

**CITY OF CHICAGO ZONING BOARD OF APPEALS**

**FRIDAY- June 16, 2017**

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

**PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS**

**Blake Sercye, Chairman**

**Shaina Doar**

**Sol Flores**

**Sam Toia**

**Amanda Williams**

**Chairman Sercye 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 four members present (Sercye, Doar, Toia and Williams). Flores arrived at 9:35 AM.**

**Motion to approve the minutes from the May 19, 2017 regular meeting by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, Doar, Toia and Williams.**

**Motion to approve the June 16, 2017 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, Doar, Toia and Williams.**

**9:00 A.M.**

**313-17-Z**

**ZONING DISTRICT: RS-2**

**WARD: 41**

**APPLICANT:**

Erma and Wayne Kinzie

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

6040 N. Oconto Avenue

**SUBJECT:**

Application for a variation to reduce the north setback from the required 5' to 1.56' for a proposed two-car garage for the existing single family residence.

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

**314-17-Z**

**ZONING DISTRICT: RT-3.5**

**WARD: 44**

**APPLICANT:**

Joseph M. Brown & Kimberly S. Deeb

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

3750 N. Wayne Avenue

**SUBJECT:**

Application for a variation to reduce the rear setback from the required 33.79' to 2.15', side setbacks from 2.4' to 0.41' on the north and 0.5' on the south, combined side setback from 6' to 0.91' for a proposed pergola and screen walls on the existing three car garage with an existing masonry chimney with proposed extension that serves the existing three-story building.

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

**315-17-Z**                                   **ZONING DISTRICT: RM-4.5**                   **WARD: 43**  
**APPLICANT:** Mark Garcia  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2238 N. Halsted Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 11.5' to 8.8', rear setback from 35' to 2', south setback from 2' to zero (north to be zero), combined side setback from 5' to zero for a proposed second and third floor additions, three story enclosed porch addition, front balconies, roof top enclosures with roof decks, rear one story garage connector, detached garage with roof deck and stairs to provide access.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**316-17-S**                                   **ZONING DISTRICT: B1-1**                   **WARD: 13**  
**APPLICANT:** Hollis of Palos, LLC- Midway Series  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6421 S. Cicero Avenue  
**SUBJECT:** Application for a special use to establish a drive through facility to serve a proposed one-story fast food restaurant.  
**Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Flores absent) (Toia recused)**

**317-17-S**                                   **ZONING DISTRICT: B3-2**                   **WARD: 44**  
**APPLICANT:** B for Blonde, LLC  
**OWNER:** Henry Schleichkorn  
**PREMISES AFFECTED:** 3821 N. Southport Avenue  
**SUBJECT:** Application for a special use to establish a hair salon.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**318-17-S**                                   **ZONING DISTRICT: B3-1**                   **WARD: 21**  
**APPLICANT:** Deon C. Marshall  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 945 W. 87th Street  
**SUBJECT:** Application for a special use to establish a hair and nail salon.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**319-17-Z** **ZONING DISTRICT: RM-5** **WARD: 5**  
**APPLICANT:** Shaunte Porter  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1533 E. Marquette Road  
**SUBJECT:** Application for a variation to reduce the west setback from the required 2' to zero, east setback from 2' to 0.08', combined side setback from 4' to 0.08' for a proposed rear three-story and third floor addition with a roof deck for the existing single family residence.  
**Continued to July 21, 2017 at 2 p.m.**

**320-17-S** **ZONING DISTRICT: B1-3** **WARD: 11**  
**APPLICANT:** Saavedra Lewis  
**OWNER:** Karen Lu  
**PREMISES AFFECTED:** 3437 S. Halsted Street  
**SUBJECT:** Application for a special use to establish a barber shop.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**321-17-Z** **ZONING DISTRICT: RS-2** **WARD: 41**  
**APPLICANT:** Rascher Land Trust 8131  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 8131 W. Rascher Avenue  
**SUBJECT:** Application for a variation to reduce the east setback from the required 10.25' to 5.24', west setback from 10.25' to 4.41', combined side setback from 30.76' to 9.65' for a proposed second and third floor addition, front porch, balcony and a new roof with a 3.33' projection to the existing single family home.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**322-17-Z** **ZONING DISTRICT: RM-4.5** **WARD: 44**  
**APPLICANT:** Richard Martin Chappe Trust and Ellen Jo Chappe Trust  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 627 W. Surf Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.95' to zero, east and west setback from 2.32' each to zero, combined side setback from 8.7' to zero for an open stair and landing to access a garage roof deck with pergola which shall also contain the 219 square feet of rear yard open space.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

<b>323-17-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Salon Republic Inc.	
<b>OWNER:</b>	Dennis Mullarkey	
<b>PREMISES AFFECTED:</b>	6768-72 N. Northwest Highway	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon. <b>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</b>	
<b>324-17-Z</b>	<b>ZONING DISTRICT: B2-2</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	JSJ Properties, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	6811 W. Raven Street	
<b>SUBJECT:</b>	Application for a variation to reduce the required off-street parking from seven spaces to six for the proposed conversion on an existing three story six dwelling unit building to a seven dwelling unit building. <b>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</b>	
<b>325-17-Z</b>	<b>ZONING DISTRICT: B2-2</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	JSJ Properties, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	6811 W. Raven Street	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 1,000 square feet per unit to 908.71 square feet per unit for the proposed conversion of an existing six dwelling unit building to a seven dwelling unit building. <b>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</b>	
<b>326-17-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	1639-41 N. Artesian, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1639-41 N. Artesian Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 37'-6" to 21'-8" for an open stair/bridge to access a proposed garage roof deck which shall also contain the relocated rear yard open space. <b>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</b>	



**331-17-S**   **ZONING DISTRICT: M2-3**                         **WARD: 26**  
**APPLICANT:** FAHH, LLC d/b/a/ First Ascent  
**OWNER:** 2950 W. Grand LLC  
**PREMISES AFFECTED:** 2950 W. Grand Avenue  
**SUBJECT:** Application for a special use to convert an existing warehouse and office space to an indoor sports and recreational facility with a climbing gym.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent)**

**332-17-Z**   **ZONING DISTRICT: RS-3**                         **WARD: 47**  
**APPLICANT:** Charles J. Fiedler  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3516 N. Oakley Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.72' to 2.03', north setback from 2.4' to 0.45', combined side setback from 6' to 3.51' for a proposed roof deck, pergola and exterior stairs on the existing detached garage.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**333-17-S**   **ZONING DISTRICT: B3-1**                         **WARD: 36**  
**APPLICANT:** Eros Salon & Spa, Inc.  
**OWNER:** Gabriela Buchancow  
**PREMISES AFFECTED:** 6011 W. Grand Avenue  
**SUBJECT:** Application for a special use to establish a hair and nail salon.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**334-17-Z**   **ZONING DISTRICT: RM-4.5**                         **WARD: 1**  
**APPLICANT:** Laura Yepez  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1329-31 N. Wicker Park Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 22.4' to 2', west setback from 3.84' to zero ( east to be 3'), combined side setback from 9.6' to 3' for a proposed rear two-story addition with an attached two car garage on the first floor.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**335-17-S**   **ZONING DISTRICT: B3-3**                         **WARD: 27**  
**APPLICANT:**                                 2250 W. Madison, Inc.  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**                   5 N. Oakley Boulevard / 2250-58 W. Madison Street  
**SUBJECT:**                                     Application for a special use to establish residential use below the second floor for the proposed conversion of a four-story office and twenty-four dwelling unit building to a twenty-six dwelling unit building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**336-17-Z**   **ZONING DISTRICT: B3-3**                         **WARD: 27**  
**APPLICANT:**                                 2250 W Madison Inc.  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**                   5 N. Oakley Boulevard/ 2250-58 W. Madison Street  
**SUBJECT:**                                     Application for a variation to permit the establishment of reduce the required parking by not more than 20% from twenty-six spaces to twenty-four spaces for the conversion of a four-story office and twenty-four dwelling unit building to a twenty-six dwelling unit building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**337-17-S**   **ZONING DISTRICT: B1-1**                         **WARD: 23**  
**APPLICANT:**                                 New Trendsetters, LLC  
**OWNER:**   David Steadman  
**PREMISES AFFECTED:**                   3954 W. 63rd Street  
**SUBJECT:**                                     Application for a special use to establish a barber shop.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**338-17-S**   **ZONING DISTRICT: C2-3**                         **WARD: 36**  
**APPLICANT:**                                 Labor Solutions, LLC  
**OWNER:**   Don Deal 3, LLC  
**PREMISES AFFECTED:**                   6969 W. Grand Avenue  
**SUBJECT:**                                     Application for a special use to establish a day labor service.  
**Continued to July 21, 2017 at 2 p.m.**

<p><b>339-17-Z</b>  <b>APPLICANT:</b>  <b>OWNER:</b>  <b>PREMISES AFFECTED:</b>  <b>SUBJECT:</b></p>	<p><b>ZONING DISTRICT: RS-3</b>  Chad Wells  Same as applicant  1728 N. Wolcott Avenue  Application for a variation to reduce the rear setback from the required 33.88' to 0.50', north from 2' to 0.10', combined side setback from 4.80' to 2.67' for a proposed second floor rear addition with rooftop stair enclosure and a detached two car private garage with roof deck and exterior stairs.  <b>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</b></p>	<p><b>WARD: 43</b></p>
<p><b>340-17-S</b>  <b>APPLICANT:</b>  <b>OWNER:</b>  <b>PREMISES AFFECTED:</b>  <b>SUBJECT:</b></p>	<p><b>ZONING DISTRICT: PMD #4B</b>  Christy Webber and Company  Chicago Greenworks, LLC  2900 W. Ferdinand Street  Application for a special use to establish a Class V recycling facility.  <b>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</b></p>	<p><b>WARD: 27</b></p>
<p><b>341-17-Z</b>  <b>APPLICANT:</b>  <b>OWNER:</b>  <b>PREMISES AFFECTED:</b>  <b>SUBJECT:</b></p>	<p><b>ZONING DISTRICT: PMD #4</b>  1500 Venture, LLC  Same as applicant  1500 W. Carroll Avenue  Application for a variation to reduce parking from the required fifty-two spaces to forty-two spaces for the conversion of an existing five-story vacant building to be converted to an office building.  <b>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</b></p>	<p><b>WARD: 27</b></p>
<p><b>342-17-S</b>  <b>APPLICANT:</b>  <b>OWNER:</b>  <b>PREMISES AFFECTED:</b>  <b>SUBJECT:</b></p>	<p><b>ZONING DISTRICT: B3-1</b>  Shalisa Stuckie  B. Embree  953 W. 87th Street  Application for a special use to establish a nail salon.  <b>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</b></p>	<p><b>WARD: 21</b></p>



**343-17-S**                                 **ZONING DISTRICT: B3-2**                         **WARD: 1**  
**APPLICANT:**                            Melissa Gomez  
**OWNER:**                                 Gaspar Gomez  
**PREMISES AFFECTED:** 1754 W. Division Street  
**SUBJECT:**                              Application for a special use to establish a body art service (tattoo semi-permanent makeup).  
**Continued to July 21, 2017 at 2 p.m.**

**344-17-Z**                                 **ZONING DISTRICT: RM-5**                         **WARD: 27**  
**APPLICANT:**                            Timothy Swanson  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:** 2248 W. Adams Street  
**SUBJECT:**                              Application for a variation to reduce the front setback from the required 15' to 8.33', west setback from 2' to 0.08' ( east to be 0.67'), combined side setback from 3.75' to 0.75' for a proposed three-story single family residence, a front open porch, a rear open deck and a detached one car garage.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams**

**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 5-0; yeas – Sercyc, Doar, Flores, Toia, and Williams. Meeting went into closed session at 12:15 PM.**

**Motion to return to open session made by the Chairman. Second by Doar. Motion carried 5-0; yeas-Sercye, Doar, Flores, Toia, and Williams. Meeting returned to open session at 12:25 PM.**

**The Chairman moved to recess at 12:30 PM. Second by Flores. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**The Board reconvened at 2:15 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Sercye, Doar, Flores, and Toia) (Williams absent).**

**2:00 P.M.**

- |                           |   |                 |
|---------------------------|---|-----------------|
| <b>345-17-S</b>           | <b>ZONING DISTRICT: B3-2</b>  | <b>WARD: 44</b> |
| <b>APPLICANT:</b>         | Sam Sanchez   |                 |
| <b>OWNER:</b>             | 3518-22 Clark Corporation   |                 |
| <b>PREMISES AFFECTED:</b> | 3518-22 N. Clark Street   |                 |
| <b>SUBJECT:</b>           | Application for a special use an outdoor roof top patio on an existing one story restaurant.<br><b>Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Flores (Williams absent) (Toia recused)</b>  |                 |
| <b>346-17-S</b>           | <b>ZONING DISTRICT: B3-2</b>  | <b>WARD: 44</b> |
| <b>APPLICANT:</b>         | Sam Sanchez   |                 |
| <b>OWNER:</b>             | JB at Clark Corporation   |                 |
| <b>PREMISES AFFECTED:</b> | 3524 N. Clark Street  |                 |
| <b>SUBJECT:</b>           | Application for a special use to establish an outdoor roof top patio on an existing one story restaurant.<br><b>Continued to August 18, 2017 at 2 p.m.</b>  |                 |
| <b>347-17-S</b>           | <b>ZONING DISTRICT: B2-5</b>  | <b>WARD: 46</b> |
| <b>APPLICANT:</b>         | Sarah's Circle  |                 |
| <b>OWNER:</b>             | Mariana Turlakova   |                 |
| <b>PREMISES AFFECTED:</b> | 4654 N. Sheridan Road   |                 |
| <b>SUBJECT:</b>           | Application for a special use to establish a fifty bed temporary overnight shelter on the second floor of a proposed six story building.<br><b>Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)</b> |                 |
| <b>348-17-Z</b>           | <b>ZONING DISTRICT: B2-5</b>  | <b>WARD: 46</b> |
| <b>APPLICANT:</b>         | Sarah's Circle  |                 |
| <b>OWNER:</b>             | Mariana Turlakova   |                 |
| <b>PREMISES AFFECTED:</b> | 4654 N. Sheridan Road   |                 |
| <b>SUBJECT:</b>           | Application for a variation to eliminate the one required loading berth for a proposed six-story building.<br><b>Withdrawn</b>  |                 |
| <b>349-17-Z</b>           | <b>ZONING DISTRICT: B2-5</b>  | <b>WARD: 46</b> |
| <b>APPLICANT:</b>         | Sarah's Circle  |                 |
| <b>OWNER:</b>             | Mariana Turkalova   |                 |
| <b>PREMISES AFFECTED:</b> | 4654 N. Sheridan Road   |                 |
| <b>SUBJECT:</b>           | Application for a variation to increase the permitted height of 55' to no more than 10% to 60.5' for a proposed six-story building.<br><b>Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)</b>      |                 |

**350-17-S**   **ZONING DISTRICT: C3-3**   **WARD: 32**  
**APPLICANT:**   Vienna Beef Ltd  
**OWNER:**   Vienna Beef / City of Chicago  
**PREMISES AFFECTED:**   2401-21 N. Damen Avenue  
**SUBJECT:**   Application for a special use to establish a one-lane drive-through to serve a proposed one- story fast food restaurant.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye recused)**

**351-17-S**   **ZONING DISTRICT: C3-3**   **WARD: 32**  
**APPLICANT:**   Vienna Beef Ltd.  
**OWNER:**   Vienna Beef Ltd. / City of Chicago  
**PREMISES AFFECTED:**   1900-16 W. Fullerton Avenue  
**SUBJECT:**   Application for a special use to establish a dual lane drive-through to serve a proposed fast food restaurant.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye recused)**

**352-17-Z**   **ZONING DISTRICT: RT-4**   **WARD: 2**  
**APPLICANT:**   Michael Grisko & Corey Grisko  
**OWNER:**   1030 North Honore Condominium Association  
**PREMISES AFFECTED:**   1030 N. Honore Street  
**SUBJECT:**   Application for a variation to reduce the rear setback from the required 37.55' to 21.33' for a proposed open bridge/ walkway to access a proposed garage roof deck from the existing three-story, three- dwelling unit building.  
**Application denied by voice vote. 0-3; nays – Doar, Flores and Toia (Williams absent) (Sercye absent)**

**353-17-Z**   **ZONING DISTRICT: RT-4**   **WARD: 32**  
**APPLICANT:**   Stephen M. Waldon and Amy Waldon  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   2143 N. Claremont Avenue  
**SUBJECT:**   Application for a variation to reduce the rear setback from 28' to 21' for an open stair/ bridge to access a proposed garage roof deck which shall also contain the relocated rear yard open space.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)**

**354-17-S**   **ZONING DISTRICT: B3-2**   **WARD: 2**  
**APPLICANT:**   Arlana Andrews  
**OWNER:**   Western Haddon, LLC  
**PREMISES AFFECTED:**   2044 W. Chicago Avenue  
**SUBJECT:**   Application for a special use to establish a nail salon.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)**

**355-17-S**                                **ZONING DISTRICT: B3-2**                                **WARD: 2**  
**APPLICANT:**                                Arlana Andrews  
**OWNER:**                                        Western Haddon, LLC  
**PREMISES AFFECTED:**                                2044 W. Chicago Avenue  
**SUBJECT:**                                        Application for a special use to establish a body art service (micro blading/ tattoo).  
**Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)**

**356-17-Z**                                **ZONING DISTRICT: RS-3**                                **WARD: 1**  
**APPLICANT:**                                1912 Erie, LLC  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                                1912 W. Erie Street  
**SUBJECT:**                                        Application for a variation to reduce the rear setback from the required 34.02' to 20.5' for a catwalk connected to the rear stairs to access a garage roofdeck.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)**

**357-17-Z**                                **ZONING DISTRICT: RT-4**                                **WARD: 43**  
**APPLICANT:**                                Chicago Title and land Trust Number 8002369747  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                                1932-34 N. Kenmore Avenue  
**SUBJECT:**                                        Application for a variation to reduce the north setback from the required 5' to 3' ( south to be 3'), combined side setback from 10' to 6', rear setback from 28' for an three-story, single family residence with an attached five car garage which shall also contain the required 416 square feet of relocated rear yard open space.  
**Continued to July 21, 2017 at 2 p.m.**

**358-17-S**                                **ZONING DISTRICT: B3-3**                                **WARD: 28**  
**APPLICANT:**                                NA Builders Inc.  
**OWNER:**                                        same as applicant  
**PREMISES AFFECTED:**                                511 S. California Avenue  
**SUBJECT:**                                        Application for a special use to establish a one-story gas station with retail food.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)**

**359-17-Z**                                **ZONING DISTRICT: B3-3**                                **WARD: 28**  
**APPLICANT:**                                NA Builders  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                                511 S. California Avenue  
**SUBJECT:**                                        Application for a variation to reduce the minimum required lot area from 20,000 square feet to 15,625 square feet for a proposed one-story gas station with retail food.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)**



**365-17-S ZONING DISTRICT: PMD # 2A WARD: 2**  
**APPLICANT:** S.M.A.R.T. Golf Fitness Instruction, Inc.  
**OWNER:** 1650 N. Throop, LLC  
**PREMISES AFFECTED:** 1315 W. Concord Place  
**SUBJECT:** Application for a special use to establish a sports and recreation (participant) use.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**366-17-Z ZONING DISTRICT: RT-4 WARD: 32**  
**APPLICANT:** R Developing Group, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2621 N. Southport Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37'-3" to 21'-6" for a proposed open stair / catwalk to access a garage roof deck which shall also contain the relocated rear yard open space.  
**Continued to July 21, 2017 at 2 p.m.**

**367-17-Z ZONING DISTRICT: RT-4 WARD: 46**  
**APPLICANT:** R Developing Group, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 844 W. Waveland Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 41.1' to 1.94', east setback from 2.85' to 2.38' and the rear setback from the property line to the garage from 2' to 1.94' for an open bridge at the rear of the building to access a garage roof deck.  
**Continued to July 21, 2017 at 2 p.m.**

**368-17-S ZONING DISTRICT: M2-1 WARD: 17**  
**APPLICANT:** Chicago Auto Repair Inc. d/b/a/ Chicago Auto  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6901-17 S. Bell Avenue  
**SUBJECT:** Application for a special use to establish a Class IV-A recycling facility.  
**Continued to July 21, 2017 at 2 p.m.**

**369-17-Z ZONING DISTRICT: RS-3 WARD: 26**  
**APPLICANT:** 2418 Ohio, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2418 W. Ohio Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.82' to 24' for a proposed access connection from the existing rear porch to a proposed garage roof deck.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**370-17-Z**                                 **ZONING DISTRICT: RT-4**                         **WARD: 26**  
**APPLICANT:**                             Sukhmit Kalsi  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**                522 N. Claremont Avenue  
**SUBJECT:**                               Application for a variation to reduce the south setback from the required 2' to 0.59' for the subdivision of a lot into two zoning lots. The existing two-story, two dwelling unit front building and one dwelling unit rear building will remain.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**371-17-Z**                                 **ZONING DISTRICT: RT-4**                         **WARD: 26**  
**APPLICANT:**                             Sukhmit Kalsi  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**                520 N. Claremont Avenue  
**SUBJECT:**                               Application for a variation to reduce the minimum lot area per dwelling unit from the required 3,000 square feet to 2,884.37 square feet for a proposed three-story, three dwelling unit building.  
**Continued to July 21, 2017 at 2 p.m.**

**372-17-Z**                                 **ZONING DISTRICT: RT-4**                         **WARD: 26**  
**APPLICANT:**                             Sukhmit Kalsi  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**                520 N. Claremont Avenue  
**SUBJECT:**                               Application for a variation to reduce the front setback from the required 15' to 13.55', south setback from 2' to zero ( north to 2.96') combined side setback from 4.6' to 2.96' for a proposed three-story, three dwelling unit building.  
**Continued to July 21, 2017 at 2 p.m.**

**373-17-Z**                                 **ZONING DISTRICT: RT-4**                         **WARD: 26**  
**APPLICANT:**                             Sukhmit Kalsi  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**                520 N. Claremont Avenue  
**SUBJECT:**                               Application for a variation to reduce the off-street parking requirement from three stalls to two stalls for a proposed three-story, three-dwelling unit building.  
**Continued to July 21, 2017 at 2 p.m.**

**374-17-S**                                 **ZONING DISTRICT: B1-1**                         **WARD: 13**  
**APPLICANT:**                             Jorge Gutierrez  
**OWNER:**                                 Iglesia Pentecostal Unida Latino Americana, Inc.  
**PREMISES AFFECTED:**                6425 S. Central Avenue  
**SUBJECT:**                               Application for a special use to establish a religious assembly facility.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

- 375-17-S**                                **ZONING DISTRICT: C1-3**                        **WARD: 25**  
**APPLICANT:**                                Pui Tak Christian School (c/o David Wu)  
**OWNER:**                                        Chinese Christian Union Church  
**PREMISES AFFECTED:**                        2263 S. Wentworth Avenue  
**SUBJECT:**                                      Application for a special use to expand an existing three-  
classroom school by adding two additional classrooms in another  
part of an existing building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar,  
Flores, and Toia (Williams absent)**
- 376-17-Z**                                **ZONING DISTRICT: RT-4**                        **WARD**  
**APPLICANT:**                                Erin B. Estelle Declaration of Trust  
**PREMISES AFFECTED:**                        1766 N. Wilmot Avenue  
**SUBJECT:**                                      Application for a variation to reduce the south front setback from  
the required 15' to zero, north rear setback from 31.17' to 9.33',  
reduce the east setback to zero, west to 3.16', combined side  
setback from 10' to 3.16' for a proposed three-story, single family  
residence with parking in the basement.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar,  
Flores, and Toia (Williams absent)**
- 377-17-Z**                                **ZONING DISTRICT: RM-4.5**                        **WARD: 44**  
**APPLICANT:**                                Healy Builders, LLC  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                        3828 N. Racine Avenue  
**SUBJECT:**                                      Application for a variation to reduce the front setback from the  
required 2.25' to 1.38', rear setback from 23.17' to 18.13', north and  
south setback from 2.44' each to zero, combined side setback from  
6' to zero for a proposed three-story, three-dwelling unit building  
with an attached garage with a roof deck, rear open stairs and deck,  
and a roof top feature.  
**Application approved with conditions by voice vote. 4-0; yeas –  
Sercye, Doar, Flores, and Toia (Williams absent)**
- 378-17-Z**                                **ZONING DISTRICT: RM-4.5**                        **WARD: 44**  
**APPLICANT:**                                Healy Builders, LLC  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                        3828 N. Racine Avenue  
**SUBJECT:**                                      Application for a variation to relocate the required rear yard open  
space to the roof of the attached garage that serves a proposed  
three-story, three dwelling unit building with open deck/ stairs and  
a roof top feature.  
**Application approved with conditions by voice vote. 4-0; yeas –  
Sercye, Doar, Flores, and Toia (Williams absent)**



<b>379-17-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	Healy Builders, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3828 N. Racine Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front building line wall setback from the required 20' to 15.25' for a proposed three-story, three-dwelling unit building with an attached garage with a roof deck, rear open stairs and deck, and a roof top feature. <b>Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)</b>	
<b>380-17-Z</b>	<b>ZONING DISTRICT: C3-5</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Strs L3 ACQ8, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1504 N. Fremont Street	
<b>SUBJECT:</b>	Application for a variation to eliminate the one required loading berth for the conversion of an existing one and two story building to general retail sales. <b>Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)</b>	
<b>381-17-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	231 Scott LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	231 W. Scott Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 39' to 29.66', west setback from 2.64' to 1.5' (east to be 3.5') combined side setback from 6.6' to 5' for a proposed four-story, three dwelling unit building with an attached three car garage. <b>Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)</b>	
<b>382-17-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	David Ayers	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	11216 S. Drake Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 18.08' to 17', north setback from 4' to 3'. south from 4' to 3', combined side setback from 9' to 6' for a proposed two-story single family residence with front open porch and rear open deck. <b>Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)</b>	

**383-17-Z**                                 **ZONING DISTRICT: RT-3.5**                 **WARD: 32**  
**APPLICANT:**                         1502 W. Wolfram, LLC  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**           1502 W. Wolfram Street  
**SUBJECT:**                             Application for a variation to reduce the east setback from the required 2' to zero, west setback from 2' to zero, combined side setback from 5' to zero, rear setback from 35' to 2' for a proposed one story open stair to access a garage roof deck.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**384-17-Z**                                 **ZONING DISTRICT: RS-2**                 **WARD: 13**  
**APPLICANT:**                         Martin Brudder  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**           6147 S. Meade Avenue  
**SUBJECT:**                             Application for a variation to increase the area for an accessory structure from the maximum of 630 square feet to 673.06 square feet for an addition to the rear of a one story, detached two car garage.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**CONTINUANCES**

**84-17-Z**   **ZONING DISTRICT: RT-4**                         **WARD: 43**  
**APPLICANT:**                                     1108 Webster, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**                     1108 W. Webster  
**SUBJECT:**                                       Application for a variation to reduce the rear setback from the required 36.9' to 2' for an open bridge to access a proposed garage rooftop deck on the existing six-car garage.  
**Application amended at hearing and approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**229-17-Z**   **ZONING DISTRICT: RS-3**                         **WARD: 47**  
**APPLICANT:**                                     Westford Development, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**                     4131 N. Oakley Avenue  
**SUBJECT:**                                       Application for a variation to reduce the rear setback from the required 34'-10" to 2', north setback from 2' to zero ( south to be 2'-6"), combined setback from 5' to 2'-6" for a proposed open stair which shall also contain the relocated rear yard open space and a pergola which will be 19.6' in height.  
**Withdrawn**

**230-17-Z**   **ZONING DISTRICT: RS-3**                         **WARD: 47**  
**APPLICANT:**                                     Westford Development, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**                     3933 N. Hamilton Avenue  
**SUBJECT:**                                       Application for a variation to reduce the rear setback from the required 34'-10" to 2', north setback from 2.4' to zero ( south to be 2'-10"), combined setback from 6' to 2'-10" for a proposed open stair which shall also contain the relocated rear yard open space and a pergola which will be 19'-6" in height.  
**Withdrawn**

**231-17-Z**   **ZONING DISTRICT: RS-3**                         **WARD: 47**  
**APPLICANT:**                                     Westford Development, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**                     4120 N. Claremont Avenue  
**SUBJECT:**                                       Application for a variation to reduce the rear setback from the required 34.75' to 2' for an open stair and landing for a proposed garage roof deck which shall also contain the relocated rear yard open space and a pergola.  
**Continued to July 21, 2017 at 2 p.m.**

**232-17-Z**                                      **ZONING DISTRICT: RS-3**                                      **WARD: 47**  
**APPLICANT:**                                      Westford Development, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      4133 N. Oakley Avenue  
**SUBJECT:**    Application for a variation to reduce the rear setback from the required 34.1' to 2', north setback from 2' to zero ( south to be 2.6'), combined setback from 5' to 2.6' for an open stair to access a garage roof deck which shall also contain the relocated rear yard open space and a pergola.  
**Withdrawn**

**233-17-Z**                                      **ZONING DISTRICT: RS-3**                                      **WARD: 47**  
**APPLICANT:**                                      Westford Development, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      4129 N. Oakley Avenue  
**SUBJECT:**    Application for a variation to reduce the rear setback from the required 34'-10" to 2', north setback from 2' to zero ( south to b 2'-6"), combined side setback from 5' to 2'-6" for an open stair to access a garage roof deck which shall contain the relocated rear yard open space and a pergola.  
**Withdrawn**

**259-17-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 32**  
**APPLICANT:**                                      Sky Real Estate, LLC - Series 2430 N. Albany  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      2426 N. Albany Avenue  
**SUBJECT:**    Application for a variation to reduce the front setback from the required 6.61' to 1.5', north setback from 5' to 3', rear setback from 15.43' to 2.5' for a proposed two-story single family residence with a rooftop stair enclosure, deck, trellis and two-car garage and a spiral stair located on the North West corner.  
**Continued to July 21, 2017 at 2 p.m.**

**260-17-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 32**  
**APPLICANT:**                                      Sky Real Estate, LLC- Series 2340 N. Albany  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      2426 N. Albany Avenue  
**SUBJECT:**    Application for a variation to reduce the rear yard open space from the required 117.52 square feet to zero for a proposed two-story, single family residence with a roof top stair enclosure, deck, trellis and two-car garage and an open spiral stair case located on the North West corner.  
**Continued to July 21, 2017 at 2 p.m.**

**261-17-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** Sky Real Estate, LLC Series 2340 N. Albany  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2430 N. Albany Avenue  
**SUBJECT:** Application for a variation to reduce the south setback from the required 5' to zero for the subdivision of a lot. The existing three-story, four dwelling unit building will remain.  
**Continued to July 21, 2017 at 2 p.m.**

**262-17-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** Sky Real Estate, LLC Series 2430 N. Albany  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2430 N. Albany Avenue  
**SUBJECT:** Application for a variation to reduce the lot area from the required 4,000 square feet to 3,605 square feet for the subdivision of a lot. The existing three-story, four dwelling unit building will remain.  
**Continued to July 21, 2017 at 2 p.m.**

**285-17-S** **ZONING DISTRICT: C1-1** **WARD: 31**  
**APPLICANT:** La Caridad Jewelry, Inc.  
**OWNER:** Nodarse Holdings, Inc.  
**PREMISES AFFECTED:** 4246 W. Fullerton Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores and Toia (Williams absent) (Doar absent)**

**288-17-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** Carol and Marc Koif  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2458 N. Burling Street  
**SUBJECT:** Application for a variation to increase the existing floor area by no more than 8.73% from 3692.74 square feet with an addition of 322.05 square feet for a rear three story addition and rooftop stair enclosure, rear three story open porch, roof top pergola and detached two car garage.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**289-17-Z**   **ZONING DISTRICT: RT-4**   **WARD: 43**  
**APPLICANT:** Carol and Marc Koif  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2458 N. Burling Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.73' to 35.65', north setback from 2' to 0.4' (south to be 2.58') , combined side setback from 5' to 2.98', the front building line setback for stairway enclosures and pergolas exceeding the maximum height from 20' to 12.63'.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**290-17-Z**   **ZONING DISTRICT: RT-4**   **WARD: 43**  
**APPLICANT:** Carol and Marc Koif  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2458 N. Burling Street  
**SUBJECT:** Application for a variation to reduce the required parking spaces from three spaces to two for an existing three-story, three dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**296-17-S**   **ZONING DISTRICT: B3-1**   **WARD: 41**  
**APPLICANT:** Loyola Properties Limited LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6500-06 W. Imlay Avenue  
**SUBJECT:** Application for a special use to permit the establishment of residential use below the second floor for a proposed four dwelling unit town home building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**297-17-Z**   **ZONING DISTRICT: B3-1**   **WARD: 41**  
**APPLICANT:** Loyola Properties Limited, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6500-06 W. Imlay Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback for a townhome front wall facing a public street from 12' to 8.5' for a proposed four dwelling unit townhome building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

**300-17-Z**                                  **ZONING DISTRICT: RT-4**                          **WARD: 43**  
**APPLICANT:**                              Chicago Title and land Trust u/t/a/d 12/6/11 a/k/a/d 12/6/11 a/k/a  
Trust no. 8002358446  
**OWNER:**                                    Same as applicant  
**PREMISES AFFECTED:**              2230 N. Dayton Street  
**SUBJECT:**                                  Application for a variation to reduce the rear setback from the  
required 34.82' to 0.95', north setback from 2' to zero, south from 2'  
to 0.8', combined side setback from 4.8' to 0.8' for an open stair to  
access a garage roof deck with metal screens that exceeds 15' in  
height from grade.  
**Withdrawn**

**309-17-Z**                                  **ZONING DISTRICT: RM-4.5**                      **WARD: 43**  
**APPLICANT:**                              Barrett Homes, LLC  
**OWNER:**                                    Same as applicant  
**PREMISES AFFECTED:**              2243 N. Halsted Street  
**SUBJECT:**                                  Application for a variation to reduce the rear setback from the  
required 37.5' to 23.42' for a proposed open connection between an  
open stair and a landing to access a garage roof deck.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar,  
Flores, and Toia (Williams absent)**

**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 Doar. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent). Meeting went into closed session at 6:00 PM.**

**Motion to return to open session made by the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent). Meeting returned to open session at 6:15 PM.**

**Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of February 17, 2017 for Board Cal. No. 35-17-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 21, 2017, for Board Cal. Nos. 93-17-Z, 94-17-Z, 141-17-Z, and 149-17-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, Doar, Flores, and Toia (Williams absent).**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of May 19, 2017 made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).**

**The Chairman moved to recess at 6:20 PM. Second by Flores. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent). Meeting adjourned.**