Chairman Sercye called the meeting to order at 9:25 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Sercye, Doar, Flores, Toia and Williams).

Motion to approve the minutes from the July 21, 2017 regular meeting by the Chairman. Second by Toia. Motion carried 5-0; yeas-Sercye, Doar, Flores, Toia, and Williams.

Motion to approve the August 18, 2017 agenda made by the Chairman. Second by Williams. Motion carried 5-0; yeas-Sercye, Doar, Flores, Toia, and Williams.

9:00 A.M.

457-17-S
APPLICANT: Crossroads Ridge, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5964-70 N. Ridge 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. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).

458-17-Z
APPLICANT: Crossroads Ridge, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5964-70 N. Ridge Avenue
SUBJECT: Application for a variation to reduce the landscape setback along N. Ridge Avenue from 7′ to 3′-4" and adding a masonry screen wall which shall be 2′-6” high. Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).
459-17-S  
APPLICANT:  Westside Health Authority  
OWNER:  Same as applicant  
PREMISES AFFECTED:  5422 W. Division Street  
SUBJECT:  Application for a special use to establish a transitional residence in an existing two-story, mixed-use building.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

460-17-S  
APPLICANT:  Tsersndori Davaasuren d/b/a Bliss Nails  
OWNER:  Sarah Kim  
PREMISES AFFECTED:  4245 N. Lincoln Avenue  
SUBJECT:  Application for a special use to establish a nail salon.  
Continued to September 15, 2017 at 2:00 p.m.

461-17-S  
APPLICANT:  Louis Egwuenu  
OWNER:  4301 South Ashland Avenue, LLC  
PREMISES AFFECTED:  4315 S. Ashland Avenue  
SUBJECT:  Application for a special use to establish a nail salon.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

462-17-Z  
APPLICANT:  Marco Cozzini  
OWNER:  Same as applicant  
PREMISES AFFECTED:  6301 N. Keeler Avenue  
SUBJECT:  Application for a variation to reduce the front setback from the required 25.1' to 19.95', north setback from 4' to 2.7', south setback from 4' to 1', combined side setback from 9.9' to 3.7' for a proposed single family residence with roof deck, rooftop penthouse stair and elevator enclosure, rear raised patio and a detached two car garage with roof deck and open access stair.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

463-17-Z  
APPLICANT:  Marco Cozzini  
OWNER:  Same as applicant  
PREMISES AFFECTED:  6301 N. Keeler Avenue  
SUBJECT:  Application for a variation to increase the maximum floor area ratio from 0.65 to 0.75 (3032.76 square feet total proposed) for a proposed single family residence with roof deck, roof top penthouse stair and elevator enclosure, rear raised open patio and detached two car garage with roof deck and open access stair.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
464-17-Z
APPLICANT: Sarah Kim
OWNER: Same as applicant
PREMISES AFFECTED: 2480 N. Orchard Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.73' to 2', south setback from 2' to zero (north to be 3.83') combined side setback from 5' to 3.83' for a proposed three-story covered porch with one parking stall at grade at the rear of the existing building.
Continued to September 15, 2017 at 2:00 p.m.

465-17-Z
APPLICANT: Sara Kim
OWNER: Same as applicant
PREMISSES AFFECTED: 2480 N. Orchard Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 165.05 square feet to zero for a proposed rear three-story, covered porch with one parking stall carport at the rear of the existing building.
Continued to September 15, 2017 at 2:00 p.m.

466-17-S
APPLICANT: 3505 Clark, Inc. Deuces and Diamonds Club
OWNER: JJK Clark St., LLC
PREMISSES AFFECTED: 3505 N. Clark Street
SUBJECT: Application for a special use to establish an outdoor patio on the roof of an existing two-story restaurant.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).

467-17-S
APPLICANT: Christ Center of Hope: Assembly of God
OWNER: Same as applicant
PREMISSES AFFECTED: 5534 N. Kedzie Avenue
SUBJECT: Application for a special use to establish a religious assembly with 112 seats in an existing building.
Continued to September 15, 2017 at 2:00 p.m.

468-17-S
APPLICANT: Christ Center of Hope: Assembly of God
OWNER: Board of Education, City of Chicago
PREMISSES AFFECTED: 5430-58 N. Kedzie Avenue
SUBJECT: Application for a special use to establish off-site parking to meet the parking requirement for the proposed religious assembly located at 5534 N. Kedzie Avenue.
Continued to September 15, 2017 at 2:00 p.m.
469-17-Z  
**APPLICANT:** Christ Center of Hope: Assembly of God  
**OWNER:** Board of Education, City of Chicago  
**PREMISES AFFECTED:** 5430-58 N. Kedzie Avenue  
**SUBJECT:** Application for a variation to establish shared parking for a proposed religious assembly located at 5534 N. Kedzie and an existing school located at 5531 N. Kedzie Avenue.  
Continued to September 15, 2017 at 2:00 p.m.

470-17-Z  
**APPLICANT:** Alexander Sandoval  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3441 N. Springfield Avenue  
**SUBJECT:** Application for a variation to reduce the north setback from the required 2' to 6", combined side setback from 5' to 4'-7" for a proposed two, story single family residence.  
*Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.*

471-17-S  
**APPLICANT:** Dung Thuy Le  
**OWNER:** Chris Verveniotis  
**PREMISES AFFECTED:** 3325 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to establish a nail salon.  
*Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.*

472-17-S  
**APPLICANT:** VGS Diesel, Inc. & U Rol Express  
**OWNER:** Xwested, LLC  
**PREMISES AFFECTED:** 6100 S. New England Avenue  
**SUBJECT:** Application for a special use to establish fifty, 10' x 50' container storage spaces.  
*Withdrawn*

473-17-Z  
**APPLICANT:** Wilfredo Ruiz  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2856 S. Hamlin Avenue  
**SUBJECT:** Application for a variation to reduce the south setback from the required 2' to zero (north to be 3.9') combined side setback from 5' to 3.9', front setback from 9’-4” to 8’-1" for a third floor addition for the existing three-story, three dwelling unit building.  
*Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.*
474-17-Z  ZONING DISTRICT: RS-3  WARD: 22
APPLICANT: Wilfredo Ruiz
OWNER: Same as applicant
PREMISES AFFECTED: 2856 S. Hamlin Avenue
SUBJECT: Application for a variation to increase the maximum building height from 30' to 30'-9" for a third floor addition for the existing three-story, three dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

475-17-Z  ZONING DISTRICT: RS-3  WARD: 11
APPLICANT: Jason Strahan and Doyoung Yong
OWNER: Same as applicant
PREMISES AFFECTED: 3845 S. Lowe Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 5.75' for a proposed two-story, single family residence with an attached two car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

476-17-Z  ZONING DISTRICT: RS-3  WARD: 11
APPLICANT: Jason Strahan and Doyoung Yong
OWNER: Same as applicant
PREMISES AFFECTED: 3845 S. Lowe Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 406.25 square feet to 132.25 square feet for a proposed two story, single family residence with an attached two car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

477-17-S  ZONING DISTRICT: B3-1  WARD: 38
APPLICANT: Montrose Food & Liquors Inc.
OWNER: Irving Narragansett Partnership
PREMISES AFFECTED: 5615 W. Montrose Avenue
SUBJECT: Application for a special use to establish a liquor store with packaged goods.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

478-17-S  ZONING DISTRICT: B3-2  WARD: 6
APPLICANT: Kevin D. Smith
OWNER: Seth Halpem
PREMISES AFFECTED: 7854 S. Eberhart Avenue
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
479-17-S
APPLICANT: Mercedes Barroso d/b/a Mercy's Unisex Salon
OWNER: Amit Shah
PREMISES AFFECTED: 4806 W. Armitage Avenue
SUBJECT: Application for a special use to establish a beauty / nail salon.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

480-17-S
APPLICANT: Constance Mack Latham
OWNER: Mag Mile Salon Group, LLC
PREMISES AFFECTED: 100 E. Walton Street, Suite 129
SUBJECT: Application for a special use to establish a body art service (microblading).
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

481-17-Z
APPLICANT: 2731 Prindiville, LLC
OWNER: same as applicant
PREMISES AFFECTED: 2731 W. Prindiville Street
SUBJECT: Application for a variation to reduce the front wall setback facing a public street from the required 10' to 3', rear wall setback to a side property line from 10' to zero for a proposed three-story, six dwelling unit townhouse building with four enclosed parking stalls and a garage roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

482-17-Z
APPLICANT: 2731 W. Prindiville Street
OWNER: Same as applicant
PREMISES AFFECTED: 2731 W. Prindiville Street
SUBJECT: Application for a variation to relocate one of the required private yard open space of 175 square feet to a proposed garage roof deck for a proposed three-story, six dwelling unit building with four enclosed parking stalls and a garage roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
483-17-Z
APPLICANT: 2731 W. Prindiville, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2731 W. Prindiville Street
SUBJECT: Application for a variation to reduce the private yard open space of 175 square feet per unit to 164 square feet for four of the six proposed units of the proposed three-story, six dwelling unit townhouse building with four parking stalls and a garage roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

484-17-Z
APPLICANT: GW Fidelity Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 941 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed seven story retail and thirty-three dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

485-17-Z
APPLICANT: GW Fidelity Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 941 W. Belmont Avenue
SUBJECT: Application for a variation to increase the height by no more than 10% from the maximum of 70' to 74'-11" for a proposed seven story retail and thirty-three dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

486-17-S
APPLICANT: Yessenia Baez d/b/a Glam by Jessy
OWNER: Geroulis Enterprises, LLC
PREMISES AFFECTED: 3360 W. Peterson Avenue, Suite C & D
SUBJECT: Application for a special use to establish a beauty salon.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

487-17-S
APPLICANT: Adam Laflin Place Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 128 S. Laflin Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, fifty-two dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
488-17-Z
APPLICANT: Adam Laflin Place Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 128 S. Laflin Street
SUBJECT: Application for a variation to eliminate the one required 10' x 25'
loading berth for a proposed four-story, fifty two dwelling unit
building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar,
Flores, Toia, and Williams.

489-17-Z
APPLICANT: Adam Laflin Place Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 128 S. Laflin Street
SUBJECT: Application for a variation to reduce the rear setback from the
required 30' to 15', for a proposed four-story, fifty two dwelling unit
building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar,
Flores, Toia, and Williams.

490-17-Z
APPLICANT: Marthette Muhammad
OWNER: Same as applicant
PREMISES AFFECTED: 10537 S. Prairie Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from
35.10' to 5.13', side setback from 4' to zero for an existing wrought
iron fence and gate located in the rear yard and a wrought iron
fence and gate located on the west side of an existing building.
Application approved with conditions by voice vote. 5-0; yeas –
Sercye, Doar, Flores, Toia, and Williams.

491-17-S
APPLICANT: Ha Tran
OWNER: Same as applicant
PREMISES AFFECTED: 1710 W. 79th Street
SUBJECT: Application for a special use to establish a nail salon.
Application approved by voice vote. 5-0; yeas – Sercye, Doar,
Flores, Toia, and Williams.

492-17-Z
APPLICANT: Eileen and Martin Newell
OWNER: Same as applicant
PREMISES AFFECTED: 3140 N. Kedzie Avenue
SUBJECT: Application for a variation to reduce the rear setback from the
required 30' to 21' for a proposed three-story, six dwelling unit
building with an attached garage and four on-site parking spaces.
Application approved by voice vote. 5-0; yeas – Sercye, Doar,
Flores, Toia, and Williams.
493-17-Z
APPLICANT: Thomas Bulmer
OWNER: Same as applicant
PREMISES AFFECTED: 13113 S. Green Bay Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 8.02’ to 4’, south setback from 8.02’ to 4.25’, combined side setback from 24.08’ to 8.25’ for a proposed one-story single family residence with an attached two-car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

494-17-Z
APPLICANT: 2028 North Fremont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2028 N. Fremont Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35’ to 1.7’, south setback from 4’ to zero (north to be 0.36’) combined side setback from 10’ to 0.36’ for a proposed one and two story rear addition, one car garage addition with roof deck, and screen walls and a masonry private fence on the existing three-story, single family residence.
Continued to October 20, 2017 at 9:00 a.m.

495-17-Z
APPLICANT: Salomon Properties LLC, Designated Series I
OWNER: Same as applicant
PREMISES AFFECTED: 1945 W. Wolfram Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35’ to 1.7’, south setback from 4’ to zero (north to be 0.36’) combined side setback from 10’ to 0.36’ for a proposed one and two story rear addition, one car garage addition with roof deck, and screen walls and a masonry private fence on the existing three-story, single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

496-17-Z
APPLICANT: Salomon Properties LLC, Designated Series I
OWNER: Same as applicant
PREMISES AFFECTED: 1945 W. Wolfram Street
SUBJECT: Application for a variation to reduce the rear setback from 37.5’ to zero, north from 2’ to zero (south to be 0.52’), combined side setback from 5.01’ to 0.52’ for a proposed rear third floor addition and a conversion of the rear ground floor into a one car garage on to the existing three story, single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
497-17-Z
APPLICANT: Nathaneal Wickman Trust Lindsay Wickman Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2648 N. Mildred Avenue
SUBJECT: Application for a variation to increase the existing floor area ratio by no more than 1.06% from the existing 3,777.37 square feet to 3,817.37 square feet for a proposed first floor addition and a new privacy fence on the existing three-story building being deconverted from two dwelling unit building to a single family residence.
Continued to September 15, 2017 at 9:00 a.m.

498-17-Z
APPLICANT: Nathaneal Wickman Trust Lindsay Wickman Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2648 N. Mildred Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 0.42', north setback from 2' to 1.41' (south to be 2.51'), combined side setback from 5' to 3.92' for a proposed first floor front addition and a new privacy fence on the existing three-story building being deconverted from two dwelling unit building to a single family residence.
Continued to September 15, 2017 at 9:00 a.m.

499-17-Z
APPLICANT: KMW Communities, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 720 N. Ada Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 126 square feet to zero for a proposed four and one half story, three dwelling unit building with roof top feature.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

500-17-Z
APPLICANT: KMW Communities, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 720 N. Ada Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 126 square feet to zero for a proposed four and one half story, three dwelling unit building with roof top feature.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
501-17-Z
APPLICANT: Will + Spenc, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 721 N. Ada Street
SUBJECT: Application for a variation to reduce the front setback from 12' to 6', north setback from 2' to 1.33' (south to be 3') combined side setback from 4.8' to 4.3' for a proposed four and one-half, three dwelling unit building with roof top feature.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

502-17-Z
APPLICANT: Will + Spenc, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 721 N. Ada Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 126 square feet to zero for a proposed four and one-half story, three dwelling unit building with a roof top feature.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

503-17-Z
APPLICANT: Robert Ontiveros
OWNER: Same as applicant
PREMISES AFFECTED: 5910 W. Estes Avenue
SUBJECT: Application for a variation to reduce the side setback from 4' to zero, combined side setback from 12' to zero and the rear setback from 34' to zero to allow for a 7' high wood fence (6’ solid wood and the top 1’ open lattice).
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia and Williams. Meeting went into closed session at 12:00 AM.

Motion to return to open session made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia and Williams. Meeting returned to open session at 12:18 PM.

The Chairman moved to recess at 12:22 AM. Second by Toia. 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).
2:00 P.M.

Continued Matter

453-17-A
APPLICANT: Stephanie C. Bransfield
OWNER: John Patrick Strakv and Amy Strakv
PREMISES AFFECTED: 2853 W. Leland Avenue
SUBJECT: Application for an Objector's Appeal of the decision of the Office of the Zoning Administrator in granting an administrative adjustment to the property at 2853 W. Leland Avenue.
Decision of the Zoning Administrator affirmed by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

504-17-S
APPLICANT: Lincoln Park Community Services
OWNER: Pangea Properties
PREMISES AFFECTED: 1521 N. Sedgwick Street
SUBJECT: Application for a special use to establish a transitional residence in a C1-3 neighborhood commercial district.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

505-17-S
APPLICANT: Jazeh Beauty Boutique
OWNER: Lou Grande
PREMISES AFFECTED: 6430 N. Central Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
Continued to September 15, 2017 at 2:00 p.m.

506-17-S
APPLICANT: Raina 55th Ryan, LLC
OWNER: Sasafrasnet Beep-Beep
PREMISES AFFECTED: 255-57 W. Garfield Boulevard
SUBJECT: Application for a special use to establish a gas station which shall have a mini-mart and a drive-through to serve a proposed retail food use.
Continued to October 20, 2017 at 9:00 a.m.

507-17-S
APPLICANT: Raina 55th Ryan, LLC
OWNER: Sasafrasnet Beep-Beep
PREMISES AFFECTED: 255-57 W. Garfield Boulevard
SUBJECT: Application for a special use to establish a one lane drive-through to serve a proposed one-story gas station with a mini-mart and retail food use.
Continued to October 20, 2017 at 9:00 a.m.
**508-17-Z**  
**APPLICANT:** Raina 55th Ryan, LLC  
**OWNER:** Sasafrasnet Beep-Beep  
**PREMISES AFFECTED:** 255-57 W. Garfield Boulevard  
**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 15,537 square feet for a proposed gas station with minimart and a one lane drive-through to serve a retail food use.  
*Continued to October 20, 2017 at 9:00 a.m.*

**509-17-Z**  
**APPLICANT:** LG Development Group, LLC  
**OWNER:** MRR 1665 N. Milwaukee, LLC  
**PREMISES AFFECTED:** 1665-67 N. Milwaukee Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 2' at the ground level and 9.66' at the residential level above for a proposed six-story building with retail and thirty-two efficiency units.  
*Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.*

**510-17-Z**  
**APPLICANT:** LG Development Group, LLC  
**OWNER:** MRR 1665 N. Milwaukee, LLC  
**PREMISES AFFECTED:** 1665-67 N. Milwaukee Avenue  
**SUBJECT:** Application for a variation to increase the maximum height by no more than 10% from 55' to 60.5' for a proposed six story building with retail and thirty-two efficiency units.  
*Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.*

**511-17-Z**  
**APPLICANT:** 65 Oak Street Owner, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 57 E. Oak Street  
**SUBJECT:** Application for a variation to eliminate the one required loading berth for a proposed four-story retail and restaurant building.  
*Continued to September 15, 2017 at 2:00 p.m.*

**512-17-S**  
**APPLICANT:** Lakeshore Outdoor Advertising, Inc.  
**OWNER:** Gary Chu Trust  
**PREMISES AFFECTED:** 1800 S. Canal Street  
**SUBJECT:** Application for a special use to establish an off-premise advertising sign.  
*Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.*
513-17-Z
APPLICANT: Alex Abell
OWNER: Same as applicant
PREMISES AFFECTED: 2120 N. Dayton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 2', north and south setback from 2' each to zero each, combined side setback from 5' to zero for a proposed detached garage with an open roof deck with a pergola with partial screening and an attached chimney with an overall height of 23.92'.

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

514-17-Z
APPLICANT: Ivette Rosado
OWNER: Same as applicant
PREMISES AFFECTED: 3011 W. Lyndale Street
SUBJECT: Application for a variation to reduce the west setback from the required 2' to 0.3' (east to be 3.92') combined side setback from 5' to 4.22' for the subdivision of a lot into two zoning lots. The building at 3011 W. Lyndale shall remain. A two story, two dwelling unit building is proposed for 3013 W. Lyndale Street.

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

515-17-Z
APPLICANT: Andre Williams
OWNER: Same as applicant
PREMISES AFFECTED: 5333 W. Race Street
SUBJECT: Application for a variation to reduce the front setback from the required 25.43' to 13.15', east setback from 2.2' to 0.02' (west setback to be at 0.63'), combined side setback from 5.5' to 0.65' for a proposed attic addition, front covered porch and a rear open porch for the existing three-story, two dwelling unit building.

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

516-17-Z
APPLICANT: Andre Williams
OWNER: Same as applicant
PREMISES AFFECTED: 5333 W. Race Street
SUBJECT: Application for a variation to increase the height of the existing building by no more that 10% from the existing 30' to 30.33' for a proposed attic addition, covered front porch and a rear open porch on the existing three-story, two dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
517-17-S  
APPLICANT: Young Israel Chicago  
OWNER: Peter Golemis  
PREMISES AFFECTED: 2912-14 W. Devon Avenue  
SUBJECT: Application for a special use to establish a religious assembly facility.  
Application approved by voice vote. 4-0; yeas – Sercye, Toia, and Williams (Flores absent).

518-17-Z  
APPLICANT: Young Israel Chicago  
OWNER: Peter Golemis  
PREMISES AFFECTED: 2912-14 W. Devon Avenue  
SUBJECT: Application for a variation to reduce the required parking for a religious assembly facility from three parking spaces to two parking spaces.  
Application approved by voice vote. 4-0; yeas – Sercye, Toia, and Williams (Flores absent).

519-17-Z  
APPLICANT: 32nd & Green, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 3243 S. Green Street  
SUBJECT: Application for a variation to relocate the required rear yard open space of 182.54 square feet to the garage roof deck for the proposed two-story, two dwelling unit building with an attached four-car garage.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

520-17-Z  
APPLICANT: 32nd & Green, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 3243 S. Green Street  
SUBJECT: Application for a variation to relocate the required rear yard open space of 182.54 square feet to the garage roof deck for the proposed two-story, two dwelling unit building with an attached four-car garage.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
521-17-Z  
APPLICANT: 3856 W. Diversey, LLC  
OWNER: Same as applicant  
PREMISES Affected: 3856 W. Diversey Avenue  
SUBJECT: Application for a variation to reduce the rear yard open space from the required 211.44 square feet to zero for the proposed conversion of an existing six dwelling unit building to an eight dwelling unit building in an existing two-story building.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

522-17-Z  
APPLICANT: 3856 W. Diversey, LLC  
OWNER: Same as applicant  
PREMISES Affected: 3856 W. Diversey Avenue  
SUBJECT: Application for a variation to reduce the required off street parking from the required two spaces to zero for the proposed conversion of an existing six dwelling unit building to an eight dwelling unit building in an existing two-story building.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

523-17-S  
APPLICANT: Red & White Wine, LLC  
OWNER: Same as applicant  
PREMISES Affected: 1845 N. Oakley Avenue  
SUBJECT: Application for a special use to establish a proposed restaurant, with the service of liquor, in conjunction with the expansion of an existing liquor store.  
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).

524-17-S  
APPLICANT: Audrey Ciecka d/b/a The Bevy Salon  
OWNER: Sam Vukic  
PREMISES Affected: 2055 W. Irving Park Road  
SUBJECT: Application for a special use to establish a hair salon.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

525-17-Z  
APPLICANT: Jessica Shahbaz  
OWNER: Same as applicant  
PREMISES Affected: 1415 N. Ashland Avenue  
SUBJECT: Application for a variation to reduce the rear setback from 30’ to zero on floors containing dwelling units for a proposed second floor rear addition for the existing two-story building which contains one, second floor dwelling unit and a first floor small venue with retail sales.  
Continued to September 15, 2017 at 2:00 p.m.
526-17-Z
APPLICANT: Steven Molo and Mary Molo
OWNER: Same as applicant
PREMISES AFFECTED: 341 W. Wellington Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 39.29' to zero, east setback from 5' to zero for a proposed 8' high privacy fence for the existing three-story, single family residence.
Continued to September 15, 2017 at 2:00 p.m.

527-17-Z
APPLICANT: Kathy McKillop
OWNER: Same as applicant
PREMISES AFFECTED: 3261 W. 109th Street
SUBJECT: Application for a variation to reduce the west setback from the required 4' to 3' (east to be 4.17'), combined side setback from 8.852' to 7.17' for a proposed two-story, single family residence with an attached two car garage and a rear deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

528-17-S
APPLICANT: Rush Ontario, LLC
OWNER: Newport- Ontario, LLC
PREMISES AFFECTED: 630 N. Rush Street
SUBJECT: Application for a special use to establish a non-accessory parking (public garage) with one hundred, twenty-seven spaces located on the third and fourth floor of an existing building.
Continued to September 15, 2017 at 2:00 p.m.

529-17-S
APPLICANT: Chulbul Pandey Inc. d/b/a Liquor Expo
OWNER: Iantoni Development, LLC
PREMISES AFFECTED: 2154 N. Halsted Street
SUBJECT: Application for a special use to establish a packaged good license for a proposed liquor store on the first floor on an existing three-story, mixed use building.
Continued to September 15, 2017 at 2:00 p.m.

530-17-Z
APPLICANT: Irving Sacramento, Inc. d/b/a Leader Bar
OWNER: 3000 Irving, LLC
PREMISES AFFECTED: 3000-04 W. Irving Park Road
SUBJECT: Application for a variation to establish a public place of amusement for an existing tavern which is located within 125’ of a residential district, to provide DJ/ dancing, live music and charging at the door.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).
531-17-Z
APPLICANT: Paul S. Garklavs
OWNER: Same as applicant
PREMISES AFFECTED: 3024 W. Cortland Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 22.8' to zero for a proposed 6' high metal fence with a 10' sliding gate.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

532-17-S
APPLICANT: Nisei Lounge, Ltd
OWNER: El Tumi, LLC
PREMISES AFFECTED: 3439 N. Sheffield Avenue
SUBJECT: Application for a special use to expand an existing tavern to the outdoor patio.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

533-17-Z
APPLICANT: Epic Catering Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 13191 S. Brainard Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide an event space which is located within 125' of a residential zoning district.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

CONTINUANCES

259-17-Z
APPLICANT: Sky Real Estate, LLC - Series 2430 N. Albany
OWNER: Same as applicant
PREMISES AFFECTED: 2426 N. Albany Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 6.61' to 1.5', north setback from 5' to 3', rear setback from 15.43' to 2.5' for a proposed two-story single family residence with a rooftop stair enclosure, deck, trellis and two-car garage and a spiral stair located on the North West corner.
Withdrawn
260-17-Z
APPLICANT: Sky Real Estate, LLC- Series 2340 N. Albany
OWNER: Same as applicant
PREMISES AFFECTED: 2426 N. Albany Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 117.52 square feet to zero for a proposed two-story, single family residence with a roof top stair enclosure, deck, trellis and two-car garage and an open spiral stair case located on the North West corner.
Withdrawn

261-17-Z
APPLICANT: Sky Real Estate, LLC Series 2340 N. Albany
OWNER: Same as applicant
PREMISES AFFECTED: 2430 N. Albany Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 5' to zero for the subdivision of a lot. The existing three-story, four dwelling unit building will remain.
Withdrawn

262-17-Z
APPLICANT: Sky Real Estate, LLC Series 2430 N. Albany
OWNER: Same as applicant
PREMISES AFFECTED: 2430 N. Albany Avenue
SUBJECT: Application for a variation to reduce the lot area from the required 4,000 square feet to 3,605 square feet for the subdivision of a lot. The existing three-story, four dwelling unit building will remain.
Withdrawn

346-17-S
APPLICANT: Sam Sanchez
OWNER: JB at Clark Corporation
PREMISES AFFECTED: 3524 N. Clark Street
SUBJECT: Application for a special use to establish an outdoor roof top patio on an existing one story restaurant.
Continued to October 20, 2017 at 9:00 a.m.

386-17-Z
APPLICANT: Claudia Marchan
OWNER: Same as applicant
PREMISES AFFECTED: 5749 W. Fullerton Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for a proposed banquet hall which shall be located within 125’ of a residential zoning district.
Continued to October 20, 2017 at 9:00 a.m.
387-17-S  
APPLICANT: Claudia Marchan  
OWNER: Jennifer Ramsaroop  
PREMISES AFFECTED: 5717 W. Fullerton Avenue  
SUBJECT: Application for a special use to establish six required off-site parking spaces to serve a proposed banquet hall located at 5749 W. Fullerton Avenue.  
Continued to October 20, 2017 at 9:00 a.m.

394-17-Z  
APPLICANT: Dynaprop XXXI: 1254 W. Winnemac, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1254 W. Winnemac Avenue  
SUBJECT: Application for a variation to reduce the rear yard setback from the required 40.8' to 28.71' to convert the existing two-story two-dwelling unit building to five dwelling units with a rear three-story addition, a third floor addition with roof top stair enclosures and five unenclosed parking spaces.  
Approved with conditions by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

395-17-Z  
APPLICANT: Dynaprop XXXI: 1254 W. Winnemac, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1254 W. Winnemac Avenue  
SUBJECT: Application for a variation to reduce the rear yard open space from the required 353.6 square feet to 300.67 square feet to convert an existing two-story, two dwelling unit building to a three-story, five-dwelling unit building with a rear three-story addition, a third floor addition with roof top stair enclosures and five unenclosed parking spaces.  
Approved with conditions by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

402-17-Z  
APPLICANT: Bissell Partners, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2042 N. Bissell Avenue  
SUBJECT: Application for a variation to reduce the north setback from the required 2' to zero, (south to be 2.81') combined side setback from 4.4' to 2.81' for a proposed fourth story addition to an existing three-story, three dwelling unit building.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
<table>
<thead>
<tr>
<th>Case</th>
<th>Zoning District</th>
<th>Ward</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>403-17-Z</td>
<td>RT-4</td>
<td>43</td>
<td>Bissell Partners, LLC</td>
<td>Same as applicant</td>
<td>2042 N. Bissell Street</td>
<td>Application for a variation to increase the existing floor area by no more than 15% from 2,674.29 square feet to 3,007.67 square feet for a proposed fourth story addition to the existing three-story, three dwelling unit building. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.</td>
</tr>
<tr>
<td>404-17-Z</td>
<td>RT-4</td>
<td>43</td>
<td>Bissell Partners, LLC</td>
<td>Same as applicant</td>
<td>2042 N. Bissell Street</td>
<td>Application for a variation to increase the existing height by no more than 10% from 38' to 41.67' for a proposed fourth story addition to the existing three-story, three dwelling unit building. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.</td>
</tr>
<tr>
<td>415-17-Z</td>
<td>RM-4.5</td>
<td>44</td>
<td>744 Buckingham Place, LLC</td>
<td>Same as applicant</td>
<td>742 W. Buckingham Place</td>
<td>Application for a variation to reduce the front setback from the required 8' to 3', combined side setback from 6.4' to 5.8', rear setback from 39.10' to zero for a proposed four-story, four dwelling unit building with a detached garage and one parking space carport. Continued to October 20, 2017 at 9:00 a.m.</td>
</tr>
<tr>
<td>416-17-Z</td>
<td>RM-4.5</td>
<td>44</td>
<td>744 Buckingham Place, LLC</td>
<td>Same as applicant</td>
<td>742 W. Buckingham Place</td>
<td>Application for a variation to reduce the rear setback from the required 39.10' to zero, east setback from 2.6' to zero for a proposed detached four car garage and a one parking space carport. Continued to October 20, 2017 at 9:00 a.m.</td>
</tr>
<tr>
<td>417-17-Z</td>
<td>RM-4.5</td>
<td>44</td>
<td>744 Buckingham Place, LLC</td>
<td>Same as applicant</td>
<td>742 W. Buckingham Place</td>
<td>Application for a variation to reduce the rear yard open space from the required 276.26 square feet to zero for a proposed four car garage and a one parking space carport. Continued to October 20, 2017 at 9:00 a.m.</td>
</tr>
</tbody>
</table>
420-17-S
APPLICANT: Tri City Foods, Inc.
OWNER: AAIM Ashland, LLC
PREMISES AFFECTED: 7538-58 S. Ashland Avenue / 1606 W. 76th Street
SUBJECT: Application for a special use to establish a one lane drive-through with two order boards to serve a proposed fast food restaurant.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).

438-17-Z
APPLICANT: Natalie Boitchouk
OWNER: Same as applicant
PREMISES AFFECTED: 1620 W. Pierce Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 21.33', east and west setback from 2' each to zero, combined side setback from 4.8' to zero for a proposed rear two story addition connecting to an existing detached garage with a roof deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

446-17-S
APPLICANT: 1220NBA, 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, townhouse building with twenty-three dwelling units and twenty three attached garages, side open stairway and roof decks.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

447-17-Z
APPLICANT: 1220NBA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the front wall setback facing a public street from the required 12' to zero, front wall setback facing an alley from 3' to 1.67' for a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roof decks.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
448-17-Z
APPLICANT: 1220 NBA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the private yard area per unit from the required 200 square feet to 174 square feet for a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roof decks.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

449-17-Z
APPLICANT: 1220 NBA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a variation to relocate all of the required private yard areas on the second floor roof deck of a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roof decks.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

450-17-Z
APPLICANT: 1220 NBA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roof decks.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting went into closed session at 6:45 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 7:00 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of July 21, 2017 made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

The Chairman moved to recess at 7:05 PM. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting adjourned.