Blake Sercye, Chairman
Sol Flores
Sam Toia
Amanda Williams

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

Motion to approve the minutes from the March 17, 2017 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, Flores, Toia and Williams.

Motion to approve the April 21, 2017 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, Flores, Toia and Williams.

9:00 A.M.

163-17-Z  
ZONING DISTRICT: RT-4  
WARD: 43  
APPLICANT: J. Gary Fencik Trust dated July 1, 1984  
OWNER: Same as applicant  
PREMISES AFFECTED: 1134 W. Schubert Avenue  
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30.80’ to zero for a proposed 7’-6” x 100’-11” wood fence. Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

164-17-Z  
ZONING DISTRICT: B3-5  
WARD: 25  
APPLICANT: BR Allport, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1801-03 S. Throop Street  
SUBJECT: Application for a variation to reduce the required parking from three parking spaces to two parking spaces for the proposed four-story building being converted from twelve dwelling units to eighteen dwelling units and a new two car garage. Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams
165-17-Z
APPLICANT: David Spielfogel and Lee Crandell
OWNER: Same as applicant
PREMISES AFFECTED: 4022 N. Ravenswood Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 35.06' to zero, west setback from 1.75' to zero (east to be zero), for a proposed two-story single family residence and rear privacy walls which shall be 8' in height.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

166-17-Z
APPLICANT: David Spielfogel and Lee Crandell
OWNER: Same as applicant
PREMISES AFFECTED: 4022 N. Ravenswood Avenue
SUBJECT: Application for a variation to reduce the required off-street parking from the required one space to zero for a proposed two story single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

167-17-S
APPLICANT: The Church of Jesus Christ International
OWNER: Same as applicant
PREMISES AFFECTED: 7711-23 S. Kedzie Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

168-17-S
APPLICANT: Sonia Dua D/B/A Sonia Beauty Salon
OWNER: Same as applicant
PREMISES AFFECTED: 5053 N. Clark Street
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

169-17-S
APPLICANT: SDC 16002, LLC
OWNER: 5555 W. Irving Park, LLC
PREMISES AFFECTED: 5533-57 W. Irving Park Road
SUBJECT: Application for a special use to establish a one-lane drive-through to serve a proposed fast food restaurant.
Continued to May 19, 2017 at 9 a.m.
170-17-Z
APPLICANT: Chicago Jewish Day School
OWNER: Same as applicant
PREMISES AFFECTED: 3730 N. California Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37'-6" to 20'-9" for a proposed one-story addition to an existing school. Application approved by voice vote subject to the conditions stated on the record. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

171-17-S
APPLICANT: Chicago Jewish Day School
OWNER: Same as applicant
PREMISES AFFECTED: 3755 N. Mozart Street
SUBJECT: Application for a special use to establish an off-site accessory parking lot to serve an existing school and a new addition located at 3730 N. California Avenue. Application approved by voice vote subject to the conditions stated on the record. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

172-17-Z
APPLICANT: Chicago Jewish Day School
OWNER: Same as applicant
PREMISES AFFECTED: 3755 N. Mozart Street
SUBJECT: Application for a variation to reduce the west front setback from the required 20' to 15'-10", south setback from 12' to 4'-4" for a proposed off-site accessory parking lot to serve an existing school and addition located at 3730 N. California Avenue. Application approved by voice vote subject to the conditions stated on the record. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

173-17-S
APPLICANT: Brodsen Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1356 W. 47th Street
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, Flores, and Williams (Toia recused)
174-17-S
APPLICANT: Motorola Solutions, Inc.
OWNER: Piedmont 500 West Monroe Fee, LLC
PREMISES AFFECTED: 500 W. Monroe Street
SUBJECT: Application for a special use to establish an on-premise wall sign.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

175-17-Z
APPLICANT: Niall T. McGrath
OWNER: Same as applicant
PREMISES AFFECTED: 3648 W. 107th Street
SUBJECT: Application for a variation to reduce the west setback from the required 4' to 3', east from 4' to 3', combined setback from 12' to 6' for a proposed two-story single family residence.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

176-17-Z
APPLICANT: Grove Heights Baptist Church
OWNER: Same as applicant
PREMISES AFFECTED: 9800 S. Greenwood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20.85' to 12.69' for an elevator enclosure addition with interior alterations for an accessible toilet within an existing church.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

177-17-S
APPLICANT: 3300 N. California Avenue, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3300 N. California Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with two interior parking stalls and two exterior parking stalls at the rear.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)
178-17-Z
APPLICANT: 3300 N. California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3300 N. California Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to 20' on floors containing dwelling units for a proposed four-story, four dwelling unit building with two interior parking stalls and two exterior parking spaces at the rear of the building.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

179-17-Z
APPLICANT: David and Cara Castenada
OWNER: Same as applicant
PREMISES AFFECTED: 920 W. Wrightwood Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.50' to 21.33' for a proposed bridge to connect a rear stair to a proposed roof deck on the existing three-car garage.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

180-17-Z
APPLICANT: Fletch Development
OWNER: Same as applicant
PREMISES AFFECTED: 3258 N. Clifton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37'-1" to 21' for a proposed open stair/bridge to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

181-17-Z
APPLICANT: Agnieszka Salwach
OWNER: Same as applicant
PREMISES AFFECTED: 3842 N. Paris Avenue
SUBJECT: Application for a variation to reduce the required average front yard setback from 41.66' to 21' for a proposed two-story single family residence with a rear two-story open porch and a two-car detached garage.
Application denied by voice vote. 0-3; yeas – none; nays - Sercye, Flores, and Toia (Williams absent)
182-17-S
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
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
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
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)
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<tr>
<th>Case No.</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
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<td>186-17-S</td>
<td>C2-2</td>
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<td>Applicant:</td>
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<td>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)</td>
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<td>187-17-S</td>
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<td>Subject:</td>
<td>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)</td>
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<td>188-17-Z</td>
<td>C2-2</td>
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<td>Subject:</td>
<td>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)</td>
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<td>189-17-S</td>
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<td>Applicant:</td>
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<td>Premises Affected:</td>
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<td>Subject:</td>
<td>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)</td>
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<td>C2-2</td>
<td>Joe Skiba</td>
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<td>RS-3</td>
<td>Katherine and Jeffery Johnson</td>
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<td>RT-4</td>
<td>Sustainabuild, LLC- 1541 Wood Series</td>
<td>Same as applicant</td>
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<td>RS-2</td>
<td>David Schulman</td>
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<td>Case Number</td>
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<td>198-17-S</td>
<td>PMD-4, Sub District A</td>
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199-17-S
APPLICANT: Grand Mere. LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3601-11 S. Iron Street
SUBJECT: Application for a special use to establish a vehicle storage and towing facility.
*Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)*

200-17-S
APPLICANT: Robert Vana
OWNER: Same as applicant
PREMISES AFFECTED: 6743 W. Archer Avenue 1st Flr.
SUBJECT: Application for a special use to establish a barber shop.
*Continued to May 19, 2017 at 2 p.m.*

201-17-S
APPLICANT: Waterfront Terrace Inc.
OWNER: 7760 South Shore Drive Building, LLC
PREMISES AFFECTED: 7760 S. South Shore Drive
SUBJECT: 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.
*Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)*

202-17-Z
APPLICANT: Waterfront Terrace Inc.
OWNER: 7760 South Shore Drive Building, LLC
PREMISES AFFECTED: 7760 S. South Shore Drive
SUBJECT: 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.
*Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)*

203-17-Z
APPLICANT: Development Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 850 W. Lill 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.*
<table>
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<tr>
<th>204-17-Z</th>
<th>ZONING DISTRICT: RT-4</th>
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<td>APPLICANT:</td>
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<td>OWNER:</td>
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<td>PREMISES AFFECTED:</td>
<td>818 W. Wrightwood Avenue</td>
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<td>SUBJECT:</td>
<td>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.</td>
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<th>205-17-Z</th>
<th>ZONING DISTRICT: RM-6.5</th>
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<td>APPLICANT:</td>
<td>Thomas Elden 2013 Trust</td>
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<td>OWNER:</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>1550 N. State Parkway</td>
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<td>SUBJECT:</td>
<td>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)</td>
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<th>206-17-S</th>
<th>ZONING DISTRICT: B3-1</th>
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<tr>
<td>APPLICANT:</td>
<td>Diamaris Quiles D/B/A La Rogue</td>
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<td>OWNER:</td>
<td>Jianyun Hu</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>2702 N. Laramie Avenue</td>
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<tr>
<td>SUBJECT:</td>
<td>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)</td>
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</table>

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).
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<td>207-17-Z</td>
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<tr>
<td>Applicant</td>
<td>Joshua and Summer Thornton</td>
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<tr>
<td>Owner</td>
<td>Same as applicant</td>
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<tr>
<td>Premises Affected</td>
<td>901 W. Webster Avenue</td>
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<tr>
<td>Subject</td>
<td>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</td>
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<thead>
<tr>
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<td>208-17-Z</td>
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<td>Applicant</td>
<td>Joshua and Summer Thornton</td>
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<td>Owner</td>
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<td>Premises Affected</td>
<td>901 W. Webster Avenue</td>
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<tr>
<td>Subject</td>
<td>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</td>
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<td>Applicant</td>
<td>GSXR, LLC 3302 Hamilton Series</td>
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<td>3302 N. Hamilton</td>
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<tr>
<td>Subject</td>
<td>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</td>
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<td>Applicant</td>
<td>Anna Volkman, Valerie Isotalo</td>
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<td>Owner</td>
<td>Mindy Sullivan</td>
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<td>Premises Affected</td>
<td>1830 W. Wilson Avenue</td>
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<td>Subject</td>
<td>Application for a special use to establish a beauty salon. Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams</td>
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<tr>
<td>Case Number</td>
<td>Zoning District</td>
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<td>214-17-Z</td>
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215-17-S
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
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
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
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
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
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
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
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
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
224-17-S
APPLICANT: Anastasie Nchouandoungam
OWNER: Same as applicant
PREMISES AFFECTED: 1750 E. 79th Street
SUBJECT: Application for a special use to establish a hair salon.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

225-17-Z
APPLICANT: Cleveland Menomonee, LLC
OWNER: The Dolores J. Roth Living Trust, dated July 31, 2002
PREMISES AFFECTED: 509 W. Menomonee Street
SUBJECT: Application for a variation to reduce the front wall setback facing a public street located on a corner from the required 5' to 3', rear wall setback to a side property line from 10; to 8.06', the rear end wall setback facing a public street from 10' to 8', and to relocate four of the five required private yard open spaces of 175 SF per unit on to the proposed roof terrace, for a three-story, five dwelling unit townhouse building with thirteen enclosed parking stalls and roof terraces.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)

226-17-Z
APPLICANT: 1734 Humboldt Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1728 N. Humboldt Boulevard
SUBJECT: Application for a variation to increase the maximum building height from the maximum 30' to 33' for a proposed canopy roof above the second floor of the existing two-story, single family residence.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)

227-17-Z
APPLICANT: 1734 Humboldt Acquisitions, LLC
PREMISES AFFECTED: 1728 N. Humboldt Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 22' for a proposed spiral stair to access the garage roof deck.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)
228-17-Z
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
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
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
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.
232-17-Z
APPLICANT: Westford Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4133 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.1' to 2', north setback from 2' to zero (south to be 2.6'), combined setback from 5' to 2.6' for an open stair to access a garage roof deck which shall also contain the relocated rear yard open space and a pergola.
Continued to June 16, 2017 at 2 p.m.

233-17-Z
APPLICANT: Westford Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4129 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34'-10" to 2', north setback from 2' to zero (south to b 2'-6"), combined side setback from 5' to 2'-6" for an open stair to access a garage roof deck which shall contain the relocated rear yard open space and a pergola.
Continued to June 16, 2017 at 2 p.m.

234-17-Z
APPLICANT: Chicago Equities LLC & Land Equities, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1667 N. Western Avenue
SUBJECT: Application for a variation to reduce the required loading space from one to zero for a proposed four-story building with retail and twenty-five indoor parking spaces on the ground floor and thirty dwelling units above.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

235-17-Z
APPLICANT: Chicago Equities, LLC and Land Equities, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1667 N. Western Avenue
SUBJECT: Application for a variation to reduce the required loading space from one to zero for a proposed four-story building with retail and twenty-five indoor parking spaces on the ground floor and thirty dwelling units above.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams
<table>
<thead>
<tr>
<th>Case No.</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
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<tbody>
<tr>
<td>236-17-Z</td>
<td>RM-4.5</td>
<td>1</td>
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<tr>
<td>Applicant:</td>
<td>1222-26 Ohio, LLC</td>
<td></td>
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<tr>
<td>Owner:</td>
<td>Same as applicant</td>
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<tr>
<td>Premises Affected:</td>
<td>1224 W. Ohio Street</td>
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<tr>
<td>Subject:</td>
<td>Application for a variation to reduce the rear setback from the required 47'-3&quot; to 36' for an open stair/bridge to access the proposed garage roof deck which shall also contain the relocated rear yard open space.</td>
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<td>Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams</td>
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<td>237-17-Z</td>
<td>RT-4</td>
<td>44</td>
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<tr>
<td>Applicant:</td>
<td>Phoenix Builders Group, LLC</td>
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<td>Owner:</td>
<td>Same as applicant</td>
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<tr>
<td>Premises Affected:</td>
<td>1020 W. Diversey Parkway</td>
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<tr>
<td>Subject:</td>
<td>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.</td>
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<td>Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams</td>
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<td>238-17-Z</td>
<td>RS-3</td>
<td>32</td>
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<tr>
<td>Applicant:</td>
<td>Chicago Title Land Trust Co ATUT # 120430</td>
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<tr>
<td>Owner:</td>
<td>Same as applicant</td>
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<tr>
<td>Premises Affected:</td>
<td>2327 W. McLean Avenue</td>
<td></td>
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<tr>
<td>Subject:</td>
<td>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.</td>
<td></td>
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<td></td>
<td>Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams</td>
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<tr>
<td>Applicant:</td>
<td>Chicago Title land trust Co ATUT # 120430</td>
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<tr>
<td>Owner:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>2327 W. McLean Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>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.</td>
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<tr>
<td></td>
<td>Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams</td>
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</table>
240-17-Z  
**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  
**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  
**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  
**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

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

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

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

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  
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  
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  
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  
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 to 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.
<table>
<thead>
<tr>
<th>Number</th>
<th>Zoning District</th>
<th>Ward</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
<th>Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>141-17-Z</td>
<td>RM-5.5</td>
<td>2</td>
<td>HSC Realty, LLC- LaSalle 1308</td>
<td>Same as applicant</td>
<td>1308 N. LaSalle Street</td>
<td>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.</td>
<td>Application denied by voice vote. 0-3; yeas – none; nays - Sercye, Toia, and Williams (Flores absent)</td>
</tr>
<tr>
<td>149-17-Z</td>
<td>RT-4</td>
<td>32</td>
<td>Claremont 2165 LLC</td>
<td>Same as applicant</td>
<td>2165 N. Claremont Avenue</td>
<td>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.</td>
<td>Application approved by voice vote subject to the conditions stated on the record. 4-0; yeas – Sercye, Flores, Toia, and Williams</td>
</tr>
</tbody>
</table>

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.