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 three members present (Doar, Toia, and Williams). Sercye arrived at 9:25 AM.

Motion to approve the minutes from the November 17, 2017 regular meeting made by the Acting Chairman. Second by Williams. Motion carried 3-0; yeas - Doar, Toia, and Williams (Sercye absent).

Motion to approve the December 15, 2017 agenda made by the Acting Chairman. Second by Williams. Motion carried 3-0; yeas - Doar, Flores, and Toia (Sercye absent).

9:00 A.M.

661-17-Z
APPLICANT: Michael & Cynthia O'Connor
OWNER: Same as applicant
PREMISES AFFECTED: 1335-43 W. Henderson Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35.38' to zero, east setback from 5' to 3.48' for a proposed raised patio with storage, replacement and reconfiguration of an existing one story open stair to access a garage roof deck, reconfiguration of an enclosed walkway from the principal building to the garage, an open stair to access the existing garage roof deck and a new recreational sport court with 15' tall masonry walls.

Motion to approve application by voice vote made by the Chairman. Motion denied 1-3; yeas – Sercye; nays – Doar, Toia and Williams. Motion to approve application with conditions made by Doar. Second by Toia. Motion carried 3-0; yeas – Doar, Toia, and Williams (Sercye abstained).

662-17-Z
APPLICANT: Duong Thai
OWNER: Farmer's Best Northlake Building, LLC
PREMISES AFFECTED: 4445 N. Pulaski Rd., Suite D
SUBJECT: Application for a variation to expand an existing public place of amusement license for an existing billiard hall from Suite B & C into Suite D which is located within 125' of a residential zoning
district.

Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).

663-17-Z
APPLICANT: CT Land Trust No.8002371334
OWNER: Same as applicant
PREMISES AFFECTED: 1952-56 N. Howe Street
SUBJECT: Application for a variation to reduce the average front setback from the required 8.10' to 7.52' and north setback from 5.22' to zero for a proposed 6.5' to 8' tall decorative cedar fence and gate accessory to the single family residence.

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

664-17-Z
APPLICANT: 2941 N. Clark, LLC
OWNER: same as applicant
PREMISES AFFECTED: 2941 N. Clark Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 15' for a proposed four-story, mixed use building with retail space at grade and twelve residential units above.

Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia absent).

665-17-Z
APPLICANT: 2941 N. Clark LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2941 N. Clark Street
SUBJECT: Application for a variation to reduce the required one 10' x 25' loading berth* to zero for a proposed four-story, mixed use building with ground floor retail and twelve dwelling units above.

Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia absent).

*Amended at hearing

666-17-S
APPLICANT: Ruben Flores d/b/a Shampoos Hair Salon
OWNER: Irving Narragansett Pt.
PREMISES AFFECTED: 4354 N. Central Avenue
SUBJECT: Application for a special use to establish a hair salon.

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

667-17-S
APPLICANT: Ocean Spas Nails, LLC
OWNER: Amos Financial, LLC
PREMISES AFFECTED: 1927 W. Irving Park Road
SUBJECT: Application for a special use to establish a nail salon.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia absent).

668-17-S
APPLICANT: Peterson Park Health Care Realty, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6141 N. Pulaski Road
SUBJECT: Application for a special use to expand an existing nursing home by adding a front second floor addition and a front carport.
Continued to January 19, 2018 at 2:00 p.m.

669-17-Z
APPLICANT: Peterson Park Health Care Realty, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6141 N. Pulaski Road
SUBJECT: Application for a variation to reduce the front setback from the required 10.06' to 4.08' for a proposed second floor addition and a front carport.
Continued to January 19, 2018 at 2:00 p.m.

670-17-S
APPLICANT: Casper Inc.
OWNER: Nodarse Investments, Inc.
PREMISES AFFECTED: 3235 N. Central Avenue
SUBJECT: Application for a special use to establish an off-site parking lot with twenty parking spaces to meet the parking requirement for a restaurant with a public place of amusement license.
Application approved by voice vote. 3-0; yeas – Doar, Toia, and Williams (Sercye recused).

671-17-Z
APPLICANT: Casper Inc.
OWNER: Nodarse Investments, Inc.
PREMISES AFFECTED: 3235 N. Central Avenue
SUBJECT: Application for a variation to establish shared parking with different hours of operation to meet the parking requirement for a restaurant with a public place of amusement license.
Application approved by voice vote. 3-0; yeas – Doar, Toia, and Williams (Sercye recused).

672-17-Z
APPLICANT: Lisa Cartwright
OWNER: Same as applicant
PREMISES AFFECTED: 2040 N. Fremont Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 23.3' for a proposed rear addition with terrace and an unenclosed stairway to access a garage roof deck.
Continued to January 19, 2018 at 2:00 p.m.

673-17-Z
ZONING DISTRICT: RM-5  WARD: 43
APPLICANT: 1941, 1943 & 1945 Larabee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1943 N. Larabee Street
SUBJECT: Application for a variation to reduce the rear setback from the required 38.1’ to 23.5’ for a rear open stair that exceeds six feet in height to access two proposed garage roof decks which shall also contain the relocated rear yard open space.
Continued to February 16, 2018 at 2:00 p.m.

674-17-S
ZONING DISTRICT: B1-1  WARD: 47
APPLICANT: Salon 77 Beauty Nails Spa Inc.
OWNER: Sierra Family Holdings, LLC
PREMISES AFFECTED: 1621 W. Montrose Avenue
SUBJECT: Application for a special use to establish a beauty / nail salon.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

675-17-Z
ZONING DISTRICT: RM-5  WARD: 44
APPLICANT: Castleview Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 734-38 W. Melrose Street
SUBJECT: Application for a variation to reduce the rear setback from the required 36.15’ to 16.5’, west setback from 5’ to 1’ (east to be 5’) combined side setback from 10’ to 6’ for a proposed four-story, eight dwelling unit building with eight interior parking spaces.
Continued to January 19, 2018 at 2:00 p.m.

676-17-S
ZONING DISTRICT: B1-3  WARD: 28
APPLICANT: Victoria Nguyen
OWNER: Syed N. Ahmed
PREMISES AFFECTED: 4043 W. Madison Street
SUBJECT: Application for a special use to establish a nail salon.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

677-17-Z
ZONING DISTRICT: RS-3  WARD: 47
APPLICANT: Christopher & Michelle Meyer
OWNER: Same as applicant
PREMISES AFFECTED: 1805-09 W. Cornelia Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.84’ to 0.66’ for a proposed rear second floor dormer addition for the existing single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

678-17-S
ZONING DISTRICT: B1-2  WARD: 50
APPLICANT: Regal Foundation
OWNER: Same as applicant  
PREMISES AFFECTED: 2545-47 W. Devon Avenue  
SUBJECT: Application for a special use to establish a forty seat religious assembly with four, on-site parking spaces.  
Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

679-17-S  
APPLICANT: Eugene Elysee and Yvonne Mendrun  
OWNER: Same as applicant  
PREMISES AFFECTED: 3115 S. Indiana Avenue  
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed two-story, single family residence.  
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

680-17-Z  
APPLICANT: Brian McCaghy  
OWNER: Brian McCagy / 1441 N. Paulina Condominium Association  
PREMISES AFFECTED: 1441 N. Paulina Street # 3  
SUBJECT: Application for a variation to reduce the front setback from the required 12’ to 2.24’, south setback from 2’ to 1.13’ (north to be 1.17’) combined side setback from 4.8’ to 2.3’, front building line setback for pergolas from 20’ to 1.33’ for a roof deck and pergola with a height of 52.39’ above grade.  
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

681-17-S  
APPLICANT: PNC Bank N. A.  
OWNER: Same as applicant  
PREMISES AFFECTED: 3844 W. Belmont Avenue  
SUBJECT: Application for a special use to establish a two-lane drive up automatic teller machine which shall be accessory to a proposed bank at 3820 W. Belmont Avenue.  
Continued to January 19, 2018 at 2:00 p.m.

682-17-Z  
APPLICANT: MCZ Clark Acquisitions, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2317 N. Clark Street  
SUBJECT: Application for a variation to reduce the required loading berths from one to zero for a proposed six-story, thirty-five dwelling unit and retail building.  
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar absent).

683-17-S  
APPLICANT: Omsri 2919, Inc.  
OWNER: Lakeview Associates Inc.
PREMISES AFFECTED: 2919 N. Broadway
SUBJECT: Application for a special use to establish a liquor store.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

684-17-S
APPLICANT: Pacifico Spa, LLC
OWNER: Ramiro Barajas
PREMISES AFFECTED: 2851 W. Belmont Avenue
SUBJECT: Application for a special use to establish a massage establishment.
Continued to January 19, 2018 at 2:00 p.m.

685-17-Z
APPLICANT: GN Builders & Developers, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1815 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.55' to 23'. north setback from 2' to 0.5' (south to be 2'), combined side setback from 4.8' to 2.5' for a proposed three story, single family residence with detached garage and an open stair to access the garage roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

686-17-S
APPLICANT: Starbucks Corporation c/o Stephanie Champion Rychilk
OWNER: JPJ Ventures # 4, LLC & Cicero & 47th, LLC
PREMISES AFFECTED: 4701 S. Cicero Avenue
SUBJECT: Application for a special use to establish a one-lane drive through for an existing one-story coffee shop with a one-story addition.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).

687-17-S
APPLICANT: Development Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 927 N. Damen Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

688-17-Z
APPLICANT: Development Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 927 N. Damen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 21.17' for a proposed four-story, three dwelling unit building with rooftop enclosures, detached three-car garage.
with a roof deck and an open stair for access to the deck.

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

689-17-S
APPLICANT: Development Group, LLC Monatuk
OWNER: Same as applicant
PREMISES AFFECTED: 1233 N. Paulina Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with four indoor parking spaces at the rear.

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

690-17-S
APPLICANT: Northwest Bible Chapel
OWNER: Michael Thompson
PREMISES AFFECTED: 5578 N. Elston Avenue
SUBJECT: Application for a special use to expand an existing religious assembly facility with a proposed elevator lobby addition.

Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar absent).

The Chairman moved to recess at 12:00 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

The Board reconvened at 2:15 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Sercye, Doar, Toia, and Williams).

2:00 P.M.

CONTINUANCES

582-17-Z
APPLICANT: Sandra Nunez
OWNER: Same as applicant
PREMISES AFFECTED: 2532 W. 51st Street
SUBJECT: Application for a variation to establish a Public Place of Amusement License to provide live entertainment, music, DJ and cover charge to a restaurant which is located within 125' of a residential district.

Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).

626-17-Z
APPLICANT: Gustavo Zuniga
OWNER: Same as applicant
PREMISES AFFECTED: 2528 N. Talman Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.76’ to 4’, north setback from 4’ to zero (south to be zero), combined side setback from 10’ to zero, the rear alley setback for a detached garage from 2’ to zero for a proposed two car garage addition with a roof deck, privacy wall, and rear fence at the rear of the existing building.

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

627-17-Z
APPLICANT: Gustavo Zuniga
OWNER: Same as applicant
PREMISES AFFECTED: 2528-30 N. Talman Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from the required 900 square feet to 644.12’ square feet for a proposed detached two car garage with roof deck, privacy wall, and rear fence at the rear of the existing building.

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

637-17-S
APPLICANT: 3280 N California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3280 N. California Avenue

SUBJECT: Application for a special use to establish residential use and parking below the second floor for a proposed five-story, twenty-five dwelling unit building with enclosed parking.

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

638-17-Z
APPLICANT: 3280 N California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3280 N. California Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 4.75’ to 2’, rear setback from 30’ to zero on floors containing dwelling units, the enclosed garage setback from the rear property line from 2’ to zero for a proposed five-story, twenty-five dwelling unit building with enclosed parking.

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

639-17-Z
APPLICANT: 3280 N California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3280 N. California Avenue

SUBJECT: Application for a variation to reduce the required loading stall from one to zero for a proposed five-story, twenty-five dwelling unit building with enclosed parking.

Continued to January 19, 2018 at 2:00 p.m.
649-17-Z
APPLICANT: Renewal Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6137 N. Ravenswood Avenue
SUBJECT: Application for a variation to reduce the front wall setback to a side property line from the required 12' to 9', the rear wall setback to a side property line from 12' to 11' for a proposed three-story, five dwelling unit building townhouse building with a roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

650-17-S
APPLICANT: Suave Incorporated
OWNER: Same as applicant
PREMISES AFFECTED: 12717 S. Halsted Street
SUBJECT: Application for a special use to expand an existing tavern into the rear one story portion of an existing one and two story mixed use building.
Continued to January 19, 2018 at 2:00 p.m.

652-17-Z
APPLICANT: Thomas Darwin
OWNER: Same as applicant
PREMISES AFFECTED: 3559 W. 115th Place
SUBJECT: Application for a variation to reduce the rear setback from the required 35.48' to 5.5', east setback from 4' to 2.9' (west to be 7'), combined side setback from 11.1' to 9.9' in order to legalize an existing detached two car garage with attic storage.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

Motion to move into closed session pursuant to: (1) 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 Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia and Williams. Meeting went into closed session at 2:45 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting returned to open session at 3:10 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. 575-17-A, 572-17-Z, 573-17-Z, 391-17-Z, 615-17-S, 616-17-S, and 617-17-Z made by the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.
Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of November 17, 2017 with the exception of Cal. No. 640-17-S, 609-17-S, 659-17-Z, 660-17-Z, 550-17-Z and 551-17-Z made by the Chairman. Second by Doar. Motion carried 4-0; yeaS – Sercye, Doar, Toia, and Williams.

The Chairman moved to recess at 3:15 PM. Second by Toia. Motion carried 4-0; yeaS – Sercye, Doar, Toia, and Williams. Meeting adjourned.