











**182-17-S**  
**ZONING DISTRICT: C2-2**  
**WARD: 12**  
**APPLICANT:** Joe Skiba  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1814 W. 33rd Place  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed three-story single family residence with an attached two-car garage with front driveway access.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)**

**183-17-S**  
**ZONING DISTRICT: C2-2**  
**WARD: 12**  
**APPLICANT:** Joe Skiba  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1816 W. 33rd Place  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed three-story, single family residence with an attached two-car private garage with front driveway access.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)**

**184-17-S**  
**ZONING DISTRICT: C2-2**  
**WARD: 12**  
**APPLICANT:** Joe Skiba  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1822 W. 33rd Place  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed three-story single family residence with an attached two-car private garage.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)**

**185-17-Z**  
**ZONING DISTRICT: C2-2**  
**WARD: 12**  
**APPLICANT:** Joe Skiba  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1822 W. 33rd Place  
**SUBJECT:** Application for a variation to reduce the rear yard setback from the required 30' to 20.2' for a proposed three-story, single family residence with an attached two car garage with front driveway access.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)**

**186-17-S                                  ZONING DISTRICT: C2-2                          WARD: 12**  
**APPLICANT:** Joe Skiba  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1820 W. 33rd Place  
**SUBJECT:** Application for a special use to establish a residential use below the second floor for a proposed three-story, single family residence with an attached garage with front driveway access.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)**

**187-17-S                                  ZONING DISTRICT: C2-2                          WARD: 12**  
**APPLICANT:** Joe Skiba  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1824 W. 33rd Place  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed three-story, single family residence with an attached two-car private garage with front driveway access.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)**

**188-17-Z                                  ZONING DISTRICT: C2-2                          WARD: 12**  
**APPLICANT:** Joe Skiba  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1824 W. 33rd Place  
**SUBJECT:** Application for a variation to reduce the rear yard setback from the required 30' to 0.33' for a proposed three-story, single family residence with an attached two-car garage with front driveway access.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)**

**189-17-S                                  ZONING DISTRICT: C2-2                          WARD: 12**  
**APPLICANT:** Joe Skiba  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1830 W. 33rd Place  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed three-story, single family residence with an attached two-car garage with front driveway access.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)**

<b>190-17-Z</b>	<b>ZONING DISTRICT: C2-2</b>	<b>WARD: 12</b>
<b>APPLICANT:</b>	Joe Skiba	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1830 W. 33rd Place	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 1'-6" for a proposed three-story, single family residence with an attached two car garage. <b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	
<b>191-17-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Katherine and Jeffery Johnson	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2027 W. Grace Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 35.03' to 24' for an open stair to access a proposed garage roof deck on the existing garage. <b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	
<b>192-17-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Sustainabuild, LLC- 1541 Wood Series	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1541 N. Wood Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 21' for an open stair / bridge to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space on the existing two-car garage. <b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	
<b>193-17-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 39</b>
<b>APPLICANT:</b>	David Schulman	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5802 N. Kirby Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 33.43' to zero, the south setback from 4' to zero ( north to be at 8.7'), the combined total width of side setbacks from 13.33' to 8.7' for a three-car garage with roof deck and an exterior stair to access the roof deck. <b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	



<b>194-17-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	HUTUP Inc.	
<b>PREMISES AFFECTED:</b>	1932 W. Irving Park Road	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop. <b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	
<b>195-17-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 17</b>
<b>APPLICANT:</b>	Nidal Nasrawi	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	7745 S. Halsted Street	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop. <b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	
<b>196-17-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Ken and Lisa Amann	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2523 N. Southport Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.2' to 0.92', north setback from 4' to zero ( south to be at 0.27'), combined side setback from 10' to 0.27' for a proposed privacy screen wall with roof with a maximum height of 19.55' on the existing garage roof deck. <b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	
<b>197-17-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	734 W. Buckingham, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	734 W. Buckingham Place	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 39.85' to 20' for a proposed open bridge /catwalk to access a proposed garage roof deck which shall also contain the relocated rear yard open space. <b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	
<b>198-17-S</b>	<b>ZONING DISTRICT: PMD-4, Sub District A</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Wolcott School	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1938-58 W. Hubbard St. / 439-51 N. Damen Ave. / 1939-59 W. Ferdinand St.	
<b>SUBJECT:</b>	Application for a special use to establish a 17,000 square foot indoor sports and recreation facility. <b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	

<b>199-17-S</b>	<b>ZONING DISTRICT: PMD-8</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Grand Mere. LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3601-11 S. Iron Street	
<b>SUBJECT:</b>	Application for a special use to establish a vehicle storage and towing facility.	
	<b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	
<b>200-17-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 23</b>
<b>APPLICANT:</b>	Robert Vana	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	6743 W. Archer Avenue 1st Flr.	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop.	
	<b>Continued to May 19, 2017 at 2 p.m.</b>	
<b>201-17-S</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 7</b>
<b>APPLICANT:</b>	Waterfront Terrace Inc.	
<b>OWNER:</b>	7760 South Shore Drive Building, LLC	
<b>PREMISES AFFECTED:</b>	7760 S. South Shore Drive	
<b>SUBJECT:</b>	Application for a special use to establish a non-required, accessory parking lot to serve the nursing home located at 7750 S. South Shore Drive.	
	<b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	
<b>202-17-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 7</b>
<b>APPLICANT:</b>	Waterfront Terrace Inc.	
<b>OWNER:</b>	7760 South Shore Drive Building, LLC	
<b>PREMISES AFFECTED:</b>	7760 S. South Shore Drive	
<b>SUBJECT:</b>	Application for a variation to reduce the front yard setback from the required 20' to 7' for a proposed non-required, accessory parking lot to serve the nursing home located at 7750 S. South Shore Drive.	
	<b>Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)</b>	
<b>203-17-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Development Group, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	850 W. Lill Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37'-7" to 21'-2" for a proposed open stair / bridge to access a proposed garage roof deck which shall also contain the relocated rear yard open space.	
	<b>Continued to May 19, 2017 at 2 p.m.</b>	

**204-17-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** Development Group, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 818 W. Wrightwood Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.7' to 21.2' for a proposed open stair/ bridge to access a proposed garage roof deck which shall also contain the relocated rear yard open space.  
**Continued to May 19, 2017 at 2 p.m.**

**205-17-Z** **ZONING DISTRICT: RM-6.5** **WARD: 2**  
**APPLICANT:** Thomas Elden 2013 Trust  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1550 N. State Parkway  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 39.6' to 8.5' and the south setback from 5' to zero for a proposed private roof deck with steel pergola and fixed planters to serve a dwelling unit in an existing three and twelve story multi-residential unit building.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)**

**206-17-S** **ZONING DISTRICT: B3-1** **WARD: 31**  
**APPLICANT:** Diamaris Quiles D/B/A La Rogue  
**OWNER:** Jianyun Hu  
**PREMISES AFFECTED:** 2702 N. Laramie Avenue  
**SUBJECT:** Application for a special use to establish a beauty/ nail salon.  
**Application approved by voice vote. 3-0; yeas – Sercye, 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 Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (Williams absent). Meeting went into closed session at 12:15 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (Williams absent). Meeting returned to open session at 12:30 PM.**

**The Chairman moved to recess at 12:35 PM. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (Williams).**

**The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Sercye, Flores, Toia and Williams).**

**2:00 P.M.**

**207-17-Z**                                **ZONING DISTRICT: RT-4**                        **WARD: 43**  
**APPLICANT:**                                Joshua and Summer Thornton  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                    901 W. Webster Avenue  
**SUBJECT:**                                    Application for a variation to increase the existing front building floor area by no more than 8.8% from the existing 3169.17 square feet by 278.89 square feet for a proposed three-story addition, third floor bay addition and a rear open stair to access a proposed second floor balcony and a privacy wall which shall be 7.83' in height on the existing three-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**208-17-Z**                                **ZONING DISTRICT: RT-4**                        **WARD: 43**  
**APPLICANT:**                                Joshua and Summer Thornton  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                    901 W. Webster Avenue  
**SUBJECT:**                                    Application for a variation to reduce the west setback from the required 2.4' to zero (east to be zero which is meeting the required side setback for abutting a public street) for a rear three story addition, a third floor bay addition, a rear open stair way to access a proposed second floor balcony and a privacy wall which shall be 7.83' in height on the existing three-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**209-17-Z**                                **ZONING DISTRICT: RS-3**                        **WARD: 32**  
**APPLICANT:**                                GSXR, LLC 3302 Hamilton Series  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                    3302 N. Hamilton  
**SUBJECT:**                                    Application for a variation to reduce the rear setback from the required 34.70' to 2', south setback to be zero and north setback to be 2', combined side setback from 5' to 2' for a proposed screened pergola which exceeds 15' from grade.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**210-17-S**                                **ZONING DISTRICT: B3-2**                        **WARD: 47**  
**APPLICANT:**                                Anna Volkman, Valerie Isotalo  
**OWNER:**                                        Mindy Sullivan  
**PREMISES AFFECTED:**                    1830 W. Wilson Avenue  
**SUBJECT:**                                    Application for a special use to establish a beauty salon.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**211-17-S**                                **ZONING DISTRICT: B1-1**                                **WARD: 18**  
**APPLICANT:**                                Aquilla Resha Johnson  
**OWNER:**    Azmi Barakat  
**PREMISES AFFECTED:**                                2503 W. 79th Street  
**SUBJECT:**    Application for a special use to establish a beauty salon.  
**Dismissed for Want of Prosecution**

**212-17-Z**                                **ZONING DISTRICT: RT-4**                                **WARD: 3**  
**APPLICANT:**                                Dennis Kern  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                3744 S. Michigan Avenue  
**SUBJECT:**    Application for a variation to increase the floor area ratio by not more than 15% (1,065 square feet) of the floor area that has existed for more than 50 years (7,415 square feet) for a proposed three-story rear addition, a rear open deck, a patio enclosed with foundation walls and rails for the existing three-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**213-17-Z**                                **ZONING DISTRICT: RT-4**                                **WARD: 1**  
**APPLICANT:**                                Volo Holdings, LLC 2863 W. Lyndale Series  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                2861 W. Lyndale Street  
**SUBJECT:**    Application for a variation to reduce the rear setback from the required 30' to 20'-10" for a proposed open stair/ bridge to access a proposed roof deck which shall also contain the relocated rear yard open space.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**214-17-Z**                                **ZONING DISTRICT: RT-4**                                **WARD: 1**  
**APPLICANT:**                                Marshfield Home, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                1085 N. Marshfield Avenue  
**SUBJECT:**    Application for a variation to reduce the rear setback from the required 39' to 23' -4" 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. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**215-17-S**                                 **ZONING DISTRICT: B3-1**                                 **WARD: 22**  
**APPLICANT:**                                 Gente Bella Beauty Salon  
**OWNER:**   Jack R. Epstein  
**PREMISES AFFECTED:**                         4346 W. 26th Street  
**SUBJECT:**   Application for a special use to establish a beauty salon.  
**Dismissed for Want of Prosecution**

**216-17-S**                                 **ZONING DISTRICT: C1-1**                                 **WARD: 40**  
**APPLICANT:**                                 Michael J. Quinlan  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**                         1775 W. Rosehill Drive  
**SUBJECT:**   Application for a special use to convert an existing one and two  
story commercial building to a single family residence.  
**Continued to May 19, 2017 at 2 p.m.**

**217-17-Z**                                 **ZONING DISTRICT: C1-1**                                 **WARD: 40**  
**APPLICANT:**                                 Michael J. Quinlan  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**                         1775 W. Rosehill Drive  
**SUBJECT:**   Application for a variation to reduce the rear setback from the  
required 30' to zero for the conversion of an existing one and two  
story commercial building to a single family residence.  
**Continued to May 19, 2017 at 2 p.m.**

**218-17-S**                                 **ZONING DISTRICT: B3-1**                                 **WARD: 21**  
**APPLICANT:**                                 Eco-Site Inc.  
**OWNER:**   Andrew Durity  
**PREMISES AFFECTED:**                         8601-05 S. Racine Avenue  
**SUBJECT:**   Application for a special use to establish a 120' wireless  
communication facility. The proposed tower will accommodate  
three carriers.  
**Continued to May 19, 2017 at 2 p.m.**

**219-17-S**                                 **ZONING DISTRICT: DS-5**                                 **WARD: 3**  
**APPLICANT:**                                 Board of Education - City of Chicago  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**                         1601 S. Dearborn Street  
**SUBJECT:**   Application for a special use to establish a four-story elementary  
school.  
**Application approved by voice vote. 3-0; yeas – Flores, Toia,  
and Williams (Sercye recused)**

**220-17-Z**                                      **ZONING DISTRICT: DS-5**                                      **WARD: 3**  
**APPLICANT:**                                      Board of Education -City of Chicago  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      1601 S. Dearborn Street  
**SUBJECT:**    Application for a variation to reduce the required eight on-site parking spaces by not more than one for a total of seven on-site parking spaces to serve a proposed four-story elementary school. **Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused)**

**221-17-Z**                                      **ZONING DISTRICT: DS-5**                                      **WARD: 3**  
**APPLICANT:**                                      Board of Education- City of Chicago  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      1601 S. Dearborn Street  
**SUBJECT:**    Application for a variation to eliminate the required 10' x 50' loading berth for a proposed four-story elementary school. **Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused)**

**222-17-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 43**  
**APPLICANT:**                                      800 W Wisconsin, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      1900 N. Halsted Street  
**SUBJECT:**    Application for a variation to reduce the front setback from the required 6.77' to zero, the rear setback from 16.93' to 4.5', south setback from 2.32' to 0.2' (north to be 1.13'), combined side setback from 5.8' to 1.33' for a proposed third floor addition, a first floor front wall and partial side wall replacement and a third floor rear deck on to the existing three- story three dwelling unit building. **Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**223-17-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 43**  
**APPLICANT:**                                      800 W. Wisconsin, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      1900 N. Halsted Street  
**SUBJECT:**    Application for a variation to increase the pre-existing floor area of 3,440.24 square feet with the addition of 492.09 square feet which is an increase of not more than 14.31% for a proposed third floor addition, a first floor front wall and partial side wall replacement and a third floor rear deck on to the existing three- story three dwelling unit building. **Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**





**228-17-Z**                               **ZONING DISTRICT: RS-3**                       **WARD: 26**  
**APPLICANT:** 1734 Humboldt Acquisitions, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1726 N. Humboldt Boulevard  
**SUBJECT:** Application for a variation to increase the building height from the maximum 30' to 33' for a roof addition over the roof deck on the existing two-story single family residence.  
**Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores 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.  
**Continued to June 16, 2017 at 2 p.m.**

**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.  
**Continued to June 16, 2017 at 2 p.m.**

**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 June 16, 2017 at 2 p.m.**



**236-17-Z** **ZONING DISTRICT: RM-4.5** **WARD: 1**  
**APPLICANT:** 1222-26 Ohio, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1224 W. Ohio Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 47'-3" to 36' for an open stair/ bridge to access the proposed garage roof deck which shall also contain the relocated rear yard open space.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**237-17-Z** **ZONING DISTRICT: RT-4** **WARD: 44**  
**APPLICANT:** Phoenix Builders Group, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1020 W. Diversey Parkway  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.35' to 21.17' for a catwalk connection to a proposed garage roof deck and to relocate the 202.31 square feet of rear yard open space to a deck which more than 4' above grade.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**238-17-Z** **ZONING DISTRICT: RS-3** **WARD: 32**  
**APPLICANT:** Chicago Title Land Trust Co ATUT # 120430  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2327 W. McLean Avenue  
**SUBJECT:** Application for a variation to increase the non-conforming floor area not to exceed 3% of the 4453.89 square feet to 4567.84 square feet for a proposed three story elevator addition to the existing three-story, five dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**239-17-Z** **ZONING DISTRICT: RS-3** **WARD: 32**  
**APPLICANT:** Chicago Title land trust Co ATUT # 120430  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2327 W. McLean Avenue  
**SUBJECT:** Application for a variation to increase the existing height of up to 4% from 35.8' to 37.12' for a proposed three-story elevator addition for an existing three-story, five dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**240-17-Z**                              **ZONING DISTRICT: RS-3**                      **WARD: 32**  
**APPLICANT:** Chicago Title Land Trust Co ATUT #120430  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2327 W. McLean Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 20.67', rear property line setback for garages accessing from a public alley from 2' to 1.5' for a detached two car garage with a roof deck and a bridge connection at the rear of the existing three-story , five dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**241-17-Z**                              **ZONING DISTRICT: RS-3**                      **WARD: 32**  
**APPLICANT:** Chicago Title Land Trust Co ATUT # 120430  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2327 W. McLean Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the minimum 1,125 square feet to 127.15 square feet for a proposed garage with roof deck and a bridge connection from the existing three-story building to access the garage roof deck.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**242-17-Z**                              **ZONING DISTRICT: RS-3**                      **WARD: 45**  
**APPLICANT:** Mariusz Stanisz & Amanda Earley  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5059 N. Northwest Highway  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.5' to 2', north setback from 2' to 0.42 ( south to be 0.42') combined side setback from 5' to 0.84' for a stair to access a garage roof deck which shall also contain 19.75 square feet of the required 450 square feet of rear yard open space.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**243-17-Z**                              **ZONING DISTRICT: RS-3**                      **WARD: 32**  
**APPLICANT:** Marc Zahr  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2026 N. Honore Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 35' to 28.67', north and south setback from 3.84' each to zero, combined side setback from 9.6' to zero for a proposed two story single family residence with three-car detached garage with a roof deck and a stair and a side open raised patio.  
**Withdrawn**

**244-17-Z    ZONING DISTRICT: RT-4                          WARD: 44**  
**APPLICANT:** Rachel Ahotow Revocable Trust  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1144 W. Newport Avenue  
**SUBJECT:** Application for a variation to reduce the rear wall setback to a side property line from 12' to 0.14', front wall setback from a side property line from 12' to 2.17' for a proposed second and third floor addition, roof deck, privacy screen wall with a height of 16' and an open stair to access the roof deck on the existing four dwelling unit town house development.  
**Continued to May 19, 2017 at 2 p.m.**

**245-17-Z    ZONING DISTRICT: RM-5.5                          WARD: 48**  
**APPLICANT:** Kenmore 5029, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5029 N. Kenmore Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 20' to 13.06', north setback from 5' to zero to allow twenty-one open paved parking spaces to serve an existing three-story religious assembly building to be converted to forty residential units.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**246-17-S    ZONING DISTRICT: B3-1                          WARD: 45**  
**APPLICANT:** Bruce Nay d/ b/ a Windy City Nails and Spa  
**OWNER:** Gladstone Corners, LLC  
**PREMISES AFFECTED:** 5316 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to establish a nail salon.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**247-17-Z    ZONING DISTRICT: RS-3                          WARD: 47**  
**APPLICANT:** 3933 Seeley, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3933 N. Seeley Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.78' to 2' for an open stair to access a garage roof deck with a pergola.  
**Withdrawn**

## CONTINUANCES

**12-17-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 11**  
**APPLICANT:**                                      Wayland Ng and Jimmy Ng  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      330 W. 25th Place  
**SUBJECT:**    Application for a variation to reduce the front setback from the required 9.48' to zero, west setback from 2' to 1.68' (east to be 2.37') the combined side setback from 5.19' to 4.05' for a proposed front open balcony to the existing two-story two dwelling unit building.  
**Continued to May 19, 2017 at 2 p.m.**

**38-17-Z**                                      **ZONING DISTRICT: RS-3**                                      **WARD: 12**  
**APPLICANT:**                                      Susana Marotta  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      4011 S. Talman Avenue  
**SUBJECT:**    Application for a variation to increase the non-conforming floor area ratio not to exceed 8.3% of the 2574.1 square feet to 2786.6 square feet for a third floor dormer addition to the existing three-story, three dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**39-17-Z**                                      **ZONING DISTRICT: RS-3**                                      **WARD: 12**  
**APPLICANT:**                                      Susana Marotta  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      4011 S. Talman Avenue  
**SUBJECT:**    Application for a variation to reduce the front setback from the required 13.75' to 13.0', north setback from 2.0' to 1.0' ( south to be 3.0') combined side setback from 5.0' to 4.0' for a third floor dormer addition for the existing three-story, three dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**40-17-Z**                                      **ZONING DISTRICT: RS-3**                                      **WARD: 12**  
**APPLICANT:**                                      Susana Marotta  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                      4011 S. Talman Avenue  
**SUBJECT:**    Application for a variation to increase the permitted height from 30.0' to 30.67' for a proposed third floor dormer addition for the existing three-story, three dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**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 22' for an open bridge to access a proposed garage rooftop deck on the existing six-car garage.  
**Continued to June 16, 2017 at 2 p.m.**

**93-17-Z ZONING DISTRICT: RS-3 WARD: 11**  
**APPLICANT:** St. Jerome Croatian Church  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2813 S. Princeton Avenue  
**SUBJECT:** Application for a variation reduce the front setback from the required 11.66' to zero, rear setback from 37.53' to zero, north setback from 6.25' to zero for a proposed two story addition to an existing school and religious assembly.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**94-17-Z ZONING DISTRICT: RS-3 WARD: 11**  
**APPLICANT:** St. Jerome Croatian Church  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2813 S. Princeton Avenue  
**SUBJECT:** Application for a variation to increase the existing floor area ratio (39,419.94 square feet) by 33 % (13, 055.78 square feet) to 52, 475.72 square feet for a proposed two-story addition to an existing school and religious assembly.  
**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams**

**110-17-S ZONING DISTRICT: B1-1 WARD: 39**  
**APPLICANT:** Rule Transfer IL, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4102 W. Peterson Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a one lane-drive through to serve a proposed fast food restaurant.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia recused)**

**123-17-S ZONING DISTRICT: B1-1 WARD: 19**  
**APPLICANT:** Kimberly Buford - DBA Color Me Nail Bar  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1810 1/2 W. 99th Street  
**SUBJECT:** Application for a special use to permit the establishment of a nail salon.  
**Continued to May 19, 2017 at 2 p.m.**

**141-17-Z ZONING DISTRICT: RM-5.5 WARD: 2**  
**APPLICANT:** HSC Realty, LLC- LaSalle 1308  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1308 N. LaSalle Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 44.55' to 35', south setback from 2' to 1' (north to be 3'), combined side setback to be 4' for a proposed four-story, rear addition to an existing four-story, four dwelling unit building. **Application denied by voice vote. 0-3; yeas – none; nays - Sercye, Toia, and Williams (Flores absent)**

**149-17-Z ZONING DISTRICT: RT-4 WARD: 32**  
**APPLICANT:** Claremont 2165 LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2165 N. Claremont Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 2', north setback from 3.68' to zero, south from 3.68' to zero, combined setback from 9.2' to zero for a proposed three-story, four dwelling unit building with open porch with a connection to the proposed garage roof deck of the proposed garage. **Application approved by voice vote subject to the conditions stated on the record. 4-0; yeas – Sercye, 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 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting went into closed session at 6:35 PM.**

**Motion to return to open session made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting returned to open session at 6:45 PM.**

**Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of March 17, 2017, made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.**

**Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 76-17-A at its regular meeting of February 17, 2017 and Board Cal. No. 29-17-Z at its regular meetings of January 20, 2017 and February 17, 2017, made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.**

**The Chairman moved to recess at 6:47 PM. Second by Toia. Motion carried 4-0; yeas-Sercye, Flores, Toia and Williams.**