Physically Present for All or Some Portions

Blake Sercye, Chairman
Sol Flores
Sheila O’Grady
Sam Toia
Amanda Williams

Chairman Sercye called the meeting to order at 9:19 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Sercye, O’Grady, Toia and Williams). Flores arrived at 9:30 AM.

Motion to approve the minutes from the January 20, 2017 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, O’Grady, Toia and Williams.

Motion to approve the February 17, 2017 agenda made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas-Sercye, O’Grady, Toia and Williams.

9:00 A.M.

47-17-Z
APPLICANT: Avondale Villas, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3628 N. Avondale Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 18.12’ to 10’ and the rear setback from 15.67’ to 6.89’ for a proposed two-story, single family residence with an attached two-car garage, a front first level bay window and a second level balcony.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

48-17-S
APPLICANT: JJB Ventures, Inc. d/b/a Salons by JC
OWNER: Broadway@ Surf, LLC
PREMISES AFFECTED: 2860 N. Broadway
SUBJECT: Application for a special use to permit the establishment of a body art service.
Application approved by voice vote.4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)
49-17-S  
APPLICANT:  McDonald's USA, LLC  
OWNER: Crossroads Ogden, LLC  
PREMISES AFFECTED: 2315 W. Ogden Avenue  
SUBJECT: Application for a special use to permit the establishment of a drive-through to serve a proposed fast food restaurant.  
Continued until to March 17, 2017 at 2 PM.

50-17-Z  
APPLICANT:  Bloomfield Development Company, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1241 N. State Parkway  
SUBJECT: Application for a variation to reduce the north and south side yard setback each from the required 2' to zero, combined side setback from 4.46' to zero, for a rear open stair and landing to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space, also to reduce the front building wall setback from 20' to 13.36' for a rooftop elevator/mechanical penthouse.  
Application approved by voice vote.4-0; yeas - Sercye, Flores, Toia and Williams (O'Grady absent)

51-17-Z  
APPLICANT:  Derrig Developers Inc.  
PREMISES AFFECTED: 1929 W. Grace Street  
SUBJECT: Application for a variation to reduce the rear setback from the required 35.03' to 2', the west setback from 2.08' to zero for a proposed open stair to access a proposed garage rooftop deck.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O'Grady absent)

52-17-Z  
APPLICANT: 1927 Erie, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1927 W. Erie Street  
SUBJECT: Application for a variation to reduce the rear setback from the required 34.02' to 21.5' for an extension of an existing open stairway and landing to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O'Grady absent)

53-17-S  
APPLICANT: EDA, Inc.  
ZONING DISTRICT: B3-2  
WARD: 44
OWNER: 3341-45 Southport Corp.  
PREMISES AFFECTED: 3341 N. Southport Avenue  
SUBJECT: Application for a special use to permit the establishment of a hair/ nail salon.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

54-17-Z  
ZONING DISTRICT: RT-4  
WARD: 1  
APPLICANT: NBM Development, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2328 W. Rice Street  
SUBJECT: Application for a variation to reduce the rear setback from the required 36'-9" to 21'-4" for an open stair/bridge to access a proposed garage roof deck.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

55-17-Z  
ZONING DISTRICT: RT-4  
WARD: 32  
APPLICANT: Virage LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2744 N. Southport Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 36'-11" to 25' for a proposed open stair/bridge to access a proposed garage roof top deck which shall also contain the relocated rear yard open space.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

56-17-Z  
ZONING DISTRICT: RS-3  
WARD: 32  
APPLICANT: Blue Ink Homes, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1902 W. Wellington Avenue  
SUBJECT: Application for a variation to reduce the front set back from the required 16.85' to 14.63', west from 2' to 0.8' (east to be 3.48'), combination side setback from 5.0' to 4.28' for a proposed two-story single family residence with a rear open patio and detached two car garage.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

57-17-Z  
ZONING DISTRICT: RT-4  
WARD: 43  
APPLICANT: 2243 Dayton, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2243 N. Dayton Street  
SUBJECT: Application for a variation to reduce the rear setback from the required 34.48' to 2.0', the north setback from 2' to 0.17' (south to
be 0.17'), combined side setback from 4.8' to 0.33' for an open stair to access a proposed garage roof deck with a trellis and fireplace with a height of 21.67'.

**Application approved by voice vote. 3-1; yeas - Sercye, Flores and Toia; nays - Williams (O'Grady absent)**

**58-17-S**
**APPLICANT:** Gerald Anderson D/B/A Ink My Image
**OWNER:** Luna Llena Group, LLC
**PREMISES AFFECTED:** 106 E. 51st Street
**SUBJECT:** Application for a special use to permit the establishment of a body art service (tattoo and piercing).

**Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)**

**59-17-S**
**APPLICANT:** Iron Heritage, LLC
**OWNER:** 1949 Cuyler, LLC
**PREMISES AFFECTED:** 4025 N. Damen Avenue
**SUBJECT:** Application for a special use to permit the establishment of a barber shop.

Continued until March 17, 2017 at 2 PM.

**60-17-Z**
**APPLICANT:** GXSR, LLC 3541 N Bell Series
**OWNER:** Same as applicant
**PREMISES AFFECTED:** 3541 N. Bell Avenue
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.71' to 3', north and south setback from 2.4' to zero, combined side yard setback from 6' to zero, for an open stair and landing to access a garage roof deck which shall also contain the relocated rear yard open space.

**Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)**

**61-17-Z**
**APPLICANT:** Sean Winter
**OWNER:** same as applicant
**PREMISES AFFECTED:** 3253 N. Kedzie Avenue
**SUBJECT:** Application for a variation to increase the non-conforming floor area not to exceed 15% from 3,065.0 square feet to 3,524.75 square feet for a proposed second floor addition and roof decks and one interior parking stall for the existing commercial building being converted to a single family residence.

Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)
<table>
<thead>
<tr>
<th>Case Number</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>62-17-Z</td>
<td>RS-3</td>
<td>33</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Sean Winter</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>3253 N. Kedzie Avenue</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the south setback from the required 2’ to zero (north to be 0.04’) for a second floor addition and roof decks which shall contain the relocated 225 square feet of rear yard open space for the existing commercial building to be converted to a single family residence. Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>63-17-Z</td>
<td>RS-3</td>
<td>33</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Sean Winter</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>3253 N. Kedzie Avenue</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the off street parking from two spaces to one space for a proposed second floor addition with roof decks for the existing commercial building being converted to a single family residence. Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>64-17-Z</td>
<td>RM-6</td>
<td>25</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Cloud Property Management, LLC 1902 Series</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1902 W. Cullerton Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear yard open space from the required 252 square feet to zero to rebuild the three story, rear open porch and to convert from three dwelling units to six dwelling units in a three-story building. Continued until March 17, 2017 at 2 PM.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>65-17-Z</td>
<td>RM-6</td>
<td>25</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Cloud Property Management</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1902 W. Cullerton Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the required off-street parking from three parking spaces to zero for the conversion of a three-story, three-dwelling unit building to a six-dwelling unit building. Continued until March 17, 2017 at 2 PM.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
</tr>
</thead>
<tbody>
<tr>
<td>66-17-S</td>
<td>DX-7</td>
<td>2</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>56 W. Huron, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>56 W. Huron Street</td>
<td></td>
</tr>
</tbody>
</table>
SUBJECT: Application for a special use to permit the establishment of a thirteen-story, eleven dwelling unit building with the required parking located on-site on the ground floor.

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

67-17-Z
APPLICANT: 56 W. Huron, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 56 W. Huron Street
SUBJECT: Application for a variation to reduce the rear setback from the 30' to 1' for thirteen-story, eleven dwelling unit building with the required parking to be located on the ground floor.

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

68-17-Z
APPLICANT: 56 W. Huron LLC
OWNER: Same as applicant
PREMISES AFFECTED: 56 W. Huron Street
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed thirteen-story, eleven dwelling unit building with the required onsite parking located on the ground floor.

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

69-17-Z
APPLICANT: Manon Cargos Lyketsos
OWNER: Same as applicant
PREMISES AFFECTED: 1625 W. Carmen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.72' to 2.67', west setback from 3' to zero (east to be 3'), combined side setback from 4.8' to 3' for a proposed metal stair and landing to access a garage roof top deck.

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

70-17-S
APPLICANT: White Castle System, Inc.
OWNER: White Castle Profit Sharing Plan and Trust
PREMISES AFFECTED: 3132 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive through to serve a proposed one-story fast food restaurant.

Application approved by voice vote. 3-0; yeas - Sercye, Flores and Williams (O’Grady absent and Toia recused)
<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>71-17-S</td>
<td>C-1</td>
<td>1</td>
<td>Wendy's Properties</td>
<td>San Marcos Acquisition LLC</td>
<td>2215 N. Washtenaw Avenue</td>
<td>Application for a special use to permit the establishment of a one lane drive through to serve a renovated fast food restaurant. Application approved by voice vote. 3-0; yeas - Sercye, Flores and Williams (O’Grady absent and Toia recused)</td>
</tr>
<tr>
<td>72-17-Z</td>
<td>RS-3</td>
<td>47</td>
<td>3643 N. Seeley, LLC</td>
<td>Same as applicant</td>
<td>3643 N. Seeley Avenue</td>
<td>Application for a variation to reduce the rear setback from the required 34.72' to 2', the north setback from 2' to zero, south from 2' to zero, combined side setback from 5' to zero for an open stair to access a proposed garage roof top deck. Withdrawn</td>
</tr>
<tr>
<td>73-17-Z</td>
<td>RS-3</td>
<td>45</td>
<td>Patrick Coyle</td>
<td>Same as applicant</td>
<td>5742 W. Ainslie Street</td>
<td>Application for a variation to reduce the rear setback 37.72' to 1.8', west setback from 2' to zero (east will be 2'), combined side setback from 5' to 2' for an open stair to access a proposed garage roof deck. Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)</td>
</tr>
<tr>
<td>74-17-S</td>
<td>DX-5</td>
<td>3</td>
<td>Carolyn Tsiotsios</td>
<td>Wahbe Askar</td>
<td>2008 S. Prairie Avenue</td>
<td>Application for a special use to permit the establishment of a body art service. Extension to March 17, 2017 at 2 p.m. approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)</td>
</tr>
<tr>
<td>75-17-Z</td>
<td>RS-3</td>
<td>32</td>
<td>Heather and Todd Wendell</td>
<td>Same as applicant</td>
<td>2235 W. Shakespeare Avenue</td>
<td>Application for a variation to reduce the rear setback from the required 28' to 22.80', west setback from 2' to 0.16', combined side setback from 4.8' to 3.47' for a stair to access a proposed garage</td>
</tr>
</tbody>
</table>
roof deck and to relocate the rear yard open space to a rear deck that is more than 4’ above ground.

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

76-17-A  
ZONING DISTRICT: C2-2  
WARD: 28  
APPLICANT: Lakeshore Outdoor Advertising, LLC  
OWNER: Richard K. Mead Living Trust  
PREMISES AFFECTED: 939 S. Western Avenue  
SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of an off-premise advertising sign which is within 300’ of another sign on the same side of the street.  
Decision of the Zoning Administrator reversed by voice vote. 0-4; nays - Sercye, Flores, Toia and Williams (O’Grady 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 4-0; yeas – Sercye, Flores, Toia and Williams (O’Grady absent). Meeting went into closed session at 11:40 AM.

Motion to return to open session made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams (O’Grady absent). Meeting returned to open session at 12:01 PM.

The Chairman moved to recess at 12:05 PM. Second by Toia. Motion carried 4-0; yeas- Sercye, Flores, Toia and Williams (O’Grady absent).

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 three members present (Sercye, Toia, and Williams). Flores and O’Grady arrived at 2:20 PM.

2:00 P.M.

77-17-Z  
ZONING DISTRICT: RT-4  
WARD:43  
APPLICANT: HA North Seminary, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2245 N. Seminary Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 34.8’ to 20.67’ for an open stair to access a proposed garage roof deck.  
Application approved by voice vote. 4-0; yeas - Sercye, O’Grady, Toia and Williams (Flores absent)

78-17-S  
ZONING DISTRICT: B3-1  
WARD: 17  
APPLICANT: White Castle Systems, Inc.
OWNER: Ingram Family Limited Partnership
PREMISES AFFECTED: 1400 W. 79th Street
SUBJECT: Application for a special use to establish a drive-through lane to serve an existing one-story fast food restaurant.
Application approved by voice vote. 4-0; yeas - Sercye, O’Grady and Williams (Toia recused)

79-17-S
APPLICANT: American Indian Center, Inc.
OWNER: Albany Bank / Trust
PREMISES AFFECTED: 3401 W. Ainslie Street
SUBJECT: Application for a special use to permit the establishment of a community center in an existing building.
Application approved by voice vote. 3-0; yeas - O’Grady, Toia and Williams (Flores absent and Sercye recused)

80-17-S
APPLICANT: Allied Metal Corp.
OWNER: Allied Metal Corp and Grove Street Properties
PREMISES AFFECTED: 2059-61 S. Canal Street / 2101 S. Grove Street
SUBJECT: Application for a special use to permit the establishment of a boat storage facility.
Application approved by voice vote. 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams.

81-17-S
APPLICANT: J. Agate, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1945 S. Lumber Street
SUBJECT: Application for a special use to permit the establishment of a boat storage facility.
Application approved by voice vote. 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams.

82-17-Z
APPLICANT: Lake Shore Drive Synagogue
OWNER: Same as applicant
PREMISES AFFECTED: 70 E. Elm Street
SUBJECT: Application for a variation to reduce the rear setback from the required 31.05' to zero for a proposed 12' chain link fence with cantilevered barbed wire.
Application approved by voice vote. 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams.

83-17-S
APPLICANT: Sarantuya Badarch
OWNER: JT Webster- Clybourn, LLC
PREMISES AFFECTED: 2204 N. Clybourn Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Application approved by voice vote. 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams.

84-17-Z
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 until April 21, 2017 at 2 PM.

85-17-Z
APPLICANT: Mark and Lisa Masseur
OWNER: Same as applicant
PREMISES AFFECTED: 2134 W. Pensacola Avenue
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to zero for a proposed second floor dormer addition and a one story side addition on to the existing two-story single family residence.
Application approved by voice vote.4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

86-17-Z
APPLICANT: Peter Pona
OWNER: Same as applicant
PREMISES AFFECTED: 3539 N. Hoyne Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2' to 0.33' (south to be 2.77'), combined side setback from 5' to 3.1' for a third floor addition to the existing single family residence.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

87-17-Z
APPLICANT: Peter Pona
OWNER: Same as applicant
PREMISES AFFECTED: 3539 N. Hoyne Avenue
SUBJECT: Application for a variation to increase the non-conforming floor area by 131 square feet which is a 4.67% increase of the floor area in existence for more than 50 years.
Application approved by voice vote. 4-0; yeas - Sercye, Flores,
<table>
<thead>
<tr>
<th>Application</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
<th>Details</th>
</tr>
</thead>
</table>
| **88-17-Z**   | **B3-2**        | **44** | APPLICANT: 3818-20 N. Clark Condominium Association  
OWNER: Same as applicant  
PREMISES AFFECTED: 3820 N. Clark Street  
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to 22.21’ on floors containing dwelling units for an open stair to access a proposed garage roof deck on the existing attached garage.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent). |
| **89-17-Z**   | **RM-5**        | **43** | APPLICANT: Rachel Cantor  
OWNER: Same as applicant  
PREMISES AFFECTED: 1710 N. Mohawk Street  
SUBJECT: Application for a variation to reduce the rear yard setback from the required 34.16’ to 1.58’, north setback from 3.84’ to zero (south to be 0.17’) combined side setback from 9.6’ to 0.17’ for a proposed rear privacy screen wall at 21.79’ in height on the rear attached garage.  
Application approved by voice vote. 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams. |
| **90-17-S**   | **B3-2**        | **1**  | APPLICANT: Leeward Series-1817  
OWNER: Same as applicant  
PREMISES AFFECTED: 1533 W. Superior  
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, four dwelling unit building with an office and an attached four-car garage with a roof deck.  
Application approved by voice vote. 4-0; yeas - Flores, O’Grady, Toia and Williams (Sercye absent). |
| **91-17-Z**   | **B3-2**        | **1**  | APPLICANT: Leeward Series- 1817  
OWNER: Same as applicant  
PREMISES AFFECTED: 1533 W. Superior Street  
SUBJECT: Application for a variation to reduce the rear setback from 30’ to 25’, for an open stair to access a proposed garage roof deck on the proposed attached garage to serve a four-story, four dwelling unit building with an office below the second floor.  
Application approved by voice vote. 4-0; yeas - Flores, O’Grady, Toia and Williams (Sercye absent). |
92-17-S  
APPLICANT: Nancy Nguyen  
OWNER: Scott Mosak  
PREMISES AFFECTED: 1508 E. 55th Street  
SUBJECT: Application for a special use to permit the establishment of a nail salon.  
Application approved by voice vote. 4-0; yeas - Flores, O’Grady, Toia and Williams (Sercye absent).

CONTINUANCES

424-16-S  
APPLICANT: LaJoie Johnson  
OWNER: Fourstars, LLC  
PREMISES AFFECTED: 700 E. 47th Street  
SUBJECT: Application for a special use to permit the establishment of a beauty salon.  
Application approved by voice vote. 4-0; yeas - Flores, O’Grady, Toia and Williams (Sercye absent).

612-16-Z  
APPLICANT: Gateway Potomac, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2123 W. Potomac Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 33.32' to 22.0', west setback from 2.0' to zero, east from 2.0' to 1.0', combined side setback from 5.0' to 1.0' for an open stair to access a proposed garage roof deck with a pergola that exceeds 15' in height on a proposed two-car garage.  
Application approved by voice vote. 3-1; yeas - Flores, O’Grady and Toia; nays - Williams (Sercye absent).

11-17-S  
APPLICANT: Kasia Milon DBA Kismet Beauty Lounge  
OWNER: Yesrab Real Estate  
PREMISES AFFECTED: 6858 W. Archer Avenue  
SUBJECT: Application for a special use to permit the establishment of a beauty salon.  
Continued until March 17, 2017 at 2:00 PM.

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 until April 21, 2017 at 2 PM.

<table>
<thead>
<tr>
<th>29-17-Z</th>
<th>ZONING DISTRICT: RM-5</th>
<th>WARD: 27</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>Waxon, LLC-Ada Division</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>9 N. Ada Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the north setback from the required 2.0' to 1.0' (south to be zero), the combined side setback from 4.3' to 1.0' for a proposed stair to access a proposed garage roof top deck. Application approved by voice vote.</td>
<td>4-0; yeas - Flores, O’Grady, Toia and Williams (Sercye absent).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>33-17-S</th>
<th>ZONING DISTRICT: DX-5</th>
<th>WARD: 42</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>360-66 Superior, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Chicago Title and Trust company successor trustee to North Star Trust Co. as successor Trustee to Cosmopolitan Bank and Trust u/t/a/d 10/21/99 aka Trust NO. 31086 and City of Chicago</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>360-66 W. Superior Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to permit the establishment of residential use below the second floor for a proposed twelve-story, thirty-four dwelling unit building. Application approved by voice vote.</td>
<td>4-0; yeas - Flores, O’Grady, Toia and Williams (Sercye recused).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>34-17-Z</th>
<th>ZONING DISTRICT: RS-3</th>
<th>WARD: 34</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>Miles Cole</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>119 W. 111th Place</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the west setback from the required 3.0' to 1.17' (east to be 16.08' and combined side setback to be 17.25') for a proposed rear open deck on the existing three-story single family residence. Application approved by voice vote.</td>
<td>4-0; yeas - Flores, O’Grady, Toia and Williams (Sercye absent).</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>35-17-Z</th>
<th>ZONING DISTRICT: RM 5.5</th>
<th>WARD: 2</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>3 Dogs, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>151 W. Schiller Street (rear)</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the north and south setback from 4.50' to zero, combined side setback from 11.25' to zero, east setback from 9.53' to zero for a proposed rear two story addition, a</td>
<td></td>
</tr>
</tbody>
</table>
third floor addition with an open deck with open decks on the north and east elevation, an open stair to a third floor deck with an attached one car garage with a private roof deck on the north elevation with a front alley.

Application approved by voice vote. 4-1; yeas – Sercye, Flores and Toia; nays – Williams.

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 2,574.1 square feet to 2,786.6 square feet for a third floor dormer addition to the existing three-story, three dwelling unit building.
Continued until April 21, 2017 at 2 PM.

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.
Continued until April 21, 2017 at 2 PM.

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.
Continued until April 21, 2017 at 2 PM.

43-17-S
APPLICANT: Ruben Salgado
OWNER: Same as applicant
PREMISES AFFECTED: 4630 W. Augusta Boulevard
SUBJECT: Application for a special use to permit the establishment of a small venue located in PMD # 9 Planned Manufacturing- Northwest.
Application approved by voice vote. 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams.
44-17-Z
APPLICANT: 3462 N. Lincoln Avenue
OWNER: Mid-City National Bank of Chicago Land Trust No. 1469 dated July 2, 1979
PREMISES AFFECTED: 3462 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30’ to 4’ on floors containing dwelling units for a proposed four-story building with ground floor retail and eighteen dwelling units above and eight on-site unenclosed parking spaces. Continued until March 17, 2017 at 2 PM.

46-17-S
APPLICANT: Pan American Bank
OWNER: 6232 Pulaski, LLC
PREMISES AFFECTED: 6232 N. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a one-lane drive through to serve a bank. Application approved by voice vote. 4-1; yeas - Sercye, Flores, O’Grady and Toia; nays - 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 Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting went into closed session at 5:25 PM.

Motion to return to open session made by the Chairman. Second by O’Grady. Motion carried 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams. Meeting returned to open session at 5:50 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of January 20, 2017, made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 636-16-S, 637-16-Z and 638-16-Z at its regular meeting of January 20, 2017, made by the Chairman. Second by Williams. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by O’Grady. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Williams and Toia. Meeting adjourned at 6:00 PM.