Chairman Sercye called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Sercye, Doar, Toia and Williams). Flores arrived at 9:35 AM.

Motion to approve the minutes from the May 19, 2017 regular meeting by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, Doar, Toia and Williams.

Motion to approve the June 16, 2017 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, Doar, Toia and Williams.

<table>
<thead>
<tr>
<th>9:00 A.M.</th>
<th>ZONING DISTRICT: RS-2</th>
<th>WARD: 41</th>
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<tbody>
<tr>
<td><strong>313-17-Z</strong></td>
<td>APPLICANT: Erma and Wayne Kinzie</td>
<td></td>
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<tr>
<td>OWNER: Same as applicant</td>
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<tr>
<td>PREMISES AFFECTED: 6040 N. Oconto Avenue</td>
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<tr>
<td>SUBJECT: Application for a variation to reduce the north setback from the required 5' to 1.56' for a proposed two-car garage for the existing single family residence.</td>
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<tr>
<td>Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent)</td>
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</table>

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<thead>
<tr>
<th>314-17-Z</th>
<th>ZONING DISTRICT: RT-3.5</th>
<th>WARD: 44</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT: Joseph M. Brown &amp; Kimberly S. Deeb</td>
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<tr>
<td>OWNER: Same as applicant</td>
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<tr>
<td>PREMISES AFFECTED: 3750 N. Wayne Avenue</td>
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<tr>
<td>SUBJECT: Application for a variation to reduce the rear setback from the required 33.79' to 2.15', side setbacks from 2.4' to 0.41' on the north and 0.5’ on the south, combined side setback from 6’ to 0.91' for a proposed pergola and screen walls on the existing three car garage with an existing masonry chimney with proposed extension that serves the existing three-story building.</td>
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</tr>
<tr>
<td>Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent)</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
315-17-Z  
APPLICANT: Mark Garcia  
OWNER: Same as applicant  
PREMISES AFFECTED: 2238 N. Halsted Street  
SUBJECT: Application for a variation to reduce the front setback from the required 11.5’ to 8.8’, rear setback from 35’ to 2’, south setback from 2’ to zero (north to be zero), combined side setback from 5’ to zero for a proposed second and third floor additions, three story enclosed porch addition, front balconies, roof top enclosures with roof decks, rear one story garage connector, detached garage with roof deck and stairs to provide access.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams

316-17-S  
APPLICANT: Hollis of Palos, LLC- Midway Series  
OWNER: Same as applicant  
PREMISES AFFECTED: 6421 S. Cicero Avenue  
SUBJECT: Application for a special use to establish a drive through facility to serve a proposed one-story fast food restaurant.  
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Flores absent) (Toia recused)

317-17-S  
APPLICANT: B for Blonde, LLC  
OWNER: Henry Schleichkorn  
PREMISES AFFECTED: 3821 N. Southport Avenue  
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

318-17-S  
APPLICANT: Deon C. Marshall  
OWNER: Same as applicant  
PREMISES AFFECTED: 945 W. 87th Street  
SUBJECT: Application for a special use to establish a hair and nail salon.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams
319-17-Z
APPLICANT: Shaunte Porter
OWNER: Same as applicant
PREMISES AFFECTED: 1533 E. Marquette Road
SUBJECT: Application for a variation to reduce the west setback from the required 2' to zero, east setback from 2' to 0.08', combined side setback from 4' to 0.08' for a proposed rear three-story and third floor addition with a roof deck for the existing single family residence.
Continued to July 21, 2017 at 2 p.m.

320-17-S
APPLICANT: Saavedra Lewis
OWNER: Karen Lu
PREMISES AFFECTED: 3437 S. Halsted Street
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

321-17-Z
APPLICANT: Rascher Land Trust 8131
OWNER: Same as applicant
PREMISES AFFECTED: 8131 W. Rascher Avenue
SUBJECT: Application for a variation to reduce the east setback from the required 10.25' to 5.24', west setback from 10.25' to 4.41', combined side setback from 30.76' to 9.65' for a proposed second and third floor addition, front porch, balcony and a new roof with a 3.33' projection to the existing single family home. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams

322-17-Z
APPLICANT: Richard Martin Chappe Trust and Ellen Jo Chappe Trust
OWNER: Same as applicant
PREMISES AFFECTED: 627 W. Surf Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.95' to zero, east and west setback from 2.32' each to zero, combined side setback from 8.7' to zero for an open stair and landing to access a garage roof deck with pergola which shall also contain the 219 square feet of rear yard open space. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams
323-17-S  
APPLICANT: Salon Republic Inc.  
OWNER: Dennis Mullarkey  
PREMISES AFFECTED: 6768-72 N. Northwest Highway  
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

324-17-Z  
APPLICANT: JSJ Properties, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 6811 W. Raven Street  
SUBJECT: Application for a variation to reduce the required off-street parking from seven spaces to six for the proposed conversion on an existing three story six dwelling unit building to a seven dwelling unit building.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams

325-17-Z  
APPLICANT: JSJ Properties, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 6811 W. Raven Street  
SUBJECT: Application for a variation to reduce the minimum lot area from the required 1,000 square feet per unit to 908.71 square feet per unit for the proposed conversion of an existing six dwelling unit building to a seven dwelling unit building.  
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams

326-17-Z  
APPLICANT: 1639-41 N. Artesian, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1639-41 N. Artesian Avenue  
SUBJECT: Application for a variation to reduce the rear yard open space from the required 37'-6" to 21'-8" for an open stair/bridge to access a proposed garage 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
327-17-Z
APPLICANT: Garp Development, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2108 N. Bingham Street
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 2' on N. Stave Street and the east setback from 2' to zero for a proposed two-car garage with an open stair and roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams

328-17-Z
APPLICANT: Emily and Bryan Forero
OWNER: Same as applicant
PREMISES AFFECTED: 3213 N. Clifton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.08' to 1.5', the north setback from 2' to zero, (south to be zero), combined side setback from 5' to zero for a proposed stair to access a garage roof deck with pergola which shall contain 115.27 square feet of rear yard open space.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams

329-17-S
APPLICANT: Warrior Capital, LLC
OWNER: Carbit Corporation
PREMISES AFFECTED: 1440 N. Kingsbury Street
SUBJECT: Application for a special use to establish a title loan facility.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams

330-17-Z
APPLICANT: Capesius I, LLC d/b/a CS Development Partners
OWNER: Same as applicant
PREMISES AFFECTED: 1335 W. Taylor Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 18' on floor containing dwelling units for a proposed four story building with ground floor retail and three dwelling units above.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent)
331-17-S  
APPLICANT: FAHH, LLC d/b/a First Ascent  
OWNER: 2950 W. Grand LLC  
PREMISES AFFECTED: 2950 W. Grand Avenue  
SUBJECT: Application for a special use to convert an existing warehouse and office space to an indoor sports and recreational facility with a climbing gym. 
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent)

332-17-Z  
APPLICANT: Charles J. Fiedler  
OWNER: Same as applicant  
PREMISES AFFECTED: 3516 N. Oakley Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 34.72' to 2.03', north setback from 2.4' to 0.45', combined side setback from 6' to 3.51' for a proposed roof deck, pergola and exterior stairs on the existing detached garage. 
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams

333-17-S  
APPLICANT: Eros Salon & Spa, Inc.  
OWNER: Gabriela Buchancow  
PREMISES AFFECTED: 6011 W. Grand Avenue  
SUBJECT: Application for a special use to establish a hair and nail salon. 
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams

334-17-Z  
APPLICANT: Laura Yepez  
OWNER: Same as applicant  
PREMISES AFFECTED: 1329-31 N. Wicker Park Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 22.4' to 2', west setback from 3.84' to zero (east to be 3'), combined side setback from 9.6' to 3' for a proposed rear two-story addition with an attached two car garage on the first floor. 
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams
<table>
<thead>
<tr>
<th>Case Number</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
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<tbody>
<tr>
<td>335-17-S</td>
<td>B3-3</td>
<td>27</td>
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<td>APPLICANT:</td>
<td>2250 W. Madison, Inc.</td>
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<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>5 N. Oakley Boulevard / 2250-58 W. Madison Street</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish residential use below the second floor for the proposed conversion of a four-story office and twenty-four dwelling unit building to a twenty-six dwelling unit building.</td>
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<tr>
<td></td>
<td>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</td>
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<td>336-17-Z</td>
<td>B3-3</td>
<td>27</td>
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<td>APPLICANT:</td>
<td>2250 W Madison Inc.</td>
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<td>PREMISES AFFECTED:</td>
<td>5 N. Oakley Boulevard/ 2250-58 W. Madison Street</td>
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<td>SUBJECT:</td>
<td>Application for a variation to permit the establishment of reduce the required parking by not more than 20% from twenty-six spaces to twenty-four spaces for the conversion of a four-story office and twenty-four dwelling unit building to a twenty-six dwelling unit building.</td>
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<td>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</td>
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<td>337-17-S</td>
<td>B1-1</td>
<td>23</td>
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<td>APPLICANT:</td>
<td>New Trendsetters, LLC</td>
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<tr>
<td>OWNER:</td>
<td>David Steadman</td>
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<td>PREMISES AFFECTED:</td>
<td>3954 W. 63rd Street</td>
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<td>SUBJECT:</td>
<td>Application for a special use to establish a barber shop.</td>
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<td></td>
<td>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</td>
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<td>338-17-S</td>
<td>C2-3</td>
<td>36</td>
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<td>APPLICANT:</td>
<td>Labor Solutions, LLC</td>
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<td>OWNER:</td>
<td>Don Deal 3, LLC</td>
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<td>PREMISES AFFECTED:</td>
<td>6969 W. Grand Avenue</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish a day labor service.</td>
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<td>Continued to July 21, 2017 at 2 p.m.</td>
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<td>Case Number</td>
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<td>339-17-Z</td>
<td>RS-3</td>
<td>43</td>
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<td>APPLICANT:</td>
<td>Chad Wells</td>
<td></td>
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<td>OWNER:</td>
<td>Same as applicant</td>
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<td>PREMISES AFFECTED:</td>
<td>1728 N. Wolcott Avenue</td>
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<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear setback from the required 33.88’ to 0.50’, north from 2’ to 0.10’, combined side setback from 4.80’ to 2.67’ for a proposed second floor rear addition with rooftop stair enclosure and a detached two car private garage with roof deck and exterior stairs.</td>
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<td>Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams</td>
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</table>

| 340-17-S    | PMD #4B        | 27   |
| APPLICANT:  | Christy Webber and Company |   |
| OWNER:      | Chicago Greenworks, LLC |   |
| PREMISES AFFECTED: | 2900 W. Ferdinand Street |   |
| SUBJECT:    | Application for a special use to establish a Class V recycling facility. |   |
|             | Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams |   |

| 341-17-Z    | PMD #4         | 27   |
| APPLICANT:  | 1500 Venture, LLC |   |
| OWNER:      | Same as applicant |   |
| PREMISES AFFECTED: | 1500 W. Carroll Avenue |   |
| SUBJECT:    | Application for a variation to reduce parking from the required fifty-two spaces to forty-two spaces for the conversion of an existing five-story vacant building to be converted to an office building. |   |
|             | Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams |   |

| 342-17-S    | B3-1           | 21   |
| APPLICANT:  | Shalisa Stuckie |      |
| OWNER:      | B. Embree      |      |
| PREMISES AFFECTED: | 953 W. 87th 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 |   |
343-17-S  
APPLICANT: Melissa Gomez  
OWNER: Gaspar Gomez  
PREMISES AFFECTED: 1754 W. Division Street  
SUBJECT: Application for a special use to establish a body art service (tattoo or semi-permanent makeup).  
Continued to July 21, 2017 at 2 p.m.

344-17-Z  
APPLICANT: Timothy Swanson  
OWNER: Same as applicant  
PREMISES AFFECTED: 2248 W. Adams Street  
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 8.33', west setback from 2' to 0.08' (east to be 0.67'), combined side setback from 3.75' to 0.75' for a proposed three-story single family residence, a front open porch, a rear open deck and a detached one car garage.  
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 Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting went into closed session at 12:15 PM.

Motion to return to open session made by the Chairman. Second by Doar. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting returned to open session at 12:25 PM.

The Chairman moved to recess at 12:30 PM. Second by Flores. Motion carried 5-0; yeas – Sercye, Doar, Flores, 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, Flores, and Toia) (Williams absent).
2:00 P.M.

345-17-S
APPLICANT: Sam Sanchez
OWNER: 3518-22 Clark Corporation
PREMISES AFFECTED: 3518-22 N. Clark Street
SUBJECT: Application for a special use an outdoor roof top patio on an existing one story restaurant.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Flores (Williams absent) (Toia recused)

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 August 18, 2017 at 2 p.m.

347-17-S
APPLICANT: Sarah's Circle
OWNER: Mariana Turlakova
PREMISES AFFECTED: 4654 N. Sheridan Road
SUBJECT: Application for a special use to establish a fifty bed temporary overnight shelter on the second floor of a proposed six story building.
Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)

348-17-Z
APPLICANT: Sarah's Circle
OWNER: Mariana Turlakova
PREMISES AFFECTED: 4654 N. Sheridan Road
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed six-story building.
Withdrawn

349-17-Z
APPLICANT: Sarah's Circle
OWNER: Mariana Turkalova
PREMISES AFFECTED: 4654 N. Sheridan Road
SUBJECT: Application for a variation to increase the permitted height of 55' to no more than 10% to 60.5' for a proposed six-story building.
Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)
350-17-S
APPLICANT: Vienna Beef Ltd
OWNER: Vienna Beef / City of Chicago
PREMISES AFFECTED: 2401-21 N. Damen Avenue
SUBJECT: Application for a special use to establish a one-lane drive-through to serve a proposed one-story fast food restaurant. Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye recused)

351-17-S
APPLICANT: Vienna Beef Ltd.
OWNER: Vienna Beef Ltd. / City of Chicago
PREMISES AFFECTED: 1900-16 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a dual lane drive-through to serve a proposed fast food restaurant. Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye recused)

352-17-Z
APPLICANT: Michael Grisko & Corey Grisko
OWNER: 1030 North Honore Condominium Association
PREMISES AFFECTED: 1030 N. Honore Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.55' to 21.33' for a proposed open bridge/walkway to access a proposed garage roof deck from the existing three-story, three-dwelling unit building. Application denied by voice vote. 0-3; nays – Doar, Flores and Toia (Williams absent) (Sercye absent)

353-17-Z
APPLICANT: Stephen M. Waldon and Amy Waldon
OWNER: Same as applicant
PREMISES AFFECTED: 2143 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the rear setback from 28' to 21' for an open stair/bridge to access a proposed garage roof deck which shall also contain the relocated rear yard open space. Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)

354-17-S
APPLICANT: Arlana Andrews
OWNER: Western Haddon, LLC
PREMISES AFFECTED: 2044 W. Chicago Avenue
SUBJECT: Application for a special use to establish a nail salon. Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)
355-17-S
APPLICANT: Arlana Andrews
OWNER: Western Haddon, LLC
PREMISES AFFECTED: 2044 W. Chicago Avenue
SUBJECT: Application for a special use to establish a body art service (microblading/tattoo).
Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)

356-17-Z
APPLICANT: 1912 Erie, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1912 W. Erie Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.02' to 20.5' for a catwalk connected to the rear stairs to access a garage roofdeck.
Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)

357-17-Z
APPLICANT: Chicago Title and land Trust Number 8002369747
OWNER: Same as applicant
PREMISES AFFECTED: 1932-34 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 5' to 3' (south to be 3'), combined side setback from 10' to 6', rear setback from 28' for an three-story, single family residence with an attached five car garage which shall also contain the required 416 square feet of relocated rear yard open space.
Continued to July 21, 2017 at 2 p.m.

358-17-S
APPLICANT: NA Builders Inc.
OWNER: same as applicant
PREMISES AFFECTED: 511 S. California Avenue
SUBJECT: Application for a special use to establish a one-story gas station with retail food.
Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)

359-17-Z
APPLICANT: NA Builders
OWNER: Same as applicant
PREMISES AFFECTED: 511 S. California Avenue
SUBJECT: Application for a variation to reduce the minimum required lot area from 20,000 square feet to 15,625 square feet for a proposed one-story gas station with retail food.
Application approved by voice vote. 3-0; yeas – Doar, Flores and Toia (Williams absent) (Sercye absent)
360-17-Z
APPLICANT: Michael Molinski
OWNER: Same as applicant
PREMISES AFFECTED: 6826 N. Wildwood Avenue
SUBJECT: Application for a variation to reduce the east setback from the required 6' to 4.5', combined side setback from 18' to 13.64' for a proposed rear one and two story addition for the existing single family residence.

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

361-17-S
APPLICANT: Lamel Collins
OWNER: Halsted Plaza, LLC
PREMISES AFFECTED: 9939 S. Halsted Street
SUBJECT: Application for a special use to establish a beauty salon.

Continued to July 21, 2017 at 2 p.m.

362-17-Z
APPLICANT: Saxony Wilson, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4601 N. Paulina Street
SUBJECT: Application for a variation to eliminate the one required loading berth for the conversion of an existing four story building to twenty-four dwelling unit building.

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

363-17-S
APPLICANT: Lyle Hill
OWNER: Same as applicant
PREMISES AFFECTED: 8033 S. Western Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.

Continued to July 21, 2017 at 2 p.m.

364-17-Z
APPLICANT: PCM Real Estate Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1341 W. George Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.5' to 21.5' for a proposed open catwalk at the rear of the existing three-story building to access a garage roof deck.

Continued to July 21, 2017 at 2 p.m.
365-17-S  
**APPLICANT:** S.M.A.R.T. Golf Fitness Instruction, Inc.  
**OWNER:** 1650 N. Throop, LLC  
**PREMISES AFFECTED:** 1315 W. Concord Place  
**SUBJECT:** Application for a special use to establish a sports and recreation (participant) use.  
*Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)*

366-17-Z  
**APPLICANT:** R Developing Group, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2621 N. Southport Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37'-3" to 21'-6" for a proposed open stair / catwalk to access a garage roof deck which shall also contain the relocated rear yard open space.  
*Continued to July 21, 2017 at 2 p.m.*

367-17-Z  
**APPLICANT:** R Developing Group, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 844 W. Waveland Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 41.1' to 1.94', east setback from 2.85' to 2.38' and the rear setback from the property line to the garage from 2' to 1.94' for an open bridge at the rear of the building to access a garage roof deck.  
*Continued to July 21, 2017 at 2 p.m.*

368-17-S  
**APPLICANT:** Chicago Auto Repair Inc. d/b/a/ Chicago Auto  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6901-17 S. Bell Avenue  
**SUBJECT:** Application for a special use to establish a Class IV-A recycling facility.  
*Continued to July 21, 2017 at 2 p.m.*

369-17-Z  
**APPLICANT:** 2418 Ohio, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2418 W. Ohio Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.82' to 24' for a proposed access connection from the existing rear porch to a proposed garage roof deck.  
*Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)*
370-17-Z
APPLICANT: Sukhmit Kalsi
OWNER: Same as applicant
PREMISES AFFECTED: 522 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 2' to 0.59' for the subdivision of a lot into two zoning lots. The existing two-story, two dwelling unit front building and one dwelling unit rear building will remain.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)

371-17-Z
APPLICANT: Sukhmit Kalsi
OWNER: Same as applicant
PREMISES AFFECTED: 520 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 3,000 square feet to 2,884.37 square feet for a proposed three-story, three dwelling unit building.
Continued to July 21, 2017 at 2 p.m.

372-17-Z
APPLICANT: Sukhmit Kalsi
OWNER: Same as applicant
PREMISES AFFECTED: 520 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 13.55', south setback from 2' to zero (north to 2.96') combined side setback from 4.6' to 2.96' for a proposed three-story, three dwelling unit building.
Continued to July 21, 2017 at 2 p.m.

373-17-Z
APPLICANT: Sukhmit Kalsi
OWNER: Same as applicant
PREMISES AFFECTED: 520 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the off-street parking requirement from three stalls to two stalls for a proposed three-story, three-dwelling unit building.
Continued to July 21, 2017 at 2 p.m.

374-17-S
APPLICANT: Jorge Gutierrez
OWNER: Iglesia Pentecostal Unida Latino Americana, Inc.
PREMISES AFFECTED: 6425 S. Central Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)
375-17-S
APPLICANT: Pui Tak Christian School (c/o David Wu)
OWNER: Chinese Christian Union Church
PREMISES AFFECTED: 2263 S. Wentworth Avenue
SUBJECT: Application for a special use to expand an existing three-classroom school by adding two additional classrooms in another part of an existing building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)

376-17-Z
APPLICANT: Erin B. Estelle Declaration of Trust
PREMISES AFFECTED: 1766 N. Wilmot Avenue
SUBJECT: Application for a variation to reduce the south front setback from the required 15' to zero, north rear setback from 31.17' to 9.33', reduce the east setback to zero, west to 3.16', combined side setback from 10' to 3.16' for a proposed three-story, single family residence with parking in the basement.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)

377-17-Z
APPLICANT: Healy Builders, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3828 N. Racine Avenue
SUBJECT: Application for a variation to relocate the required rear yard open space to the roof of the attached garage that serves a proposed three-story, three dwelling unit building with open deck/ stairs and a roof top feature.
Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)

378-17-Z
APPLICANT: Healy Builders, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3828 N. Racine Avenue
SUBJECT: Application for a variation to relocate the required rear yard open space to the roof of the attached garage that serves a proposed three-story, three dwelling unit building with open deck/ stairs and a roof top feature.
Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)
379-17-Z
APPLICANT: Healy Builders, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3828 N. Racine Avenue
SUBJECT: Application for a variation to reduce the front building line wall setback from the required 20’ to 15.25’ for a proposed three-story, three-dwelling unit building with an attached garage with a roof deck, rear open stairs and deck, and a roof top feature.
Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)

380-17-Z
APPLICANT: Strs L3 ACQ8, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1504 N. Fremont Street
SUBJECT: Application for a variation to eliminate the one required loading berth for the conversion of an existing one and two story building to general retail sales.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)

381-17-Z
APPLICANT: 231 Scott LLC
OWNER: Same as applicant
PREMISES AFFECTED: 231 W. Scott Street
SUBJECT: Application for a variation to reduce the rear setback from the required 39’ to 29.66’, west setback from 2.64’ to 1.5’ (east to be 3.5’) combined side setback from 6.6’ to 5’ for a proposed four-story, three dwelling unit building with an attached three car garage.
Application approved with conditions by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)

382-17-Z
APPLICANT: David Ayers
OWNER: Same as applicant
PREMISES AFFECTED: 11216 S. Drake Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 18.08’ to 17’, north setback from 4’ to 3’. south from 4’ to 3’, combined side setback from 9’ to 6’ for a proposed two-story single family residence with front open porch and rear open deck.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)
383-17-Z
APPLICANT: 1502 W. Wolfram, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1502 W. Wolfram Street
SUBJECT: Application for a variation to reduce the east setback from the required 2' to zero, west setback from 2' to zero, combined side setback from 5' to zero, rear setback from 35' to 2' for a proposed one story open stair to access a garage roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)

384-17-Z
APPLICANT: Martin Brudder
OWNER: Same as applicant
PREMISES AFFECTED: 6147 S. Meade Avenue
SUBJECT: Application for a variation to increase the area for an accessory structure from the maximum of 630 square feet to 673.06 square feet for an addition to the rear of a one story, detached two car garage.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)
CONTINUANCES

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 2’ for an open bridge to access a proposed garage rooftop deck on the existing six-car garage.

Application amended at hearing and approved by voice vote.
4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)

229-17-Z
APPLICANT: Westford Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4131 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34’-10” to 2’, north setback from 2’ to zero ( south to be 2’-6”), combined setback from 5’ to 2’-6” for a proposed open stair which shall also contain the relocated rear yard open space and a pergola which will be 19.6’ in height.

Withdrawn

230-17-Z
APPLICANT: Westford Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3933 N. Hamilton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34’-10” to 2’, north setback from 2.4’ to zero ( south to be 2’-10”), combined setback from 6’ to 2’-10” for a proposed open stair which shall also contain the relocated rear yard open space and a pergola which will be 19’-6” in height.

Withdrawn

231-17-Z
APPLICANT: Westford Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4120 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.75’ to 2’ for an open stair and landing for a proposed garage roof deck which shall also contain the relocated rear yard open space and a pergola.

Continued to July 21, 2017 at 2 p.m.
232-17-Z  
**ZONING DISTRICT:** RS-3  
**WARD:** 47  
**APPLICANT:** Westford Development, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4133 N. Oakley Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.1’ to 2’, north setback from 2’ to zero (south to be 2.6’), combined setback from 5’ to 2.6’ for an open stair to access a garage roof deck which shall also contain the relocated rear yard open space and a pergola.  
Withdrawn

233-17-Z  
**ZONING DISTRICT:** RS-3  
**WARD:** 47  
**APPLICANT:** Westford Development, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4129 N. Oakley Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34'-10" to 2', north setback from 2' to zero (south to be 2'-6"), combined side setback from 5' to 2'-6" for an open stair to access a garage roof deck which shall contain the relocated rear yard open space and a pergola.  
Withdrawn

259-17-Z  
**ZONING DISTRICT:** RT-4  
**WARD:** 32  
**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.  
Continued to July 21, 2017 at 2 p.m.

260-17-Z  
**ZONING DISTRICT:** RT-4  
**WARD:** 32  
**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.  
Continued to July 21, 2017 at 2 p.m.
**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.  
*Continued to July 21, 2017 at 2 p.m.*

**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.  
*Continued to July 21, 2017 at 2 p.m.*

**285-17-S**

**APPLICANT:** La Caridad Jewelry, Inc.  
**OWNER:** Nodarse Holdings, Inc.  
**PREMISES AFFECTED:** 4246 W. Fullerton Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.  
*Application approved by voice vote. 3-0; yeas – Sercye, Flores and Toia (Williams absent) (Doar absent)*

**288-17-Z**

**APPLICANT:** Carol and Marc Koif  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2458 N. Burling Street  
**SUBJECT:** Application for a variation to increase the existing floor area by no more than 8.73% from 3692.74 square feet with an addition of 322.05 square feet for a rear three story addition and rooftop stair enclosure, rear three story open porch, roof top pergola and detached two car garage.  
*Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)*
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289-17-Z

**APPLICANT:** Carol and Marc Koif  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2458 N. Burling Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.73' to 35.65', north setback from 2' to 0.4' (south to be 2.58'), combined side setback from 5' to 2.98', the front building line setback for stairway enclosures and pergolas exceeding the maximum height from 20' to 12.63'.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

290-17-Z

**APPLICANT:** Carol and Marc Koif  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2458 N. Burling Street  
**SUBJECT:** Application for a variation to reduce the required parking spaces from three spaces to two for an existing three-story, three dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

296-17-S

**APPLICANT:** Loyola Properties Limited LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6500-06 W. Imlay Avenue  
**SUBJECT:** Application for a special use to permit the establishment of residential use below the second floor for a proposed four dwelling unit townhome building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**

297-17-Z

**APPLICANT:** Loyola Properties Limited, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6500-06 W. Imlay Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback for a townhome front wall facing a public street from 12' to 8.5' for a proposed four dwelling unit townhome building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent)**
300-17-Z  
APPLICANT: Chicago Title and land Trust u/t/a/d 12/6/11 a/k/a/d 12/6/11 a/k/a Trust no. 8002358446  
OWNER: Same as applicant  
PREMISES AFFECTED: 2230 N. Dayton Street  
SUBJECT: Application for a variation to reduce the rear setback from the required 34.82' to 0.95', north setback from 2' to zero, south from 2' to 0.8', combined side setback from 4.8' to 0.8' for an open stair to access a garage roof deck with metal screens that exceeds 15' in height from grade.  
Withdrawn

309-17-Z  
APPLICANT: Barrett Homes, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2243 N. Halsted Street  
SUBJECT: Application for a variation to reduce the rear setback from the required 37.5' to 23.42' for a proposed open connection between an open stair and a landing to access a garage roof deck.  
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams 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 the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent). Meeting went into closed session at 6:00 PM.

Motion to return to open session made by the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent). Meeting returned to open session at 6:15 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of February 17, 2017 for Board Cal. No. 35-17-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 21, 2017, for Board Cal. Nos. 93-17-Z, 94-17-Z, 141-17-Z, and 149-17-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, Doar, Flores, and Toia (Williams absent).

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of May 19, 2017 made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).

The Chairman moved to recess at 6:20 PM. Second by Flores. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent). Meeting adjourned.