### CITY OF CHICAGO ZONING BOARD OF APPEALS

## FRIDAY- September 21, 2018

121 N. LaSalle Street- 2<sup>nd</sup> Floor City Council Chambers

#### PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Shaina Doar Sol Flores Sam Toia Amanda Williams

Acting Chairman Toia called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Doar, Flores, Toia, and Williams). Sercye arrived at 9:27 AM.

Motion to approve the minutes from the August 17, 2018 regular meeting made by Toia. Second by Williams. Motion carried 4-0; yeas – Doar, Flores, Toia, and Williams.

Motion to approve the September 21, 2018 agenda made by Toia. Second by Williams. Motion carried 4-0; yeas – Doar, Flores, Toia, and Williams.

### 9:00 A.M.

428-18-S ZONING DISTRICT: B1-1 WARD: 21

**APPLICANT:** Unity Parenting and Counseling, Inc. **OWNER:** First Insite Realty 79th and Ashland, LLC

PREMISES AFFECTED: 7955-59 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a temporary overnight

shelter.

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

429-18-Z ZONING DISTRICT: RS-2 WARD: 39

**APPLICANT:** Rudra Banerji & Margaret Oellrich Banerji

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 4324 N. Kostner Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 20' to zero, setback to prevent obstruction of the sidewalk from 20' to zero, north setback from 4' to zero for a proposed one car parking space to be located in the front of the property to serve

the single family residence.

Application approved by voice vote. 4-0; yeas – Doar, Flores,

Toia, and Williams (Sercye absent).

430-18-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** De La Vie Day Spa Co.

**OWNER:** Churchfield Investments, LLC **PREMISES AFFECTED:** 3120 N. Sheffield Avenue

**SUBJECT:** Application for a special use to establish a nail salon.

Application approved by voice vote. 4-0; yeas – Doar, Flores,

Toia, and Williams (Sercve absent).

431-18-S ZONING DISTRICT: B3-3 WARD: 4

**APPLICANT:** Marva Lynn Rodgers Cooksey d/b/a/ Next Man Up, LLC

**OWNER:** Next man Up, LLC **PREMISES AFFECTED:** 946 E. 43rd Street

**SUBJECT:** Application for a special use to establish a hair and nail salon.

Application approved by voice vote. 4-0; yeas – Doar, Flores,

Toia, and Williams (Sercye absent).

**432-18-S APPLICANT:**WARD: 4

Marva Lynn Rodgers Cooksey d/b/a/ Next Man Up, LLC

OWNER: Next Man Up, LLC
PREMISES AFFECTED: 946 E. 43rd Street

**SUBJECT:** Application for a special use to establish a massage establishment.

Application approved by voice vote. 4-0; yeas – Doar, Flores,

Toia, and Williams (Sercye absent).

433-18-Z ZONING DISTRICT: RT-4 WARD: 25

**APPLICANT:** Thomond Development, LLC 2143 W. 19th

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1146 W. 19th Street

**SUBJECT:** Application for a variation to reduce the front wall facing a public

street from the required 12' to zero, rear wall facing a side property line from 12' to 3' for a proposed three-story, two dwelling unit

townhouse and detached two-car garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

434-18-Z ZONING DISTRICT: RT-4 WARD: 25

**APPLICANT:** Thomond Development, LLC-2143 W. 19th

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1146 W. 19th Street

**SUBJECT:** Application for a variation to reduce the private yard requirement

for the east unit from 200 square feet to 146.27 square feet for a proposed three-story, two dwelling unit town house with a

detached garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

435-18-Z ZONING DISTRICT: RM-4.5 WARD: 1

**APPLICANT:** Grandma Capital, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1537 W. Pearson Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 11.28' to 10', west setback from 2' to zero, east setback

from 5' to 1', combined side setback from 5' to 1', rear setback from 28.2' to 22.78' for a proposed three-story, two dwelling unit

building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

436-18-Z ZONING DISTRICT: RM-4.5 WARD: 1

**APPLICANT:** Grandma Capital, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1537 W. Pearson Street

**SUBJECT:** Application for a variation to relocate the required 152.75 square

feet of rear yard open space to the garage roof deck which shall serve a proposed three-story, two dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

437-18-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: Grandma Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1541 W. Pearson Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 11.21' to 10', rear setback from 28.04' to 22.14', the rear setback feature from 2.66' to 2.14' for a proposed three-story, four

dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

438-18-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: Grandma Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1541 W. Pearson Street

**SUBJECT:** Application for a variation to increase the area for an accessory

building by an amount not to exceed 10% of the maximum 664.375 square feet by 55.62 square feet for a total of 720 square feet for two garages with roof deck to serve a proposed three-story,

four dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

439-18-S ZONING DISTRICT: M3-2 WARD: 14

**APPLICANT:** WM Organics Recycling, LLC

**OWNER:** Paula R. Carrick Trust dated July 26, 2012

PREMISES AFFECTED: 4837-61 S. Kedzie Avenue / 3031-3157 W. 48th Place

**SUBJECT:** Application for a special use to establish a Class II recycling

facility.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

440-18-S ZONING DISTRICT: M3-2 WARD: 14

**APPLICANT:** WM Organics Recycling, LLC

**OWNER:** Paula R. Carrick Trust dated July 26, 2012

PREMISES AFFECTED: 4837-61 S. Kedzie Avenue / 3031-3157 W. 48th Place

**SUBJECT:** Application for a special use to establish a Class V recycling

facility.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

441-18-S ZONING DISTRICT: M3-2 WARD: 14

**APPLICANT:** WM Organics Recycling, LLC

**OWNER:** Paula R. Carrick trust dated July 26, 2012

PREMISES AFFECTED: 4837-61 S. Kedzie Avenue / 3031-3157 W. 48th Place

**SUBJECT:** Application for a special use to establish a transfer station for non-

hazardous municipal solid waste.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

442-18-Z ZONING DISTRICT: M3-2 WARD: 14

**APPLICANT:** WM Organics Recycling, LLC

**OWNER:** Paula R. Carrick Trust dated July 26, 2012

PREMISES AFFECTED: 4837-61 S. Kedzie Avenue / 3031-3157 W. 48th Place

**SUBJECT:** Application for a variation to the Landscape Ordinance reducing

the required number of interior trees from 106 to 23.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

443-18-S ZONING DISTRICT: PMD 4-A WARD: 27

**APPLICANT:** Metal Management Midwest, Inc.

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 350 N. Artesian Avenue

**SUBJECT:** Application for a special use to establish a Class IV-A recycling

facility.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

444-18-S ZONING DISTRICT: B3-2 WARD: 38

**APPLICANT:** Sleek Beauty Studio, LLC

**OWNER:** George Baziano

PREMISES AFFECTED: 5701-03 W. Irving Park Road

**SUBJECT:** Application for a special use to expand an existing beauty salon.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

445-18-S ZONING DISTRICT: B3-2 WARD: 38

**APPLICANT:** Sleek Beauty Studio, LLC

**OWNER:** George Baziano

PREMISES AFFECTED: 5701-03 W. Irving Park Road

**SUBJECT:** Application for a special use to establish a body art service

(permanent make-up tattooing).

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

446-18-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Wrightwood 1516, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1516 W. Wrightwood Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 36' to 2', west from 2.72' to zero, east setback from 2.72' to zero for a proposed bridge connection from the existing three-story, three dwelling unit building to a proposed garage roof deck on the existing four-car garage that serves the existing three-story,

three dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

447-18-Z ZONING DISTRICT: RT-3.5 WARD: 44

**APPLICANT:** John Diedrich **OWNER:** John Clark

**PREMISES AFFECTED:** 3507 N. Bosworth Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.65' to 2', south setback from 3' to 0.35' (north to be 0.62'), combined side setback from 7.5' to 0.97' for a rear two-story addition, a side open patio and an attached three car garage with

roof deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

448-18-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: John Diedrich OWNER: John Clark

**PREMISES AFFECTED:** 3507 N. Bosworth Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the minimum 301.64 square feet to 175.75 square feet for a proposed rear two-story addition, a side patio and an attached

three-car garage with roof deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

449-18-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Alicja Bochenek
OWNER: Same as applicant
PREMISES AFFECTED: 6062 N. Ottawa Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the

required 10' to 2' for a proposed one story detached car garage with

a covered roof patio connected to the existing rear attached

screened sunroom and single family residence.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Williams (Toia absent).

450-18-Z ZONING DISTRICT: RT-4 WARD: 46

**APPLICANT:** Thomas Tague

**OWNER:** Thomas Tague and Lora Nickels **PREMISES AFFECTED:** 3800 N. Alta Vista Terrace

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 11.2' to zero, north setback from 2.68' to zero (south to be at zero for abutting a public street) for a proposed fence and rolling gate that shall be 7.75' in height at the rear of the existing two-story

building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Williams (Toia absent).

**451-18-S ZONING DISTRICT: B3-2 WARD: 50** 

**APPLICANT:** Noah Properties, LLC

**OWNER:** RB Resolution Properties, LLC- Gemini Series

**PREMISES AFFECTED:** 2339 W. Morse Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, five dwelling unit

townhome building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

452-18-Z ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Noah Properties, LLC

**OWNER:** RB Resolution Properties, LLC Gemini Series

**PREMISES AFFECTED:** 2339 W. Morse Avenue

**SUBJECT:** Application for a variation to reduce the north setback from 12' to

10', west setback 12' to 3' for a proposed three-story, five dwelling

unit townhome building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

453-18-Z ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Noah Properties, LLC

**OWNER:** RB Resolution Properties, LLC Gemini Series

**PREMISES AFFECTED:** 2339 W. Morse Avenue

**SUBJECT:** Application for a variation to reduce the building separation

setback from the required 30' to 26' for a proposed three-story, five

dwelling unit town home building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

454-18-S ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Noah Properties, LLC

**OWNER:** RB Resolution Properties, LLC- Gemini Series

**PREMISES AFFECTED:** 6911 N. Western Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

455-18-Z ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Noah Properties, LLC

**OWNER:** RB Resolution Properties, LLC- Gemini Series

**PREMISES AFFECTED:** 6911 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the required minimum lot area

by an amount not less than 90% from 6,000 square feet to 5,910.84 square feet for a proposed three-story, six dwelling unit building. **Application approved by voice vote. 4-0; yeas – Sercye, Flores,** 

Toia, and Williams (Doar absent).

456-18-Z ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Noah Properties, LLC

**OWNER:** RB Resolution Properties, LLC Gemini Series

**PREMISES AFFECTED:** 6911 N. Western Avenue

**SUBJECT:** Application for a variation to increase the maximum area for an

accessory building by no more than 10% from the allowed 985.14 square feet to 1,020 square feet for a proposed detached garage to

serve a proposed three-story, six dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

457-18-S ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Noah Properties, LLC

**OWNER:** RB Resolution Properties, LLC - Gemini Series

**PREMISES AFFECTED:** 6915 N. Western Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, five dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

458-18-Z ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Noah Properties, LLC

**OWNER:** RB Resolution Properties, LLC- Gemini Series

PREMISES AFFECTED: 6915 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the south setback from the

required 12' to 10.58', west setback from 12' to 4.16' for a proposed

three-story, six dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

459-18-Z ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Noah Properties, LLC

**OWNER:** RB Resolution Properties, LLC- Gemini Series

**PREMISES AFFECTED:** 6915 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the building separation

setback from the required 30' to 26' for a proposed three-story, five

dwelling unit townhome building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

460-18-Z ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Noah Properties, LLC

**OWNER:** RB Properties, LLC- Gemini Series

**PREMISES AFFECTED:** 6915 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the required landscape

setback from the required 7' to 4' for two proposed townhouse

buildings.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

461-18-S ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1220 N. Bosworth Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, ten dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

462-18-Z ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1220 N. Bosworth Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 2.17' for a proposed three-story, ten dwelling unit

building.

Application approved by voice vote. 4-0; yeas – Sercve, Flores,

Toia, and Williams (Doar absent).

463-18-Z ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1220 N. Bosworth Avenue

**SUBJECT:** Application for a variation to reduce the lot area per dwelling unit

from the required 1,000 square feet to 912.19 square feet for a

proposed three-story, ten dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

464-18-S ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1228 N. Bosworth Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, eight dwelling unit

building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

**465-18-Z ZONING DISTRICT:** B3-2 **WARD:** 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1228 N. Bosworth Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area per

dwelling unit from the required 1,000 square feet to 903.24 square

feet for a proposed four-story, eight dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

466-18-S ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1228 N. Bosworth Avenue

**SUBJECT:** Application for a special use to establish an off-site required

accessory parking lot with one parking space to meet the parking

requirement for a proposed residential building at 1220 N.

Bosworth.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

467-18-S ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1232 N. Bosworth Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, eight dwelling unit

building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

468-18-Z ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1232 N. Bosworth Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area per

dwelling unit from the required 1,000 square feet to 903.24 square

feet for a proposed four story, eight dwelling unit building.

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

469-18-S ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1232 N. Bosworth Avenue

**SUBJECT:** Application for a special use to establish an off-site required

accessory parking lot with one parking space to meet the parking requirement for a residential building located at 1220 N. Bosworth

Avenue.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

470-18-S ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1238 N. Bosworth Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, eight dwelling unit

building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

471-18-Z ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1238 N. Bosworth Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 5.29' to 0.5', north setback from 2' to 1.67' for a proposed

four-story, eight dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

472-18-Z ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1238 N. Bosworth Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area per

dwelling unit from 1,000 square feet to 900.68 square feet for a

proposed four-story, eight dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

473-18-S ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Fort Sumter, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1238 N. Bosworth Avenue

**SUBJECT:** Application for a special use to establish an off-site required

accessory parking lot with one parking space to meet the parking requirement for a residential building at 1220 N. Bosworth

Avenue.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

474-18-Z ZONING DISTRICT: RM-5 WARD: 25

APPLICANT: Youngin Kim
OWNER: Same as applicant
PREMISES AFFECTED: 717 S. Carpenter Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 31.46' to 27.29' for a proposed garage roof deck and new bridge connecting the rear open porch to the roof deck on the

existing detached garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

475-18-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** Brian Van Klompenberg

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2614 N. Greenview Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.5' to zero for a proposed rear one-story addition with roof walkway and an unenclosed stair way to access the garage roof deck on the existing three-story, single family residence. **Application approved by voice vote. 5-0; yeas – Sercye, Doar,** 

Flores, Toia, and Williams.

476-18-Z ZONING DISTRICT: RT-4 WARD: 44

**APPLICANT:** Ju Joh

**OWNER:** Same as applicant **PREMISES AFFECTED:** 826 W. Oakdale Avenue

**SUBJECT:** Application for a variation to reduce the rear yard setback from the

required 30' to zero, west setback from 2' to zero (east to be 2.9'), combined side setback from 5' to 2.9', setback for enclosed garages from the rear property line from 2' to zero for a proposed attached garage addition with interior stairway and rooftop stair enclosure

and roof deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

477-18-Z ZONING DISTRICT: RT-4 WARD: 44

**APPLICANT:** Ju Joh

OWNER: Same as applicant PREMISES AFFECTED: 826 W. Oakdale Avenue

**SUBJECT:** Application for a variation to increase the preexisting floor area by

no more than 2.7% (153.15 square feet) from 5,768.13 square feet

to 5,921.28 square feet for a proposed rear attached garage addition with interior stairway, rooftop stair enclosure and roof deck.

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

478-18-Z ZONING DISTRICT: B2-3 WARD: 49

**APPLICANT:** 1730 W. Greenleaf Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 1730 W. Greenleaf Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 9' for a proposed third and fourth story addition to an existing two-story community center to be converted to a residential use building with twenty dwelling units and ten

efficiency units.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

**479-18-S ZONING DISTRICT: B3-2 WARD: 1 APPLICANT:**PUPS Pet Club, LLC- Series 1624 W Division

**OWNER:** MS-2013-2, LLC

**PREMISES AFFECTED:** 1624 W. Division Street

**SUBJECT:** Application for a special use to establish an overnight animal

boarding shelter (kennel).

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

480-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Cold Spring Properties, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3415 N. Damen Avenue

**SUBJECT:** Application for a variation to increase the maximum area of an

accessory building from 525.49 square feet to 577.49 square feet for a proposed three-car garage with rooftop deck and metal stairs. **Application approved by voice vote. 5-0; yeas – Sercye, Doar,** 

Flores, Toia, and Williams.

481-18-Z ZONING DISTRICT: B1-3 WARD: 47

**APPLICANT:** SNS Realty Group, LLC

**OWNER:** Eni Cadena

**PREMISES AFFECTED:** 4024 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 12' for a proposed four-story, twelve dwelling unit building with retail spaces and an attached twelve car garage. **Application approved by voice vote. 4-0; yeas – Sercye, Doar,** 

Flores, and Williams (Toia absent).

482-18-Z ZONING DISTRICT: B3-1 WARD: 1

**APPLICANT:** Mark Geary d/b/a/ Tight Five Productions

**OWNER:** Institute for Public Affairs dba In These Times

PREMISES AFFECTED: 2040 N. Milwaukee Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license to provide a live theater and performing arts venue which is located within 125' of a residential district.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Williams (Toia absent).

483-18-S ZONING DISTRICT: C1-2 WARD: 5

**APPLICANT:** Raina Stony, LLC

**OWNER:** Chicago Title and Trust, Trust No. 114011

PREMISES AFFECTED: 7013 S. Stony Island Avenue

**SUBJECT:** Application for a special use to establish a one-lane drive through

to serve a proposed fast food restaurant.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

Flores, and Williams (Sercye and Toia recused).

484-18-S ZONING DISTRICT: B1-1 WARD: 39

**APPLICANT:** The Church of Pentecostal USA Inc. Greater North Assembly

**OWNER:** 5326 Kedzie Property Corp. **PREMISES AFFECTED:** 5326-30 N. Kedzie Avenue

**SUBJECT:** Application for a special use to establish a religious assembly

facility.

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

485-18-S ZONING DISTRICT: B1-1 WARD: 40

**APPLICANT:** The Church of Pentecostal USA Inc. - Greater North Assembly

**OWNER:** Center for Seniors

**PREMISES AFFECTED:** 5315-19 N. Kedzie Avenue

**SUBJECT:** Application for a special use to establish off-site parking for fifteen

required parking spaces to serve the proposed religious assembly

located at 5326-30 N. Kedzie Avenue.

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

486-18-Z ZONING DISTRICT: C1-2 WARD: 40

**APPLICANT:** The Church of Pentecostal USA Inc. - Greater North Assembly

**OWNER:** Center for Seniors

**PREMISES AFFECTED:** 5315-19 N. Kedzie Avenue

**SUBJECT:** Application for a variation to establish shared parking for a

religious assembly facility located at 5326-30 N. Kedzie Avenue.

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

487-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Marc Lifshin **OWNER:** Same as applicant

PREMISES AFFECTED: 1921 N. Wolcott Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35.28' to 1.83', south setback from 4' to zero (north to be

0.33'), combined side setback from 10' to 0.33' for a proposed twostory addition, a rear raised patio, one car garage and a rear accessory shed.

Application denied by voice vote. 1-3; yeas – Sercye; nays –

Doar, Flores, and Williams (Toia absent).

488-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Marc Lifshin **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1921 N. Wolcott Avenue

**SUBJECT:** Application for a variation to increase in the maximum permitted

height from 30' to 30.7' for a proposed two-story addition, rear

raised patio, one-car garage and rear accessory shed.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Williams (Toia absent).

489-18-S ZONING DISTRICT: B3-2 WARD: 24

**APPLICANT:** Showtime Barbershop Inc.

**OWNER:** Najeh Abdelfattah **PREMISES AFFECTED:** 3612 W. 16th Street

**SUBJECT:** Application for a special use to establish a barber shop.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Williams (Toia absent).

490-18-Z ZONING DISTRICT: RM-4.5 WARD: 43

**APPLICANT:** Katherine G. Shannon Living Trust

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2057 N. Howe Street

**SUBJECT:** Application for a variation to increase the existing floor area from

2,408.79 square feet to 3,161.35 square feet for a proposed rear second floor addition to the existing three story single family

residence.

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

491-18-Z ZONING DISTRICT: RM-4.5 WARD: 43

**APPLICANT:** Katherine G. Shannon Living Trust

PREMISES AFFECTED: 2057 N. Howe Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 20.89' to 10.08', north setback from 6.49' to zero (south to be 0.36') for a proposed rear second floor addition to the existing

three-story, single family residence.

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

492-18-Z ZONING DISTRICT: RM-4.5 WARD: 33

**APPLICANT:** Terance Lee **OWNER:** Same as applicant

PREMISES AFFECTED: 2952 W. Nelson Street

**SUBJECT:** Application for a variation to reduce the rear setback from the 36'

to 22.89' for a rear four-story porch with six unenclosed parking stalls for the existing four-story, six dwelling unit building. **Application approved by voice vote. 4-0; yeas – Sercye, Doar,** 

Flores, and Williams (Toia absent).

493-18-Z ZONING DISTRICT: RM-4.5 WARD: 33

APPLICANT: Terance N. Lee
OWNER: Same as applicant
PREMISES AFFECTED: 2952 W. Nelson Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 390 square feet to 63.22 square feet to allow for a rear

four story porch with six, rear unenclosed parking spaces.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Williams (Toia absent).

494-18-S ZONING DISTRICT: B3-3 WARD: 40

**APPLICANT:** Lincoln Square Barber Shop, LLC

**OWNER:** Han Capital, LLC

PREMISES AFFECTED: 2415 W. Lawrence Avenue

**SUBJECT:** Application for a special use to establish a barber shop.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Williams (Toia absent).

# A.M. CONTINUANCE

283-18-S ZONING DISTRICT: M1-2 WARD: 6

APPLICANT: 75th State Food, Inc.

OWNER: State Group Management

PREMISES AFFECTED: 7453 S. State Street

**SUBJECT:** Application for a special use to replace an existing service station

building with a one-story building with retail space.

Withdrawn.

284-18-S ZONING DISTRICT: M1-2 WARD: 6

APPLICANT: 75th State Food, Inc.

OWNER: State Group Management

PREMISES AFFECTED: 7453 S. State Street

**SUBJECT:** Application for a special use to establish a one-lane drive through

facility to serve a proposed fast food restaurant.

Withdrawn.

#### FOR VOTE ONLY – NO FURTHER TESTIMONY TO BE TAKEN

229-18-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building. Application denied by voice vote. 0-4 denial on June 15, 2018; nays – Sercye, Doar, Toia, and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21,

2018 meeting; nays - Flores.

230-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J, Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue

**SUBJECT:** Application for a variation to reduce the lot area from the required

6,000 square feet to 5, 834 square feet for a proposed four-story,

six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; nays – Flores.

231-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi

PREMISES AFFECTED: 816 W. Cullerton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit

building.

Application approved by voice vote. 3-2. Split decision on June

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

232-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue

**SUBJECT:** Application for a variation to increase the height from the

maximum 45' to 47.16' which in not more than 10% for a proposed

four-story, six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and

Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

233-18-S **ZONING DISTRICT: C1-2 WARD: 11** 

**APPLICANT:** Condor Partners, LLC **OWNER:** Nicholas J. Lombardi PREMISES AFFECTED: 822 W. Cullerton Avenue

**SUBJECT:** Application for a special use to establish residential use below the

> second floor for a proposed four-story, six dwelling unit building. Application approved by voice vote. 3-2. Split decision on June

> 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e): corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas - Flores.

**ZONING DISTRICT: C1-2** 234-18-Z **WARD: 11** 

Condor Partners, LLC **APPLICANT: OWNER:** Nicholas J. Lombardi PREMISES AFFECTED: 822 W. Cullerton Avenue

Application for a variation to reduce the required lot area from **SUBJECT:** 

6,000 square feet to 5,833 square feet for a proposed four-story, six

dwelling unit building.

Application approved by voice vote, 3-2. Split decision on June

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas - Flores.

**ZONING DISTRICT: C1-2** 235-18-Z **WARD: 11** 

**APPLICANT:** Condor Partners, LLC Nicholas J. Lombardi **OWNER:** PREMISES AFFECTED: 822 W. Cullerton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

> required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit

building.

Application approved by voice vote. 3-2. Split decision on June

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas - Flores..

236-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi

PREMISES AFFECTED: 822 W. Cullerton Avenue

**SUBJECT:** Application for a variation to increase the height from the

maximum 45' to 47.16' which in not more than 10% for a proposed

four-story, six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

237-18-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, six dwelling unit building. **Application approved by voice vote. 3-2. Split decision on June** 

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

238-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi

PREMISES AFFECTED: 826 W. Cullerton Avenue

**SUBJECT:** Application for a variation to reduce the required minimum lot area

from the required 6,000 square feet to 5,833 square feet for a

proposed four-story, six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

239-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero, west setback which abuts an RT-4 district from 5' to zero to allow for two detached garages with roof decks

attached by an open bridge that will serve a proposed four-story, six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

240-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi

PREMISES AFFECTED: 826 W. Cullerton Avenue

**SUBJECT:** Application for a variation to increase the maximum height from

45' to 47.16' for a proposed four-story, six dwelling unit building. **Application approved by voice vote. 3-2. Split decision on June** 

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

241-18-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 832 W. Cullerton Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 12' to 7', rear setback from 30' to zero, east and west setback from 5' each to zero, combined side setback from 10' to zero for a proposed three-story, five dwelling unit building with an

open bridge to connect to a garage roof deck.

Application approved by voice vote. 3-2. Split decision on June

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

242-18-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 832 W. Cullerton Avenue

**SUBJECT:** 

Application for a variation to relocate the required 325 square feet

of rear yard open space to a proposed garage roof top deck that will

serve a proposed three-story, five dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board

member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

The Chairman moved to recess at 12:45 PM. Second by Williams. Motion carried 5-0; yeas-Sercye, Doar, Flores, Toia, and 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 five members present (Sercye, Doar, Flores, Toia, and Williams). Flores left at 6:15 PM.

# 2:00 P.M.

**495-18-S ZONING DISTRICT: B1-1 WARD: 50 APPLICANT:** 2827-39 Touhy LLC, Ephraim and Rochelle Tatlebaum

**OWNER:** Same as applicant

PREMISES AFFECTED: 2827-39 W. Touhy Avenue

**SUBJECT:** Application for a special use to establish a drive-through facility to

serve an existing restaurant.

Dismissed for Want of Prosecution.

496-18-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Matthew Snoap **OWNER:** Same as applicant

PREMISES AFFECTED: 3540 N. Wolcott Avenue

**SUBJECT:** Application for a variation to expand the existing floor area from

the existing 2,239 square feet by 171.48 square feet (2,410.48 total)

with a proposed rear two-story enclosed porch, rear one story

addition with roof deck and a rear one story open deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

497-18-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Matthew A. Snoap **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3540 N. Wolcott Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 23.24' to 17.5' for a proposed two-story enclosed porch, rear one story addition with roof deck and a rear one story open

deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

498-18-S ZONING DISTRICT: B3-2 WARD: 33

**APPLICANT:** 2712 Montrose, LLC **OWNER:** Joie Property, Inc.

**PREMISES AFFECTED:** 2712 W. Montrose Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building with a detached\* six-car garage with roof deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

499-18-Z ZONING DISTRICT: B3-2 WARD: 33

**APPLICANT:** 2712 W. Montrose, LLC

**OWNER:** Joie Property, Inc.

PREMISES AFFECTED: 2712 W. Montrose Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed three-story, six dwelling unit building with a detached\* six car garage with roof deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

500-18-Z ZONING DISTRICT: RT-4 WARD: 25

**APPLICANT:** TM-1, Inc.

**OWNER:** Same as applicant

PREMISES AFFECTED: 1631 S. Carpenter Street

**SUBJECT:** Application for a variation to reduce minimum lot area from the

required 3,000 square feet to 2,952 square feet for a proposed three- story, three dwelling unit building with roof top deck and

enclosure and three car garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

501-18-S ZONING DISTRICT: B1-2 WARD: 19

**APPLICANT:** Sojo's Studios 2 Inc.

**OWNER:** Vland Chicago 95th, LLC **PREMISES AFFECTED:** 9521-27 S. Western Avenue

**SUBJECT:** Application for a special use to establish a hair and nail salon.

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

502-18-Z ZONING DISTRICT: B3-3 WARD: 27

**APPLICANT:** GBH2, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1849 W. Grand Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 0.2' on floors containing dwelling units to convert a two story building to a four story building with office use and two dwelling units above with a rear four-story addition with an attached garage, an upper building addition which will create a portion of a third and fourth floor with roof deck and front open balconies on an existing building to be converted from a store and one dwelling unit to a four-story office and two dwelling unit

building.

<sup>\*</sup>Typographical error corrected at hearing

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

503-18-Z ZONING DISTRICT: C1-1 WARD: 35

**APPLICANT:** Corner One, Inc.

**OWNER:** VPRE Real Holdings, LLC **PREMISES AFFECTED:** 2700 N. Milwaukee Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license to provide sporting events and cover charge

within an existing restaurant.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Williams (Doar absent and Toia recused).

504-18-S ZONING DISTRICT: B3-2 WARD: 50

**APPLICANT:** Ner Tamid Ezra Habonim Egalitarian Minyan

**OWNER:** Chandu Goyal Living Trust **PREMISES AFFECTED:** 7315-19 N. Western Avenue

**SUBJECT:** Application for a special use to establish a religious assembly with

forty seats and all required on-site parking.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

505-18-Z ZONING DISTRICT: RT-3.5 WARD: 44

**APPLICANT:** Mary Ann Hoey **OWNER:** Same as applicant

PREMISES AFFECTED: 3620 N. Magnolia Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.65' to 1.05', north from 2.4;' to 0.35', combined side setback from 6' to 0.35' for an open stairs with north side solid wall to the existing roof deck of the garage, a raised terrace, one and two story side additions with canopy for the existing two-story,

single family residence.

Continued to November 16, 2018 at 9:00 a.m.

506-18-Z ZONING DISTRICT: RT-4 WARD: 28

**APPLICANT:** Arnulfo Flores, Jr. **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2706 W. Lexington Avenue

**SUBJECT:** Application for a variation to reduce the west setback from 2' to

zero (east to be 1.25'), combined from 4.4' to 1.25' for a proposed rear two-story addition to the existing two-story, two dwelling unit

building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

507-18-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Environs Holdings, LLC- 1935 Cleveland

**OWNER:** Same as applicant

PREMISES AFFECTED: 1935 N. Cleveland Avenue

**SUBJECT:** Application for a variation to reduce the north setback from 2' to

0.5' (south to be 2.41') combined side setback from 4.8' to 2.91' for a proposed three story single family residence with rooftop elevator enclosure, rear raised patio and attached two-car garage with roof

deck.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

508-18-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Development Group, LLC North Side

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1534 N. Honore Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 41.25' to 36', south from 2' to zero (north to be 2') combined side setback from 5' to 2' for a proposed three-story, three dwelling unit building with a detached one-car garage with roof access attached to the front principle building rear open porch. Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

509-18-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Development Group, LLC North Side

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1534 N. Honore Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

213.88 square feet to 172 square feet of relocated rear yard open

space to the roof of a one-car garage roof deck.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

510-18-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: 525 Bishop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 521 N. Bishop Avenue

**SUBJECT:** Application for a variation to reduce the setback for end walls

facing a public street from the required 12' to 1' for a proposed three-story, nine dwelling unit town home building with attached

garages.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar and Williams absent).

511-18-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: 525 Bishop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 525 N. Bishop Avenue

**SUBJECT:** Application for a variation to reduce the setback for endwalls

facing a public street from the required 12' to 1' for a proposed

three-story, nine dwelling unit townhome building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar and Williams absent).

512-18-Z ZONING DISTRICT: RS-1 WARD: 41

APPLICANT: Steve Callebert
OWNER: Same as applicant
PREMISES AFFECTED: 7122 W. Talcott A

PREMISES AFFECTED: 7122 W. Talcott Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 28.1' to 13.75' for a proposed rear one-story addition to

the existing single family residence.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar and Williams absent).

513-18-S ZONING DISTRICT: B1-3 WARD: 43

APPLICANT: Amanda Trang Le
OWNER: 2320 Clark, LLC
PREMISES AFFECTED: 2320 N. Clark Street

**SUBJECT:** Application for a special use to establish a beauty salon.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar and Williams absent).

514-18-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Armand & Sons, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5820 N. Clark Street

**SUBJECT:** Application for a special use to establish a hair salon.

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

515-18-Z ZONING DISTRICT: RT-4 WARD: 27

**APPLICANT:** 1122 W. Chestnut Condominium Association

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1122 W. Chestnut Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.96' to zero to permit an existing rear open porch to have access to an existing three-car detached garage and to allow a proposed rear open stair for an additional existing three-car garage. Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

516-18-Z ZONING DISTRICT: RT-4 WARD: 27

**APPLICANT:** 1122W. Chestnut Condominium Association

**OWNER:** Same as applicant

PREMISES AFFECTED: 1122 W. Chestnut Street

**SUBJECT:** Application for a variation to relocate the 411.32 square feet of rear

yard open space to two proposed garage roof decks that will serve

the existing six-dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

517-18-S ZONING DISTRICT: B3-1 WARD: 50

**APPLICANT:** Meirim Food Holdings, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 7555 N. California Avenue

**SUBJECT:** Application for a special use to establish a one-lane drive-through

to serve a proposed restaurant in an existing building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

518-18-Z ZONING DISTRICT: RS-3 WARD: 40

**APPLICANT**: Board of Education

**OWNER:** Public Building Commission

**PREMISES AFFECTED:** 3667-69 N. Milwaukee Ave. / 3701 N. Kostner Ave. /

4354 W. Waveland Ave.

**SUBJECT:** Application for a variation to reduce the front setback from the

required 20' to zero, rear setback from 50' to zero, side setbacks from 12' to zero for a proposed new athletic field by erecting a new

10' high fence and 15'tal netting for an overall height of 25', bleacher seating and lighting which will serve the existing high

school located at 3601 N. Milwaukee Avenue.

Application approved by voice vote. 4-0; yeas – Doar, Flores,

Toia, and Williams (Sercye recused).

## P.M. CONTINUANCES

312-18-S ZONING DISTRICT: C1-3 WARD: 3

**APPLICANT:** McDonald's USA, LLC

**OWNER:** Franchise Realty Investment Trust- IL

PREMISES AFFECTED: 207 E. 35th Street

**SUBJECT:** Application for a special use to establish a dual lane drive-through

to serve an existing fast food restaurant.

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

331-18-S ZONING DISTRICT: B3-3 WARD: 26

APPLICANT: Jester Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1709 N. Kedzie Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, three dwelling unit building

with a detached three car garage.

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

370-18-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** James and Denise Orlin

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1129 W. Wrightwood Avenue

**SUBJECT:** Application for a variation to increase the existing 4,267.45 square

feet of floor area by an amount not to exceed 15% (202.6 square feet) to 4,470.05 square feet for a proposed rear one story addition,

rear decks with a solid private screen on the 1st floor and a

detached two car garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

371-18-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** James and Denise Orlin

**OWNER:** same as applicant

PREMISES AFFECTED: 1129 W. Wrightwood Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.86' to 34.17', west from 2' to 0.45' (east to be 3.83'), combined side setback from 4.8' to 4.28', reduce the rear from 2' to zero with the garage located less than 10' from the centerline of the alley for a rear one story addition, rear decks with a solid private

screen on the 1st floor and a detached two car garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

373-18-Z ZONING DISTRICT: RS-3 WARD: 37

APPLICANT: Marquita Archie
OWNER: Same as applicant
PREMISES AFFECTED: 632 N. Lorel Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the

required 4' to 1.9', south setback from 4' to 3.6', combined side setback from 10' to 5.5' for two proposed storage room additions to

the existing two-story residential building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

402-18-Z ZONING DISTRICT: RS-3 WARD: 1

**APPLICANT:** Huron Management, LLC

OWNER: Same as applicant PREMISES AFFECTED: 1858 W. Huron Street

**SUBJECT:** Application for a variation to covert an existing three-story, three

dwelling unit building to a four dwelling unit building. One

dwelling unit will remain at the rear of the building. There will be a

total of five dwelling units at the subject site.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

403-18-Z ZONING DISTRICT: RS-3 WARD: 1

**APPLICANT:** Huron Management, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1858 W. Huron Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 1,125 square feet to zero to convert an existing front three-story, three dwelling unit building to a four dwelling unit building. One dwelling will remain at the rear building. There will

be a total of five dwelling units at the subject site.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

**404-18-Z APPLICANT:**WARD: 43
William J. Deakin Trust and Lis M. Diehlmann Trust

**OWNER:** Same as applicant

PREMISES AFFECTED: 1848 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the front feature setback from

the required 20' to 9.87', front setback from 11.22' to 9.87', north and south setback from 2' to zero, combined side setback from 5' to zero and the open space along the north and south end of the lot from 5' to zero on each side for a proposed attached garage with roof deck, open stairs, roof top stair/ elevator enclosure and roof

deck.

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

418-18-S ZONING DISTRICT: C1-2 WARD: 32

**APPLICANT:** GW Clybourn, LLC OWNER: Dynamic Enterprises, Inc. **PREMISES AFFECTED:** 3159 N. Clybourn Avenue

**SUBJECT:** Application for a special use to establish a gas station with four gas

pumps and a one-story retail building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

424-18-S ZONING DISTRICT: C1-2 WARD: 20

**APPLICANT:** Word of Truth Bible Teaching Ministries

**OWNER:** Paumar, LLC

**PREMISES AFFECTED:** 6827 S. South Chicago Avenue

**SUBJECT:** Application for a special use to establish a religious assembly with

twenty-one on-site parking spaces.

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; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board's semi-annual review of its closed session minutes made by the Chairman. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting went into closed session at 5:25 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 5:50 PM.

The Chairman announced that in closed session, the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 271-18-Z, 341-18-Z, 209-18-S, 210-18-Z, 229-18-S, 230-18-Z, 231-18-Z, 232-18-Z, 233-18-S, 234-18-Z, 235-18-Z, 236-18-Z, 237-18-S, 238-18-Z, 239-18-Z, 240-18-Z, 241-18-Z and 242-18-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of August 17, 2018 made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

389-18-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** 1248 Astor, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1246 N. Astor Street

**SUBJECT:** Application for a variation to reduce the non-alley side setback

from 2.9' to 1.83', rear setback from 27.66' to 24.75' for a proposed fourth story addition and to legalize a third story addition to the

existing three- story, single family residence.

Application approved subject to conditions by voice vote. 4-0;

yeas - Sercye, Doar, Toia, and Williams (Flores absent).

390-18-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** 1248 Astor, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1246 N. Astor Street

**SUBJECT:** Application for a variation to increase the maximum building

height from 45' to 46.67' which is not more than 10% for a proposed fourth-story addition and to legalize a third floor rear addition for the existing three-story, single family residence.

Application approved subject to conditions by voice vote. 4-0;

yeas - Sercye, Doar, Toia, and Williams (Flores absent).

391-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: 1248 Astor, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1246 N. Astor Street

**SUBJECT:** Application for a variation to increase the floor area ratio of

5,334.45 square feet by 796.06 square feet for a total of 6,130.51 square feet which is not more than 14.9% for a proposed fourth story addition and to legalize a rear third floor addition for the

existing three-story, single family residence.

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

The Chairman moved to adjourn at 6:50 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia and Williams (Flores absent). Meeting adjourned.