

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- November 17, 2017  
121 N. LaSalle Street- City Council Chambers- 2<sup>nd</sup> Floor**

**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 9:07 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, Doar, and Flores). Williams arrived at 9:10 AM. Toia arrived at 9:30 AM.**

**Motion to approve the minutes from the October 20, 2017 regular meeting by the Chairman. Second by Doar. Motion carried 3-0; yeas-Sercye, Doar, and Flores (Toia and Williams absent).**

**Motion to approve the November 17, 2017 agenda made by the Chairman. Second by Doar. Motion carried 3-0; yeas-Sercye, Doar, and Flores (Toia and Williams absent).**

**9:00 A.M.**

<b>633-17-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	Juanita Reed and Treissa Griggs Burks	
<b>OWNER:</b>	Complete Environmental Management, LLC	
<b>PREMISES AFFECTED:</b>	1421 W. 111th Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair / nail salon. <b>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.</b>	

<b>634-17-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	1540 N. North Park, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1540 N. North Park Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 7.4' to 0.66', north setback from 4' to zero, south from 4' to 3' and the rear setback from 30' to 5.5' for a proposed four-story, seven dwelling unit building. <b>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.</b>	

<b>635-17-S</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 9</b>
<b>APPLICANT:</b>	Lakeside Community Committee	
<b>OWNER:</b>	Ambition Investment South King Drive, LLC	
<b>PREMISES AFFECTED:</b>	11235-37 S. Dr. Martin Luther King Jr. Drive	
<b>SUBJECT:</b>	Application for a special use to establish a transitional residence in five of the six existing dwelling units in an existing three-story	

residential building.

**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

- 636-17-S** **ZONING DISTRICT: M1-2** **WARD: 45**  
**APPLICANT:** Windy City Baseball, LLC  
**OWNER:** Ability Land Management  
**PREMISES AFFECTED:** 5596 N. Northwest Highway  
**SUBJECT:** Application for a special use to establish an indoor Sports and Recreation, Participant (Indoor Batting Cages).  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**
- 637-7-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 December 15, 2017 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 December 15, 2017 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 December 15, 2017 at 2:00 p.m.**
- 640-17-S** **ZONING DISTRICT: B3-1** **WARD: 21**  
**APPLICANT:** Eco-Site, LLC\*  
**OWNER:** Andrew Durity  
**PREMISES AFFECTED:** 8601-05 S. Racine Avenue  
**SUBJECT:** Application for a special use to establish a 120 foot wireless communication facility free standing tower. The proposed 120' tower will accommodate three carriers.  
**Application amended at hearing and denied by voice vote. 1-4; yeas – Toia; nays – Sercye, Doar, Flores, and Williams.**

**641-17-S ZONING DISTRICT: DX-12 WARD: 35**  
**APPLICANT:** QF, LLC  
**OWNER:** 100 East, LLC  
**PREMISES AFFECTED:** 100 E. Walton Street, Unit 600 W  
**SUBJECT:** Application for a special use to establish a body art service.  
**Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye absent).**

**642-17-Z ZONING DISTRICT: RM-4.5 WARD: 26**  
**APPLICANT:** Iain and Elizabeth Johnson  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2649-51 W. Huron Street  
**SUBJECT:** Application for a variation to reduce the west setback from the required 2' to zero to subdivide an existing zoning lot into two zoning lots. The existing three- story, two dwelling unit building at 2649 W. Huron will remain, 2651 will be sold for development.  
**Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).**

**643-17-Z ZONING DISTRICT: RM-4.5 WARD: 26**  
**APPLICANT:** Iain and Elizabeth Johnston  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2649-51 W. Huron Street  
**SUBJECT:** Application for a variation to reduce the required rear yard open space from 252 square feet to zero in order to subdivide an existing zoning lot into two zoning lots. The existing three-story, two dwelling unit building shall at 2649 shall remain. 2651 shall be sold for development.  
**Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).**

**644-17-S ZONING DISTRICT: B3-1 WARD: 41**  
**APPLICANT:** Sulafa Solimon  
**OWNER:** Michael and Sarah Zimmerman  
**PREMISES AFFECTED:** 7560 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to establish a hair salon.  
**Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).**

**645-17-S ZONING DISTRICT: B1-1 WARD: 6**  
**APPLICANT:** DIYA 75th King, LLC  
**OWNER:** Raina 75th King, LLC  
**PREMISES AFFECTED:** 7450 S. Martin Luther King Jr. Drive  
**SUBJECT:** Application for a special use to establish a one-lane drive through that will serve a proposed fast food restaurant.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).**

**646-17-S ZONING DISTRICT: RS-2 WARD: 6**  
**APPLICANT:** The Lyte Collective  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 7604 S. St. Lawrence Avenue

**SUBJECT:** Application for a special use to establish a community center.  
**Continued to January 19, 2018 at 2:00 p.m.**

**647-17-S**                                   **ZONING DISTRICT: B3-2**                   **WARD: 44**  
**APPLICANT:** Shag A Salon, LLC  
**OWNER:** Kimon Gabrielatos  
**PREMISES AFFECTED:** 1420 W. Belmont Avenue, Unit 1A  
**SUBJECT:** Application for a special use to establish a hair salon.  
**Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).**

**648-17-Z**                                   **ZONING DISTRICT: RT-4**                   **WARD: 48**  
**APPLICANT:** Kay and Ron Cohn  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5626 N. Wayne Avenue  
**UBJECT:** Application for a variation to reduce the rear setback from the required 45' to 26.01', north and south setback from 2.66' each to zero for an existing 9' high x 45' liner wood fence on the north and south property line with a 9' high gate.  
**Motion to approve application with conditions made by the Chairman. 1-4; yeas – Sercye; nays – Doar, Flores, Toia, and Williams. Application then approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye abstained).**

**649-17-Z**                                   **ZONING DISTRICT: RT-4**                   **WARD: 40**  
**APPLICANT:** Renewal Group, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6137 N. Ravenswood Avenue  
**SUBJECT:** Application for a variation to reduce the front wall setback to a side property line from the required 12' to 9', the rear wall setback to a side property line from 12' to 11' for a proposed three- story, five dwelling unit building townhouse building with a roof deck.  
**Continued to December 15, 2017 at 2:00 p.m.**

### CONTINUANCES

**415-17-Z**                                   **ZONING DISTRICT: RM-4.5**                   **WARD: 44**  
**APPLICANT:** 744 Buckingham Place, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 742 W. Buckingham Place  
**SUBJECT:** Application for a variation to reduce combined side setback from 6.4' to 3'\*<sup>2</sup>, and the rear setback from 39.10' to zero for a proposed four-story, four dwelling unit building with a detached garage and one parking space carport.  
**Application amended at hearing and approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).**

**416-17-Z**                                   **ZONING DISTRICT: RM-4.5**                   **WARD: 44**  
**APPLICANT:** 744 Buckingham Place, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 742 W. Buckingham Place

**SUBJECT:** Application for a variation to reduce the rear setback from the required 39.10' to zero, east setback from 2.6' to zero for a proposed detached four car garage and one parking space carport.  
**Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).**

**417-17-Z** **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 variation to reduce the rear yard open space from the required 276.26 square feet to zero for a proposed four car garage and a one parking space carport.  
**Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).**

**526-17-Z** **ZONING DISTRICT: RM-5** **WARD: 44**  
**APPLICANT:** Steven Molo 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 privacy fence for the existing three-story, single family residence.  
**Dismissed for Want of Prosecution**

**570-17-S** **ZONING DISTRICT: B3-1** **WARD: 15**  
**APPLICANT:** McDonald's USA, LLC  
**OWNER:** 2844 W. 47th ST. LLC / Cal 47th Main Site. LLC  
**PREMISES AFFECTED:** 2844 W. 47th Street  
**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 Williams (Sercye and Toia recused).**

**582-17-Z** **ZONING DISTRICT: B3-1** **WARD: 14**  
**APPLICANT:** Sandra Nunez  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2532 W. 51st Street  
**SUBJECT:** Application for a variation to establish a Public Place of Amusement License to provide live entertainment, music, DJ and cover charge to a restaurant which is located within 125' of a residential district.  
**Continued to December 15, 2017 at 2:00 p.m.**

**591-17-S** **ZONING DISTRICT: B1-1** **WARD: 17**  
**APPLICANT:** Get It Now Tax, LLC\*  
**OWNER:** Invest Pro, LLC  
**PREMISES AFFECTED:** 3045 W. 63rd Street  
**SUBJECT:** Application for a special use to establish a hair and nail salon.  
**Application amended at hearing and approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).**

**609-17-S**                              **ZONING DISTRICT: B3-1**                              **WARD: 47**  
**APPLICANT:**                              Nandini Mishra d/b/a Mishra International Inc.  
**OWNER:**                                      Damen Montrose, LLC  
**PREMISES AFFECTED:**                      2000 W. Montrose Avenue  
**SUBJECT:**                                    Application for a special use to establish a nail salon.  
**Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).**

**The Chairman moved to recess at 11:45 AM. Second by Flores. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia and Williams.**

**The Board reconvened at 2:05 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with five members present (Sercye, Doar, Flores, Toia, and Williams).**

**2:00 P.M.**

**650-17-S**                              **ZONING DISTRICT: B3-1**                              **WARD: 34**  
**APPLICANT:**                              Suave Incorporated  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                      12717 S. Halsted Street  
**SUBJECT:**                                    Application for a special use to expand an existing tavern into the rear one story portion of an existing one and two story mixed use building.  
**Continued to December 15, 2017 at 2:00 p.m.**

**651-17-S**                              **ZONING DISTRICT: B3-2**                              **WARD: 32**  
**APPLICANT:**                              Nelson Herrera  
**OWNER:**                                      Vincent Recchia  
**PREMISES AFFECTED:**                      2245 N. Western Avenue  
**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.**

**652-17-Z**                              **ZONING DISTRICT: RS-2**                              **WARD: 19**  
**APPLICANT:**                              Thomas Darwin  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                      3559 W. 115th Place  
**SUBJECT:**                                    Application for a variation to reduce the rear setback from the required 35.48' to 5.5', east setback from 4' to 2.9' (west to be 7'), combined side setback from 11.1' to 9.9' in order to legalize an existing detached two car garage with attic storage.  
**Continued to December 15, 2017 at 2:00 p.m.**

**653-17-S**                              **ZONING DISTRICT: B3-2**                              **WARD: 47**  
**APPLICANT:**                              Armand & Sons, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                      4800 N. Clark Street  
**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.**

**654-17-Z**  
**APPLICANT:** J. Busby Joint Trust  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1829 N. Honore Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 35' to 10.50', side setbacks from 2' to zero, combined side setback from 4.83' to zero for a proposed rear raised open deck with recreational features and a detached garage with roof deck at a height of 18.14'.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**655-17-Z**  
**APPLICANT:** J. Busby Joint Trust  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1829 N. Honore Street  
**SUBJECT:** Application for a variation to relocate the 225 square feet of rear yard open space to a deck that is more than 4' above grade.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**656-17-Z**  
**APPLICANT:** J. Busby Joint Trust  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1829 N. Honore Street  
**SUBJECT:** Application for a variation to increase the area for an accessory building by no more than 10% from 480 square feet to 507 square feet (5.7%) for a proposed detached garage.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**657-17-Z**  
**APPLICANT:** 3720 N. Ashland, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3720 N. Ashland Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 16.1' for a proposed four-story building with general retail sales and twelve dwelling units above.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**658-17-S**  
**APPLICANT:** McDonald's USA, LLC  
**OWNER:** Franchise Realty Investment Trust-IL  
**PREMISES AFFECTED:** 600 N. Clark Street  
**SUBJECT:** Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.  
**Application approved with conditions by voice vote. 3-0; yeas – Doar, Flores, and Williams (Sercye and Toia recused).**

**659-17-Z**                                      **ZONING DISTRICT: RM-5**                                      **WARD: 45**  
**APPLICANT:** Edward Paliatka  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5342 W. Argyle Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 12.96' to 10', rear setback from 32.4' to 7.25', west setback from 5' to zero (east to be 10'), combined setback from 22.5' to 10' for a proposed four-story, twenty four dwelling unit building with indoor parking.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**660-17-Z**                                      **ZONING DISTRICT: RM-5**                                      **WARD: 45**  
**APPLICANT:** Edward Paliatka  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5342 W. Argyle Street  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 740 square feet to zero for a proposed four-story, twenty-four dwelling unit building with indoor parking.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**CONTINUANCES**

**550-17-Z**                                      **ZONING DISTRICT: RM-5**                                      **WARD: 45**  
**APPLICANT:** Edward Paliatka  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5352 W. Argyle Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 12.96' to 10', rear setback from 32.4' to 7.25', combined side setback from 22.5' to 10' for a proposed four story, twenty-four dwelling unit building with indoor parking.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**551-17-Z**                                      **ZONING DISTRICT: RM-5**                                      **WARD: 45**  
**APPLICANT:** Edward Paliatka  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5352 W. Argyle Street  
**SUBJECT:** Application for a variation to reduce the rear yard open space from 740 square feet to zero for a proposed four-story, twenty-four dwelling unit building with indoor parking.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**525-17-Z**                                      **ZONING DISTRICT: B3-2**                                      **WARD: 2**  
**APPLICANT:** Jessica Shahbaz  
**OWNER:** Same as applicant



**PREMISES AFFECTED:** 1415 N. Ashland Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 30' to zero on floors containing dwelling units for a proposed second floor rear addition for the existing two-story building which contains one, second floor dwelling unit and a first floor small venue with retail sales.

**Dismissed for Want of Prosecution**

**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 Chairman. Second by Doar. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia and Williams. Meeting went into closed session at 4:00 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting returned to open session at 4:45 PM.**

**Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of October 20, 2017 with the exception of Cal. No. 575-17-A, 572-17-Z, 573-17-Z, 391-17-S, 615-17-S, 616-17-S\*, and 617-17-Z made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**The Chairman moved to recess at 4:50 PM. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting adjourned.**

**\*Amended at Hearing**