PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman
Shaina Doar
Sam Toia
Amanda Williams

Chairman Sercye called the meeting to order at 9:12 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, Toia, and Williams). Doar arrived at 10:30 AM.

Motion to approve the minutes from the December 15, 2017 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas - Sercye, Toia, and Williams (Doar absent).

Motion to approve the January 19, 2018 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas - Sercye, Toia and Williams (Doar absent).

9:00 A.M.

SPECIAL USE EXTENSION REQUEST
565-16-S                   ZONING DISTRICT: B3-5       WARD: 46
APPLICANT: Loukas Development
OWNER: O'Neil Living Trust
PREMISES AFFECTED: 3928 N. Sheridan Road
SUBJECT: Application for a special use to reduce the required parking by up to 100% for a site located within 1.320 feet of an existing transit station for a proposed eight story, fifty-four residential units (forty-four dwelling and ten efficiency units) with eleven ground floor parking spaces.
Application approved by voice vote. 3-0; yeas – Sercye, Toia and Williams (Doar absent).

1-18-Z                   ZONING DISTRICT: RM-4.5       WARD: 44
APPLICANT: Anne Berger
OWNER: Same as applicant
PREMISES AFFECTED: 3754 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 14’ to 0.08’, north setback from 3.2’ to 0.08’ (south to be 0.25’), combined side setback from 8’ to 0.33’ for a proposed two-story addition and a rear porch to the existing single family residence.
Application approved by voice vote. 3-0; yeas – Sercye, Toia and Williams (Doar absent).
2-18-S  
APPLICANT: Sudz Express Car Wash Inc.  
OWNER: GPS Investments, LLC  
PREMISES AFFECTED: 4607 W. Fullerton Avenue  
SUBJECT: Application for a special use to establish a car wash in a proposed one-story building.  
Application approved by voice vote. 3-0; yeas – Sercye, Toia and Williams (Doar absent).

3-18-Z  
APPLICANT: Integrity 2, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 6818 N. Wayne Avenue  
SUBJECT: Application for a variation to reduce the required minimum lot area per unit from 143.25* square feet to 149.85* square feet which is not less than 90% of the required minimum lot area for the proposed conversion of a thirty-nine efficiency and two dwelling unit building to a thirty-nine efficiency and four* dwelling unit building.  
Application approved by voice vote. 3-0; yeas – Sercye, Toia and Williams (Doar absent).

4-18-Z  
APPLICANT: Integrity 2, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 6818 N. Wayne Avenue  
SUBJECT: Application for a variation to reduce the required off street parking from four spaces to zero to allow the conversion of a thirty-nine efficiency and two dwelling unit building to a thirty-nine efficiency and four* dwelling unit building.  
Application approved by voice vote. 3-0; yeas – Sercye, Toia and Williams (Doar absent).

5-18-S  
APPLICANT: Chicago, Illinois Windsor Park Congregation of Jehovah's Witnesses Inc.  
OWNER: Same as applicant  
PREMISES AFFECTED: 2833 E. 79th Street  
SUBJECT: Application for a special use to establish a religious assembly with one hundred and fifty seats.  
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

6-18-S  
APPLICANT: Chicago, Illinois, Windsor Park Congregation of Jehovah’s Witnesses, Inc.  
OWNER: Same as applicant  
PREMISES AFFECTED: 2835-45 E. 79th Street  
SUBJECT: Application for a special use to establish an off-site parking lot with thirty-two spaces to meet the parking requirement for a
7-18-S
OWNER: Same as applicant
PREMISES AFFECTED: 2807-11 E. 79th Street
SUBJECT: Application for a special use to establish an off-site parking lot with nineteen spaces to meet the parking requirement of the religious assembly located at 2833 E. 79th Street.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

8-18-S
APPLICANT: L & C Boxing, LLC
OWNER: 410 N. Oakley, LLC
PREMISES AFFECTED: 410 N. Oakley Boulevard, 2nd FL.
SUBJECT: Application for a special use to establish a sports and recreation, participant facility for a boxing gym and fitness facility.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

9-18-Z
APPLICANT: Brian Anderson
OWNER: Same as applicant
PREMISES AFFECTED: 1646 W. Bloomingdale Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 18.06' to 14.69', west setback from 2' to 1.03' (east to be 2.66'), combined side setback from 5.02' to 3.69' for a proposed second floor addition with new open porch and balcony to the existing single family residence.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

10-18-Z
APPLICANT: 1245 W Nelson, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1245 W. Nelson Street
SUBJECT: Application for a variation to increase the existing floor area ratio by 12.8% (not to exceed 15% of the existing floor area ratio) by 583.36 square feet, for a proposed third floor addition, front open porch, rear open deck and porch front the existing front, two-story, two dwelling unit building.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).
11-18-Z  
**APPLICANT:** 1245 W Nelson, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1245 W. Nelson Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 13.43' to 11', east setback from 2' to 1.12', combined side setback from 5' to 3.95' for a proposed third floor addition, front open porch, rear open deck and porch for the existing front, two-story, two dwelling unit building.  
**Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).**

12-18-Z  
**APPLICANT:** 1245 W Nelson, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1245 W. Nelson Street  
**SUBJECT:** Application for a variation to increase the building height from the maximum 30' by no more than 10% to 33' for a proposed third floor addition, front open porch, rear open deck and porch front the existing front, two-story, two dwelling unit building.  
**Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).**

13-18-Z  
**APPLICANT:** Patrick Sebring  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1803 W. Wabansia Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 2' to 0.5' for a proposed detached one-car garage with roof deck.  
**Continued to February 16, 2018 at 2:00 p.m.**

14-18-Z  
**APPLICANT:** Patrick Sebring  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1803 W. Wabansia Avenue  
**SUBJECT:** Application for a variation to relocate the required rear yard open space to the roof of a proposed one car garage with a roof deck.  
**Continued to February 16, 2018 at 2:00 p.m.**

15-18-Z  
**APPLICANT:** Patrick Sebring  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1803 W. Wabansia Avenue  
**SUBJECT:** Application for a variation to reduce the required parking spaces from two to one for a proposed one car, detached garage.  
**Continued to February 16, 2018 at 2:00 p.m.**
16-18-S
APPLICANT: Diversey Wine, LLC
OWNER: Everest Investments, LLC
PREMISES AFFECTED: 3023 W. Diversey Avenue
SUBJECT: Application for a special use to establish a liquor store.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

17-18-S
APPLICANT: APS MGMT, LLC
OWNER: 705 S Clark, LLC
PREMISES AFFECTED: 701-05 S. Clark Street
SUBJECT: Application for a special use to establish a non-accessory parking lot outside the central parking area with less than 249 parking spaces.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

18-18-Z
APPLICANT: Montana-Lincoln Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 934 W. Montana Street
SUBJECT: Application for a variation to reduce the front setback from the required 11.94' to 8.5', rear setback from 34.5' to 2', east from 4' to zero (west to be zero) for a proposed four-story, seven dwelling unit building and garage which shall also contain the 301.88 square feet of rear yard open space.
Continued to March 16, 2018 at 2:00 p.m.

19-18-S
APPLICANT: 3258 N. Sheffield, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3258 N. Sheffield Avenue
SUBJECT: Application for a special use to expand an existing ground floor tavern with an enclosed canopy over the existing outdoor patio.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

20-18-S
APPLICANT: Lawndale Christian Health Center
OWNER: Same as applicant
PREMISES AFFECTED: 2129 S. Harding Avenue
SUBJECT: Application for a special use to establish a non-accessory parking lot with thirty parking spaces.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).
21-18-Z
APPLICANT: Lawndale Christian Health Center
OWNER: Same as applicant
PREMISES AFFECTED: 2129 S. Harding Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 7.25*", south setback from 7.26' to 6.66*" (north to be 6.11') combined side setback from 18.15' to 11.69', the front property line setback from 20' to 7.25*" for a non-accessory, parking lot with thirty spaces.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

22-18-S
APPLICANT: McDonald's Corporation
OWNER: Chicago Title Land Trust Company as Trustee Trust agreement dated 1/17/94 # 94-6006
PREMISES AFFECTED: 3540 N. Harlem Avenue
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing restaurant.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye recused).

23-18-Z
APPLICANT: 1522 West Huron Condominium Association
OWNER: Carl Seidman, Condo Association President
PREMISES AFFECTED: 1520-22 W. Huron Street
SUBJECT: Application for a variation to reduce the rear setback from the required 36.9' to zero, west setback from 4' to zero to allow for an existing rolling metal gate which is 9.67' tall along the rear property line and a privacy fence that is 6.16' tall along the west yard setback for the existing three-story, six dwelling unit building.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

24-18-Z
APPLICANT: Terry Alexander
OWNER: Same as applicant
PREMISES AFFECTED: 2041 W. Dickens Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to zero, east setback from 4' to 1.67', combined side setback from 9.6' to 2.15' for a proposed second floor addition with a roof top stairway with attached garage.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).
25-18-Z
APPLICANT: 2035 Wolcott, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2035 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 23' for a landing extension between the existing three-story, rear open porch and a proposed roof deck above the existing detached garage.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

26-18-S
APPLICANT: Threading Point, LLC
OWNER: Rick Strilky as Trustee, Chicago Title and Land Trust NO. RV 011567
PREMISES AFFECTED: 1507 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a hair / nail salon.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye recused).

29-18-Z
APPLICANT: Mohammed Shah
OWNER: Same as applicant
PREMISES AFFECTED: 3201 S. Archer Avenue
SUBJECT: Application for a variation to reduce the required parking from two spaces to zero to allow the conversion of a seventeen single room occupancy building to a twenty one building single room occupancy building.
Continued to February 16, 2018 at 2:00 p.m.

30-18-Z
APPLICANT: Jozef Nowak
OWNER: Same as applicant
PREMISES AFFECTED: 2910 N. Parkside Avenue
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback from the allowable 626.58 square feet to the as built 628.41 square feet for a detached two car garage with attic space.
Continued to March 16, 2018 at 2:00 p.m.

39-18-S
APPLICANT: 3932 W. Irving Park Corporation
OWNER: George Lacon
PREMISES AFFECTED: 3932-34 W. Irving Park Road
SUBJECT: Application for a special use to expand an existing tavern at 3932 W. Irving Park to 3934 and to the rear for an outdoor patio.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

40-18-Z
APPLICANT: 3932 W. Irving Park Corporation
OWNER: George Lacon
PREMISES AFFECTED: 3932-34 W. Irving Park Road
SUBJECT: Application for a special use to expand an existing tavern at 3932 W. Irving Park to 3934 and to the rear for an outdoor patio.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).
APPLICANT: 3932 West Irving Park Corporation
OWNER: George Lacon
PREMISES AFFECTED: 3932-34 W. Irving Park Road
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125' of a residential district.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

43-18-S
APPLICANT: MJS Futures LLC
OWNER: Ross Feinberg
PREMISES AFFECTED: 2417 S. Wabash Avenue
SUBJECT: Application for a special use to establish a non-accessory parking lot which is located outside of the Central Area Parking District and will have with twenty-six parking spaces.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

Due to a lack of quorum, Acting Chairman Toia continued all cases not yet heard or continued to the 2:00 P.M. call. He then moved to recess at 11:45 AM. Second by Williams. Motion carried 3-0; yeas – Doar, Toia, and Williams (Sercye absent).

The Board reconvened at 2:15 PM. Acting Chairman Toia undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Doar, Toia, and Williams). Sercye arrived at 4:00 PM.

2:00 P.M.

27-18-Z
APPLICANT: Jennifer Mulvhill
OWNER: Same as applicant
PREMISES AFFECTED: 1903 W. Erie Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.02' to 1.55', west from 2' to 0.77', combined side setback from 4.8' to 3.66' for a proposed roof side walls, roof deck which shall contain the 225 square feet of relocated rear yard open space and exterior stairs for the existing detached garage which serves the existing single family residence.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

28-18-S
APPLICANT: Pratima Patel
OWNER: Belmont Building I, LLC
PREMISES AFFECTED: 739 W. Belmont Avenue
ZONING DISTRICT: B3-2 WARD: 44
SUBJECT: Application for a special use to establish a body art service (permanent makeup tattoo).
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

31-18-Z
APPLICANT: 1101 Granville, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1101-17 W. Granville Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed six-story building with ground floor retail and twenty dwelling units above.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

32-18-Z
APPLICANT: 1101 Granville, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1101-17 W. Granville Avenue
SUBJECT: Application for a variation to eliminate the one required loading space for a proposed six-story building with ground floor retail and twenty dwelling units above.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

33-18-Z
APPLICANT: Once Upon a Party Banquet, Inc.
OWNER: John Tzprtzis
PREMISES AFFECTED: 5911 W. Montrose Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for a proposed banquet hall which is located within 125' of a residential zoning district.
Application approved with conditions by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

34-18-S
APPLICANT: Once Upon a Party* Banquet, Inc.
OWNER: Bernard Hennig
PREMISES AFFECTED: 5942-44 W. Montrose Avenue
SUBJECT: Application for a special use to establish off-site parking with eight parking spaces to serve a proposed banquet hall located at 5911 W. Montrose Avenue.
Application approved with conditions by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

35-18-S
APPLICANT: Shaun Elias
OWNER: Diane L. Elias
PREMISES AFFECTED: 1426 W. 111th Street
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

36-18-Z
APPLICANT: Martin Newell
OWNER: Sara Howard
PREMISES AFFECTED: 3245-47 N. Elston Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.16' to 23.5' and the front setback from 6.07' to zero for a proposed three-story, six dwelling unit building.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

37-18-Z
APPLICANT: Martin Newell
OWNER: Sara Howard
PREMISES AFFECTED: 3245-47 N. Elston Avenue
SUBJECT: Application for a variation to increase the area for an accessory building in the rear setback by no more than 10% from 705 square feet to 775.5 square feet to serve a proposed three-story, six dwelling unit building.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

38-18-Z
APPLICANT: 1938* West North Avenue, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1938-42 W. North Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed five-story lateral addition to an existing three story building with ground floor retail/commercial use and fifteen dwelling units above.
Application approved with conditions by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

41-18-Z
APPLICANT: 835 W Washington, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 835 W. Washington Boulevard
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed third floor addition to an existing building which will add one dwelling unit.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

42-18-Z
APPLICANT: 835 W Washington, LLC
ZONING DISTRICT: DX-3
WARD: 27
OWNER: Same as applicant
PREMISES AFFECTED: 835 W. Washington Boulevard
SUBJECT: Application for a variation to reduce the parking requirement from one parking space to zero for a proposed third floor addition to an existing building which will add one dwelling unit.

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

44-18-S
APPLICANT: Musa Tadros
OWNER: Same as applicant
PREMISES AFFECTED: 3955-63 W. Ogden Avenue / 2213-23 S. Pulaski Road
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.

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

45-18-S
APPLICANT: 6213 W. Belmont Inc.
OWNER: Anila Agaku
PREMISES AFFECTED: 6213 W. Belmont Avenue
SUBJECT: Application for a special use to establish a tavern.

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

46-18-Z
APPLICANT: Michael Kane & Barbara Chun*
OWNER: Same as applicant
PREMISES AFFECTED: 1646 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 10.98' to zero, south setback from 4.43' to zero and the rear setback from 33.88' to zero for a proposed three-story, single family residence with attached garage and roof deck.

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

47-18-S
APPLICANT: Cantina Chicago, LLC
OWNER: 7900 S Western, LLC
PREMISES AFFECTED: 7900 S. Western Avenue
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.

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

48-18-S
APPLICANT: Lakeside Bank an Illinois Banking Corporation
OWNER: Chicago Title and Land Trust Company Trust No. 10-1805
PREMISES AFFECTED: 3849-59 S. Halsted Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve a proposed bank.

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

49-18-Z
APPLICANT: Daniel Gorman
OWNER: Bronzeville Real Estate Group, LLC
PREMISES AFFECTED: 4825 S. Champlain Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 2’ to zero, (north to be zero), combines side setback from 5’ to zero to subdivide an existing zoning lot into two zoning lots, The existing four-story, three dwelling unit will remain.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

50-18-S
APPLICANT: Foster Shell Mart, Inc.
OWNER: Riteline Properties, LLC
PREMISES AFFECTED: 5147-49 N. Kimball Avenue / 3341-57 W. Foster Avenue
SUBJECT: Application for a special use to establish a new one-story retail building with a one lane car wash to serve the existing gas station facility.
Continued to February 16, 2018 at 2:00 p.m.

51-18-S
APPLICANT: Nail One Chicago
OWNER: 7952 S. Ashland, LLC
PREMISES AFFECTED: 7952 S. Ashland Avenue
SUBJECT: Application for a special use to establish a nail salon.
Continued to February 16, 2018 at 2:00 p.m.

52-18-S
APPLICANT: Lakeshore Outdoor Advertising, Inc.
OWNER: Allied Metal Co.
PREMISES AFFECTED: 2101 S. Canal Street
SUBJECT: Application for a special use to establish an off premise advertising sign.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams.

53-18-S
APPLICANT: Stockyards Materials. LLC
OWNER: 4031 South Ashland, LLC
PREMISES AFFECTED: 3981-4031 S. Ashland Avenue
SUBJECT: Application for a special use to establish a reprocessable construction / demolition material facility.
Continued to February 16, 2018 at 2:00 p.m.

54-18-S
APPLICANT: ""
APPLICANT: Stockyard Materials, LLC
OWNER: 4031 South Ashland, LLC
PREMISES AFFECTED: 3981-4031 S. Ashland Avenue
SUBJECT: Application for a special use to establish a modified transfer station.
Continued to February 16, 2018 at 2:00 p.m.

55-18-S
APPLICANT: Stockyards Materials, LLC
OWNER: 4031 S. Ashland, LLC
PREMISES AFFECTED: 3981-4031 S. Ashland Avenue
SUBJECT: Application for a special use to establish a Class V recycling facility.
Continued to February 16, 2018 at 2:00 p.m.

56-18-Z
APPLICANT: Alfred J. Cantieri
OWNER: Same as applicant
PREMISES AFFECTED: 4101-03 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to 16.13’ for a proposed second floor addition and to convert an existing retail and three dwelling unit building to a four dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

57-18-Z
APPLICANT: Alfred J. Cantieri
OWNER: Same as applicant
PREMISES AFFECTED: 4101-03 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the off-street parking requirement from one space to zero for a proposed second floor addition to convert an existing retail and three dwelling unit building to a four dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

58-18-Z
APPLICANT: Alfred J. Cantieri
OWNER: Same as applicant
PREMISES AFFECTED: 4105 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear set back from the required 50’ to 3.38’ for a proposed second floor addition to an existing building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

59-18-Z
APPLICANT: Alfred J. Cantieri
OWNER: Same as applicant
PREMISES AFFECTED: 4105 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the required off street parking from one space to zero for a proposed second floor addition to an existing building.
   Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

60-18-S
APPLICANT: Camp Wiggles, LLC
OWNER: Eduardo Cabezas, Virginia Cabezas & Teresa Castillo
PREMISES AFFECTED: 2932 N. Lincoln Avenue
SUBJECT: Application for a special use to establish an animal day care and boarding facility (kennel).
   Continued to February 16, 2018 at 2:00 p.m.

61-18-Z
APPLICANT: Stepline Development, LLC
OWNER: Oden Properties
PREMISES AFFECTED: 1838-44 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 10' on floors containing dwelling units for a proposed five-story building with retail at grade and nine dwelling units.
   Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia (Williams absent).

62-18-S
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2745 W. Lawrence Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
   Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

63-18-S
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2751 W. Lawrence Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
   Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

64-18-Z
APPLICANT: Patrick Gallagher
OWNER: Same as applicant
PREMISES AFFECTED: 2022-26 W. Warner Avenue
SUBJECT: Application for a variation to reduce the east setback from the
required 2' to zero, combined side setback combination from 5' to zero to subdivide one zoning lot into two zoning lots. The existing residence at 2022-24 W. Warner shall remain.

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

65-18-S
APPLICANT: Yenngoc Thi Lam
OWNER: Same as applicant
PREMISES AFFECTED: 3419 N. Central Avenue
SUBJECT: Application for a special use to establish a nail salon.

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

CONTINUANCES

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.
Withdrawn

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.
Withdrawn

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 February 16, 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 February 16, 2018 at 2:00 p.m.**

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<th>ZONING DISTRICT:</th>
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**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 February 16, 2018 at 2:00 p.m.**

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**APPLICANT:**
The LYTE Collective
**OWNER:**
Same as applicant
**PREMISES AFFECTED:**
7604 S. St. Lawrence Avenue
**SUBJECT:**
Application for a special use to establish a community center.
**Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).**

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**APPLICANT:**
Suave Incorporated
**OWNER:**
Chicago Title and Trust #8381*
**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.
**Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).**

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**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 February 16, 2018 at 2:00 p.m.**

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<td>39</td>
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**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 February 16, 2018 at 2:00 p.m.

672-17-Z
ZONING DISTRICT: RT-4	WARD: 43
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 February 16, 2018 at 2:00 p.m.

675-17-Z
ZONING DISTRICT: RM-5	WARD: 44
APPLICANT: Castleview Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 734-8 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.
Withdrawn

681-17-S
ZONING DISTRICT: C1-2	WARD: 30
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 the existing bank at 3821 W. Belmont Avenue.
Continued to February 16, 2018 at 2:00 p.m.

684-17-S
ZONING DISTRICT: B3-1	WARD: 33
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 February 16, 2018 at 2:00 p.m.

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 Doar. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting went into closed session at 6:25 PM.

Motion to return to open session made by the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting returned to open session at 6:43 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 640-17-S, 609-17-S, 659-17-Z, 660-17-Z, 550-17-Z, and 551-17-Z at its regular meeting of November 17, 2017, made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.
Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of December 15, 2017, with the exception of Cal. No. 689-17-S, made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

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