inc.  
**OWNER:** Eddie and Gloria Sandoval  
**PREMISES AFFECTED:** 4406 W. Diversey Avenue  
**SUBJECT:** Application for a special use to establish a barber shop.  
**Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia (Williams absent).**

**85-18-S** **ZONING DISTRICT: PMD-4A** **WARD: 27**  
**APPLICANT:** Altitude Chicago, LLC  
**OWNER:** CHP-DRH Portfolio, LLC  
**PREMISES AFFECTED:** 1501-11 W. Hubbard Street / 400-36 N. Armour Street  
**SUBJECT:** Application for a special use to establish a sports and recreation participant (children's play center) in an existing building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**86-18-S** **ZONING DISTRICT: PMD-4A** **WARD: 27**  
**APPLICANT:** Altitude Chicago, LLC  
**OWNER:** CHP-DRH Portfolio, LLC  
**PREMISES AFFECTED:** 1512-24 W. Kinzie Street  
**SUBJECT:** Application for a special use to establish an off-site accessory parking lot to serve a proposed sports and recreation facility (children's play center) located at 1501-11 W. Hubbard Street / 400-36 N. Armour Street.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.**

**87-18-Z** **ZONING DISTRICT: B2-3** **WARD: 28**

**APPLICANT:** 1430 W. Fillmore, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1430 W. Fillmore Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 6.39' to 1.83', rear setback from 30' to 23.5' for a proposed open bridge to connect the existing garage roof deck to the existing three-story, six dwelling unit building with new proposed front open balconies.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams).**

**88-18-S** **ZONING DISTRICT: B3-1** **WARD: 45**  
**APPLICANT:** Shiv Shatki Investment, Inc. d/b/a/ Community Food and Liquor 1  
**OWNER:** Skil Plaza, LLC  
**PREMISES AFFECTED:** 5530 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to establish a liquor store.  
**Continued to March 16, 2018 at 9:00 a.m.**

**Motion to recess for five minutes made by the Chairman at 10:40 AM. Second by Toia. Motion carried 4-0 (Sercye, Doar, Toia and Williams). Meeting reconvened at 10:45 AM.**

**89-18-Z** **ZONING DISTRICT: RM-5** **WARD: 44**  
**APPLICANT:** Steven and Mary Molo  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 341 W. Wellington Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 39.29' to zero, east setback from 5' to zero for a proposed 8' high wood privacy fence for the existing three-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**90-18-Z** **ZONING DISTRICT: RS-3** **WARD: 2**  
**APPLICANT:** Yuval Degani  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1426 W. Lill Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 19.02' to 6.3', west setback from 2' to 0.2' (east to be 2.6'), combined side setback from 4.8' to 2.8' for a proposed two-story, front addition and a rear open deck for the existing single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**91-18-Z** **ZONING DISTRICT: RT-4** **WARD: 2**  
**APPLICANT:** Glenn and Kathryn McMillan  
**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1648 N. Winchester Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 33.88' to zero, south setback from 3.29' to zero (north to be zero for abutting a public alley) for a proposed two story single family residence with privacy wall, rear covered walkway and a rear two car detached garage.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**92-18-Z** **ZONING DISTRICT: B3-2** **WARD: 32**  
**APPLICANT:** 2930 Lincoln, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2930 N. Lincoln Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area from 3,000 square feet to 2,885.24 square feet for a proposed four-story, three dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**93-18-S** **ZONING DISTRICT: RM-4.5** **WARD: 44**  
**APPLICANT:** 744 Buckingham, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 742 W. Buckingham Place  
**SUBJECT:** Application for a special use to establish one off-site parking space to meet the parking requirement for a four, dwelling unit building located at 744 W. Buckingham Place.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**94-18-Z** **ZONING DISTRICT: RM-4.5** **WARD: 44**  
**APPLICANT:** 744 Buckingham Place  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 744 W. Buckingham Place  
**SUBJECT:** Application for a variation to reduce the west setback from the required 2' to 1.1' for a proposed three-car garage.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**95-18-Z** **ZONING DISTRICT: RM-4.5** **WARD: 44**  
**APPLICANT:** 744 Buckingham, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 744 W. Buckingham Place  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 279.11 square feet to zero for a proposed three car garage.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

<b>96-18-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Anne Shutler	
<b>OWNER:</b>	Nikolas Agbavani	
<b>PREMISES AFFECTED:</b>	1242-44 W. Huron Street	
<b>SUBJECT:</b>	Application for a variation to reduce the west setback at 1242 W. Huron from the required 2' to 0.37 feet to subdivide one existing zoning lots into two zoning lots. The three-story, three dwelling unit building at 1242 W. Huron shall remain.	
	<b>Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.</b>	
<b>97-18-S</b>	<b>ZONING DISTRICT: M2-1</b>	<b>WARD: 23</b>
<b>APPLICANT:</b>	McDonald's Corporation	
<b>OWNER:</b>	Archland Property II, LP	
<b>PREMISES AFFECTED:</b>	5253-59 S. Pulaski Road	
<b>SUBJECT:</b>	Application for a special use to establish a drive through lane with a double menu board to serve and existing fast food restaurant. A proposed one story addition shall also be added to the existing building.	
	<b>Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye recused).</b>	
<b>98-18-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	2829 Clybourn, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2835 N. Clybourn Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear garage feature setback from the required 2' to zero for a proposed four-story, retail and fifteen dwelling unit building.	
	<b>Continued to March 16, 2018 at 9:00 a.m.</b>	
<b>99-18-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	2829 Clybourn, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2839 N. Clybourn Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear garage feature setback from 2' to zero for a proposed four-story, fifteen dwelling unit building.	
	<b>Continued to March 16, 2018 at 9:00 a.m.</b>	
<b>100-18-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	May 1st Nail Spa Inc.,	
<b>OWNER:</b>	MRR 1054 Ashland, LLC	
<b>PREMISES AFFECTED:</b>	1054 N. Ashland Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	
	<b>Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.</b>	



**101-18-Z**  
**APPLICANT:** Jessica and Brian Price  
**OWNER:** Nancy Hoyt Revocable Trust dated 9/7/95  
**PREMISES AFFECTED:** 1953 N. Howe Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 15' to 7', north and south setback 2' to zero each, combined side setback from 4.12' to zero, rear setback from 35' to 18.50' for a proposed front second floor infill addition, rear third floor addition, third floor roof addition, one story rear addition to connect the residence to the existing garage with a proposed roof deck with open stair and an 8' high masonry fence wall and new rear open deck.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**102-18-S**  
**APPLICANT:** Jim & Carmel Carrillo DeRogatis  
**OWNER:** Paul Sherman  
**PREMISES AFFECTED:** 3907-15 N. Elston Avenue  
**SUBJECT:** Application for a special use to establish an artist live / work space.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**103-18-Z**  
**APPLICANT:** 1914 W Crystal, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1914 W. Crystal Street  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 288 square feet to zero to convert the existing three-story, six dwelling unit building to eight dwelling units.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**104-18-Z**  
**APPLICANT:** 1914 W Crystal, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1914 W. Crystal Street  
**SUBJECT:** Application for a variation to reduce the required parking from two spaces to zero to convert an existing three-story, six dwelling unit building to an eight dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**105-18-S**  
**APPLICANT:** Irving and Clark Property, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4000 N. Clark Street

**SUBJECT:** Application for a special use to establish a gas station with three gas pumps, one-story accessory retail building and a car wash.  
**Continued to March 16, 2018 at 9:00 a.m.**

**106-18-Z**                                 **ZONING DISTRICT: C1-2**                     **WARD: 30**  
**APPLICANT:** Milridge, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3101 N. Ridgeway Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 23' for a proposed four-story, seventeen dwelling unit building with seventeen required on-site parking spaces and seventeen non-required accessory parking spaces.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**107-18-Z**                                 **ZONING DISTRICT: C1-2**                     **WARD: 30**  
**APPLICANT:** Milridge LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3101 N. Ridgeway Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area by an amount not less than 90% from the existing 17,000 square feet to 15,300 square feet for a proposed four-story, retail and seventeen dwelling unit building with seventeen required parking space and seventeen non-required accessory parking spaces.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**108-18-Z**                                 **ZONING DISTRICT: C1-2**                     **WARD: 30**  
**APPLICANT:** Milridge, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3101 N. Ridgeway Avenue  
**SUBJECT:** Application for a variation to reduce the ground floor commercial space by an amount not to exceed 20% from 3,121.184 square feet to 2,496.91 square feet for a proposed four-story, retail and seventeen dwelling unit building with seventeen on-site required parking spaces and seventeen non-required accessory parking spaces.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**109-18-Z**                                 **ZONING DISTRICT: C1-2**                     **WARD: 30**  
**APPLICANT:** Milridge, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3101 N. Ridgeway Avenue  
**SUBJECT:** Application for a variation to increase the maximum height from the allowed 45' to 46.58' which is not more than 10% for a proposed four-story, seventeen dwelling unit building with seventeen required on-site parking spaces and seventeen non-



spaces for a six-story, retail and twenty-three dwelling unit building located in a transit served location.

**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**113-18-Z** **ZONING DISTRICT: B3-5** **WARD: 27**  
**APPLICANT:** 1553 N Wells, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1553-55 N. Wells Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 16' for a proposed six-story, twenty-three dwelling unit building located in a transit served location.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**114-18-Z** **ZONING DISTRICT: B3-5** **WARD: 27**  
**APPLICANT:** 1553 N Wells, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1553-55 N. Wells Street  
**SUBJECT:** Application for a variation to eliminate the one required loading berth for a proposed six-story retail and twenty-three dwelling unit building located in a transit served location.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**115-18-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** Lubomir Murgas  
**OWNER:** Community Savings Bank (Trust No. 1824)  
**PREMISES AFFECTED:** 2060 N. Bingham Street  
**SUBJECT:** Application for a variation to reduce the minimum lot area standard from 2,500 square feet to 2,467.08 square feet for a proposed two-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**116-18-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** Lubomir Murgas  
**OWNER:** Community Savings Bank (Trust No. 1824)  
**PREMISES AFFECTED:** 2060 N. Bingham Street  
**SUBJECT:** Application for a variation to reduce the minimum lot area per unit from 2,500 square feet to 2,467.08 square feet for a proposed two-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**117-18-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** Lubomir Murgas  
**OWNER:** Community Savings Bank (Trust No. 1824)

**PREMISES AFFECTED:** 2060 N. Bingham Street  
**SUBJECT:** Application for a variation to reduce the west front garage feature setback from the required 20' to zero for detached garage on a through lot to serve a proposed two-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**118-18-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** Lubomir Murgas  
**OWNER:** Community Savings Bank (Trust No. 1824)  
**PREMISES AFFECTED:** 2062 N. Bingham Street  
**SUBJECT:** Application for a variation to reduce the minimum lot area standard from 2,500 square feet to 2,469.6 square feet for a proposed single family residence with a detached garage.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**119-18-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** Lubomir Murgas  
**OWNER:** Community Savings Bank (Trust No. 1824)  
**PREMISES AFFECTED:** 2062 N. Bingham Street  
**SUBJECT:** Application for a variation to reduce the minimum lot area per dwelling unit from 2,500 square feet to 2,469.6 square feet for a proposed two-story single family residence with a detached garage.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**120-18-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** Lubomir Murgas  
**OWNER:** Community Savings Bank (Trust No. 1824)  
**PREMISES AFFECTED:** 2062 N. Bingham Street  
**SUBJECT:** Application for a variation to reduce the west front garage feature from the required 20' to zero for a proposed detached garage to serve a propose two-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**121-18-Z** **ZONING DISTRICT: RS-3** **WARD: 44**  
**APPLICANT:** 3144 N. Kenmore Condo Association  
**OWNER:** Thomas Grogan (Condo Association President)  
**PREMISES AFFECTED:** 3144 N. Kenmore Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 36' to 27' for a proposed unenclosed catwalk / walkway to access a proposed garage roof deck which shall also contain 540 square feet of relocated rear yard open space.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**122-18-Z**                                    **ZONING DISTRICT: RS-3**                                    **WARD: 30**  
**APPLICANT:**                                    David Hapke  
**OWNER:**                                        Francisco Patino  
**PREMISES AFFECTED:**                                    3537-39 N. Kostner Avenue  
**SUBJECT:**                                        Application for a variation to reduce the north setback from the required 2' to 5", south setback from 2' to 1'-10", combined side setback from 5' to 2'-3" to allow for the subdivision of a zoning lot. The existing single family residence at 3539 N. Kostner shall remain.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**123-18-Z**                                    **ZONING DISTRICT: RS-2**                                    **WARD: 9**  
**APPLICANT:**                                    Alex Veitsman  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                                    618 W. 129th Place  
**SUBJECT:**                                        Application for a variation to reduce the front setback from the required 22.82' to 14.12' for a proposed front one story addition to the existing single family residence.  
**Continued to March 16, 2018 at 9:00 a.m.**

**124-18-Z**                                    **ZONING DISTRICT: RM-5**                                    **WARD: 43**  
**APPLICANT:**                                    Chicago Title Land Trust Company under Trust Agreement dated October 17, 2017 Trust # 8002376138  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                                    1830 N. Mohawk Street  
**SUBJECT:**                                        Application for a variation to reduce the front setback from the required 6.6' to zero, rear setback from 33.32' to zero, north setback from 2' to zero (south to be zero), combined side setback from 4.8' to zero for a proposed four-story, single family residence with roof deck, front stairs and landing, fences, and rear open patio.  
**Continued to March 16, 2018 at 9:00 a.m.**

**125-18-Z**                                    **ZONING DISTRICT: RM-5**                                    **WARD: 43**  
**APPLICANT:**                                    Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 17, 2017 Trust # 8002376138  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                                    1830 N. Mohawk Street  
**SUBJECT:**                                        Application for a variation to relocate the required rear yard open space on the garage roof deck which will serve a proposed four-story, single family residence with roof deck, front stairs and landing, fences, and rear open patio.  
**Continued to March 16, 2018 at 9:00 a.m.**

**126-18-Z**                                    **ZONING DISTRICT: RT-4**                                    **WARD: 32**  
**APPLICANT:**                                    2247 W. Armitage Inc.  
**OWNER:**                                        Same as applicant

**PREMISES AFFECTED:** 2247 W. Armitage Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 20' for a proposed stair connection to access a garage roof deck which shall also contain the 156 square feet of relocated rear yard open space.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**127-18-Z** **ZONING DISTRICT:** RT-4 **WARD:** 32  
**APPLICANT:** 2315 Armitage Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2315 W. Armitage Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 21.5' for a proposed bridge to access a garage roof deck which shall also contain the 155.83 square feet of relocated rear yard open space.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**128-18-Z** **ZONING DISTRICT:** RM-4.5 **WARD:** 27  
**APPLICANT:** EZMB, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1448 W. Erie Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 15' to 12.5', rear setback from 37.5' to 21.17' for a proposed three-story, three dwelling unit building with front balconies, rooftop stairway enclosure, rear open porch and detached three-car garage with roof deck.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**129-18-S** **ZONING DISTRICT:** B1-1 **WARD:** 31  
**APPLICANT:** Imagen Beauty Salon, Ltd.  
**OWNER:** Farshad Davatgar  
**PREMISES AFFECTED:** 5147 W. Diversey Avenue  
**SUBJECT:** Application for a special use to establish a hair salon.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**130-18-S** **ZONING DISTRICT:** B3-1 **WARD:** 10  
**APPLICANT:** David Chavez  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 10121 S. Ewing Avenue  
**SUBJECT:** Application for a special use to establish a beauty salon.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**131-18-S** **ZONING DISTRICT:** B3-2 **WARD:** 1

**APPLICANT:** Development Group, LLC Montauk  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1233 N. Paulina Street  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with four indoor parking spaces located at the rear.  
**Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**132-18-S** **ZONING DISTRICT: B3-1** **WARD: 41**  
**APPLICANT:** River Spa Inc.  
**OWNER:** Lee & Jack Investments, LLC  
**PREMISES AFFECTED:** 7222 N. Harlem Avenue  
**SUBJECT:** Application for a special use to establish a massage establishment.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**133-18-S** **ZONING DISTRICT: B3-1** **WARD: 16**  
**APPLICANT:** Carter Paradise Missionary Baptist Church  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6220 S. Damen Avenue  
**SUBJECT:** Application for a special use to establish a religious assembly facility.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

### CONTINUANCES

**637-17-S** **ZONING DISTRICT: C1-3** **WARD: 33**  
**APPLICANT:** 3280 N California, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3280 N. California Avenue  
**SUBJECT:** Application for a special use to establish residential use and parking below the second floor for a proposed five-story, twenty-five dwelling unit building with enclosed parking.  
**Continued to June 15, 2018 at 2:00 p.m.**

**638-17-Z** **ZONING DISTRICT: C1-3** **WARD: 33**  
**APPLICANT:** 3280 N California, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3280 N. California Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 4.75' to 2', rear setback from 30' to zero on floors containing dwelling units, the enclosed garage setback from the rear property line from 2' to zero for a proposed five-story, twenty-five dwelling unit building with enclosed parking.  
**Continued to June 15, 2018 at 2:00 p.m.**



**639-17-Z** **ZONING DISTRICT: C1-3** **WARD: 33**  
**APPLICANT:** 3280 N California, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3280 N. California Avenue  
**SUBJECT:** Application for a variation to reduce the required loading stall from one to zero for a proposed five-story, twenty-five dwelling unit building with enclosed parking.  
**Continued to June 15, 2018 at 2:00 p.m.**

**668-17-S** **ZONING DISTRICT: B1-1** **WARD: 39**  
**APPLICANT:** Peterson Park Health Care Realty, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6141 N. Pulaski Road  
**SUBJECT:** Application for a special use to expand an existing nursing home by adding a front second floor addition and a front carport.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**669-17-Z** **ZONING DISTRICT: B1-1** **WARD: 39**  
**APPLICANT:** Peterson Park Health Care realty, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6141 N. Pulaski Road  
**SUBJECT:** Application for a variation to reduce the front setback from the required 10.06' to 4.08' for a proposed second floor addition and a front carport.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**672-17-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** Lisa Cartwright  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2040 N. Fremont Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 35' to 23.3' for a proposed rear addition with terrace and an unenclosed stairway to access a garage roof deck.  
**Continued to March 16, 2018 at 9:00 a.m.**

**673-17-Z** **ZONING DISTRICT: RM-5** **WARD: 43**  
**APPLICANT:** 1941, 1943 & 1945 Larabee, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1943 N. Larabee Street  
**SUBJECT:** 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.  
**Withdrawn.**

**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 the existing  
bank at 3821 W. Belmont Avenue.  
**Continued to March 16, 2018 at 9:00 a.m.**

**684-17-S**                                    **ZONING DISTRICT: B3-1**                                    **WARD: 33**  
**APPLICANT:**                                Pacifico Spa, LLC  
**OWNER:**                                      Ramiro Barajas  
**PREMISES AFFECTED:**                    2851 W. Belmont Avenue  
**SUBJECT:**                                  Application for a special use to establish a massage establishment.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**13-18-Z**                                    **ZONING DISTRICT: RS-3**                                    **WARD: 32**  
**APPLICANT:**                                Patrick Sebring  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                    1803 W. Wabansia Avenue  
**SUBJECT:**                                  Application for a variation to reduce the rear setback from the  
required 2' to 0.5' for a proposed detached one-car garage with roof  
deck.  
**Application denied by voice vote. 0-3; yeas – none; nays - Doar, Toia, and Williams (Sercye absent).**

**14-18-Z**                                    **ZONING DISTRICT: RS-3**                                    **WARD: 32**  
**APPLICANT:**                                Patrick Sebring  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                    1803 W. Wabansia Avenue  
**SUBJECT:**                                  Application for a variation to relocate the required rear yard open  
space to the roof of a proposed one car garage with a roof deck.  
**Application denied by voice vote. 0-3; yeas – none; nays - Doar, Toia, and Williams (Sercye absent).**

**15-18-Z**                                    **ZONING DISTRICT: RS-3**                                    **WARD: 32**  
**APPLICANT:**                                Patrick Sebring  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                    1803 W. Wabansia Avenue  
**SUBJECT:**                                  Application for a variation to reduce the required parking spaces  
from two to one for a proposed one car, detached garage.  
**Application denied by voice vote. 0-3; yeas – none; nays - Doar, Toia, and Williams (Sercye absent).**

**29-18-Z**                                    **ZONING DISTRICT: B2-5**                                    **WARD: 12**  
**APPLICANT:**                                Mohammed Shah

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3201 S. Archer Avenue  
**SUBJECT:** Application for a variation to reduce the required parking from two spaces to zero to allow the conversion of a seventeen single room occupancy building to a twenty-one building single room occupancy building.  
**Non-majority vote (two for and one against; three votes required for approval or denial); yeas-Toia and Doar; nays - Williams (Sercye and Flores absent). Final decision on case will be held for vote by fourth Board member at regular March meeting at 2:00 p.m.**

**50-18-S** **ZONING DISTRICT: B3-2** **WARD: 39**  
**APPLICANT:** Foster Shell Mart, Inc.  
**OWNER:** Riteline Properties, LLC  
**PREMISES AFFECTED:** 5147-49 N. Kimball Avenue / 5149-57 W. Foster Avenue  
**SUBJECT:** Application for a special use to establish a new one-story retail building with a one lane car wash to serve the existing gas station facility.  
**Continued to March 16, 2018 at 9:00 a.m.**

**51-18-S** **ZONING DISTRICT: B3-1** **WARD: 21**  
**APPLICANT:** Nail One Chicago  
**OWNER:** 7952 S. Ashland, LLC  
**PREMISES AFFECTED:** 7952 S. Ashland Avenue  
**SUBJECT:** Application for a special use to establish a nail salon.  
**Application approved by voice vote. 4-0; yeas – Sercye, Toia, and Williams (Doar absent).**

**53-18-S** **ZONING DISTRICT: PMD-8A** **WARD: 11**  
**APPLICANT:** Stockyards Materials, LLC  
**OWNER:** 4031 South Ashland, LLC  
**PREMISES AFFECTED:** 3981-4031 S. Ashland Avenue  
**SUBJECT:** Application for a special use to establish a reprocessible construction / demolition material facility.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**54-18-S** **ZONING DISTRICT: PMD-8A** **WARD: 11**  
**APPLICANT:** Stockyard Materials, LLC  
**OWNER:** 4031 South Ashland, LLC  
**PREMISES AFFECTED:** 3981-4031 S. Ashland Avenue  
**SUBJECT:** Application for a special use to establish a modified transfer station.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**55-18-S** **ZONING DISTRICT: PMD-8A** **WARD: 11**

**APPLICANT:** Stockyards Materials, LLC  
**OWNER:** 4031 S. Ashland, LLC  
**PREMISES AFFECTED:** 3981-4031 S. Ashland Avenue  
**SUBJECT:** Application for a special use to establish a Class V recycling facility.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.**

**60-18-S** **ZONING DISTRICT: B3-5** **WARD: 32**  
**APPLICANT:** Camp Wiggles, LLC  
**OWNER:** Eduardo Cabezas, Virginia Cabezas & Teresa Castillo  
**PREMISES AFFECTED:** 2932 N. Lincoln Avenue  
**SUBJECT:** Application for a special use to establish an animal day care and boarding facility (kennel).  
**Withdrawn**

**Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting went into closed session at 5:46 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting returned to open session at 6:10 PM.**

**Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of January 19, 2018, made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.**

**The Chairman moved to adjourn at 6:12 PM. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting adjourned.**