PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman
Sol Flores
Sam Toia
Amanda Williams

Chairman Sercye called the meeting to order at 9:30 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, Flores, and Toia). Williams arrived at 9:35 AM.

Motion to approve the minutes from the February 17, 2017 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas-Sercye, Flores, and Toia.

Motion to approve the March 17, 2017 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas-Sercye, Flores, and Toia.

9:00 A.M.

93-17-Z
APPLICANT: St. Jerome Croatian Church
OWNER: Same as applicant
PREMISES AFFECTED: 2813 S. Princeton Avenue
SUBJECT: Application for a variation reduce the front setback from the required 11.66’ to zero, rear setback from 37.53’ to zero for a proposed two story addition to an existing school and religious assembly.
Continued until April 21, 2017 at 2 PM.

94-17-Z
APPLICANT: St. Jerome Croatian Church
OWNER: Same as applicant
PREMISES AFFECTED: 2813 S. Princeton Avenue
SUBJECT: Application for a variation to increase the existing floor area ratio (39,419.94 square feet) by 29 % (11,596.75 square feet) to 51,016.69 square feet for a proposed two-story addition to an existing school and religious assembly.
Continued until April 21, 2017 at 2 PM.

95-17-Z
APPLICANT: 1321 Wolfram LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1321 W. Wolfram Street
SUBJECT: Application for a variation to reduce the rear setback from the
required 34.86' to 2.0' for an open stair to access a proposed garage roof deck which shall contain 11.3 square feet of relocated rear yard open space (remaining 213.7 square feet to be at grade), with a pergola with a height of 21.67’.

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

**96-17-S**

**ZONING DISTRICT:** B3-1  
**WARD:** 49

**APPLICANT:** 420 Capital Management, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1930 W. Chase Avenue / 7305 N. Rogers Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a medical cannabis dispensing facility.

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

**97-17-Z**

**ZONING DISTRICT:** RS-3  
**WARD:** 27

**APPLICANT:** Montana 1245, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1245 W. Montana Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 33.6' to 2', west setback from 2.4' to zero (east to be zero), combined side setback from 6' to zero for an open stair to access a proposed garage roof deck with an attached chimney.

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

**98-17-S**

**ZONING DISTRICT:** B3-2  
**WARD:** 44

**APPLICANT:** Oyun Yadamsuren  
**OWNER:** Beal Properties  
**PREMISES AFFECTED:** 3011 N. Broadway  
**SUBJECT:** Application for a special use to permit the establishment of a nail salon.

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

**99-17-S**

**ZONING DISTRICT:** B3-1  
**WARD:** 35

**APPLICANT:** 3801 Montrose, LLC  
**OWNER:** same as applicant  
**PREMISES AFFECTED:** 3801 W. Montrose Avenue  
**SUBJECT:** Application for a special use to permit the establishment of residential use below the second floor to convert an existing commercial building to a detached house.

Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams
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<th>ZONING DISTRICT</th>
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<tr>
<td>Shimon Mery</td>
<td>Same as applicant</td>
<td>2418 W. Medill Avenue</td>
<td>Application for a variation to reduce the east setback from the required 3.73' to 0.5' (west to be 2.74'), combined side setback from 9.33' to 3.24' and to reduce the required rear yard open space from 150 square feet to zero for a proposed two story porch and one unenclosed parking stall. <strong>Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams</strong></td>
</tr>
<tr>
<td>Rajesh N. Kunnumali</td>
<td>NRNSA 65th Place, LLC</td>
<td>6536 S. Kedzie Avenue</td>
<td>Application for a special use to permit the establishment of a one-lane drive-through facility to serve a proposed fast food restaurant. <strong>Application approved by voice vote. 3-0; yeas - Sercye, Flores, and Williams (Toia recused)</strong></td>
</tr>
<tr>
<td>Delta Real Estate Investments LLC</td>
<td>Same as applicant</td>
<td>3848 N. Hamilton Avenue</td>
<td>Application for a variation to reduce the rear setback from the required 34'-10&quot; to 4', south setback from 2' to zero (north to be zero), combined side setback from 5' to zero, for a proposed open stair to access a garage rooftop deck which shall also contain the relocated rear yard open space. <strong>Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams</strong></td>
</tr>
<tr>
<td>Barrett Homes, LLC</td>
<td>Same as applicant</td>
<td>3034 N. Clybourn Avenue</td>
<td>Application for a special use to permit the establishment of residential use below the second floor for a proposed three-story, three-dwelling unit building with roof deck and roof stair and mechanical enclosure. <strong>Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams</strong></td>
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<td>Case</td>
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| 104-17-S | B3-5 | 27 | LG Development Group, LLC | 1435-43 N. Wells, LLC | 1435-43 N. Wells Street | Application for a special use to reduce the minimum off-street parking by no more than 50% from fifty spaces to fifteen spaces for a proposed six-story, fifty dwelling unit building that shall be located within 1,320 feet of a CTA station entrance.  
*Application approved by voice vote. 3-1; yeas - Sercye, Flores, and Toia; nays-Williams* |
| 105-17-Z | B3-5 | 27 | LG Development Group, LLC | 1435-43 N. Wells, LLC | 1435-43 N. Wells Street | Application for a variation to reduce the rear setback from the required 30' to 5' for a proposed six-story, fifty dwelling unit building that is located within 1,320 feet of a CTA station entrance.  
*Application approved by voice vote. 3-1; yeas - Sercye, Flores, and Toia; nays-Williams* |
| 106-17-Z | B3-5 | 27 | LG Development Group, LLC | 1435-43 N. Wells, LLC | 1435-43 N. Wells Street | Application for a variation to eliminate the one required loading space for a proposed six-story, fifty dwelling unit building which shall be located within 1,320 feet of a CTA station entrance.  
*Application approved by voice vote. 3-1; yeas - Sercye, Flores, and Toia; nays - Williams* |
| 107-17-S | C1-2 | 26 | California Funding, LLC | Same as applicant | 844 N. California Avenue | Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, three-dwelling unit building.  
*Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams* |
| 108-17-Z | C1-2 | 26 | California Funding, LLC | Same as applicant | 844 N. California Avenue | Application for a variation to reduce the rear setback from 30' to |
16.6' for a proposed open stair to access a garage roof deck.

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

109-17-Z
APPLICANT: Peerless Development, LLC - 1870 Milwaukee
OWNER: Same as applicant
PREMISES AFFECTED: 1874 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 20' for a proposed six-story, forty-four dwelling unit building with ground floor commercial space and on-site parking.

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

110-17-S
APPLICANT: Rule Transfer IL, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4102 W. Peterson Avenue
SUBJECT: Application for a special use to permit the establishment of a one lane-drive through to serve a proposed fast food restaurant.

Continued until April 21, 2017 at 2 PM.

111-17-Z
APPLICANT: Jeremy Hoeck
OWNER: Same as applicant
PREMISES AFFECTED: 3257 W. Crystal Street
SUBJECT: Application for a variation to reduce the rear setback from the required 31.17' to 28.5' for a proposed front two-story addition with a front open porch at the second level for the existing two-story, two dwelling unit building.

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

112-17-S
APPLICANT: Da Macks Barbershop
OWNER: Ronan Healey
PREMISES AFFECTED: 2203 W. Roscoe Street
SUBJECT: Application for a special use to permit the establishment of a barber shop.

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

113-17-Z
APPLICANT: Riklin Investments, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2125 W. Charleston Street
SUBJECT: Application for a variation to reduce the rear setback from the
required 28' to 8'-6", west setback from 2' to zero (east to be 3'), combined side setback from 4'-8" to 3' for a proposed open stair to access a garage roof deck which shall also contain the relocated rear yard open space.

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

114-17-Z
APPLICANT: Indigo Development, LLC Series D
OWNER:
PREMISES AFFECTED: 1057 N. Wood Street
SUBJECT:

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

115-17-Z
APPLICANT: 2901 W Belden, LLC
OWNER:
PREMISES AFFECTED: 2901 W. Belden Avenue
SUBJECT:

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

116-17-Z
APPLICANT: Garp Construction
OWNER:
PREMISES AFFECTED: 720 N. Willard Court
SUBJECT:

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

117-17-Z
APPLICANT: Denny Development, LLC
OWNER:
PREMISES AFFECTED: 3312 N. Hamilton Avenue
SUBJECT:

Application approved by voice vote. 3-0; yeas - Sercye, Toia, and Williams (Flores absent)
118-17-Z
APPLICANT: Sonco Real Estate, LLC 2150 W Lawrence Series
OWNER: Same as applicant
PREMISES AFFECTED: 2150 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to 3.84’ for an existing four-story building to be converted and add a fifth floor addition to a retail and fifty-nine dwelling units located above the first floor.

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

119-17-Z
APPLICANT: Sonco Real Estate, LLC 2150 Lawrence Series
OWNER: Same as applicant
PREMISES AFFECTED: 2150 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the required off-street parking by no more than 20% from fifty-nine parking spaces to forty-seven on-site spaces for an existing four-story building to be converted and a fifth floor addition for a retail and fifty-nine dwelling units located above the first floor.

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

120-17-S
APPLICANT: Jose L. Cuevas Jr.
OWNER: Tony Bahary
PREMISES AFFECTED: 3610 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

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

121-17-Z
APPLICANT: 849 Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 849 N. Hoyne Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 31.2’ to 2.17’, north setback from 2’ to zero, south setback from 2’ to zero, combined side setback from 4.8’ to zero for a bridge connection from the existing rear three-story porch to a proposed rooftop deck with two pergolas, which shall exceed 15’ in height.

Application approved by voice vote. 3-0; yeas - Sercye, Toia, and Williams (Flores absent)
122-17-S  ZONING DISTRICT: B3-5   WARD: 25
APPLICANT: Jing Yuan Ma
OWNER: Same as applicant
PREMISES AFFECTED: 214 W. 22nd Place
SUBJECT: Application for a special use to convert an existing Single Room Occupancy use to a hotel use.
Application approved by voice vote. 3-0; yeas - Sercye, Toia, and Williams (Flores absent)

123-17-S  ZONING DISTRICT: B1-1   WARD: 19
APPLICANT: Kimberly Buford - DBA Color Me Nail Bar
OWNER: Same as applicant
PREMISES AFFECTED: 1810 1/2 W. 99th Street
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Continued until April 21, 2017 at 2 PM.

124-17-Z  ZONING DISTRICT: RT-4   WARD: 44
APPLICANT: Dan and Elizabeth Domont
PREMISES AFFECTED: 3322 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.28' to 1.41', north and south both from 2' to zero, combined side setback from 5' to zero for an open bridge to access a garage roof deck which shall have a pergola and contain the 201.95 square feet of relocated rear yard open space.
Continued until May 19, 2017 at 2 PM.

125-17-S  ZONING DISTRICT: B3-2   WARD: 8
APPLICANT: Josephine Gandonou Bryant
OWNER: Hasan Hasic
PREMISES AFFECTED: 8205 S. Cottage Grove Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Application approved by voice vote. 3-0; yeas - Sercye, Toia, and Williams (Flores absent)

126-17-Z  ZONING DISTRICT: RT-4   WARD: 38
APPLICANT: Mia Properties Acquisitions, LLC-7159 Grand Avenue
OWNER: Same as applicant
PREMISES AFFECTED: 4111 N. Narragansett Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 50' to 12.08' for a proposed three-story, fifteen dwelling unit building.
Application approved by voice vote. 3-0; yeas - Sercye, Toia, and Williams (Flores absent)
127-17-Z ZONING DISTRICT: RT-4 WARD: 38
APPLICANT: Mia Properties Acquisitions, LLC 7159 W. Grand Avenue
OWNER: Same as applicant
PREMISES AFFECTED: 4119 N. Narragansett Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 50' to 16.33' for a proposed three-story, fifteen dwelling unit building.
Application approved by voice vote. 3-0; yeas - Sercye, Toia, and Williams (Flores absent)

The Chairman moved to recess at 1:05 PM. Second by Toia. Motion carried 4-0; yeas- Sercye, Flores, Toia, and Williams.

The Board reconvened at 2:17 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Sercye, Flores, and Toia). Williams arrived at 2:35 PM.

2:00 P.M.

128-17-S ZONING DISTRICT: B3-2 WARD: 14
APPLICANT: South Kedzie 55, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5501 S. Kedzie Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive through facility to serve a proposed fast food restaurant.
Application approved by voice vote. 3-0; yeas - Sercye, Flores, and Williams (Toia recused)

129-17-Z ZONING DISTRICT: RS-2 WARD: 19
APPLICANT: Madeline O'Brien
OWNER: Same as applicant
PREMISES AFFECTED: 2609 W. 102nd Street
SUBJECT: Application for a variation to reduce the south setback from the required 7.2' to 4.04' (north to remain at 15.04'), combined side setback from 21.63' to 19.08' for a proposed rear two-story addition for the existing two-story, single family residence with an attached garage.
Application approved by voice vote. 3-0; yeas - Sercye, Flores, and Toia (Williams absent)

130-17-Z ZONING DISTRICT: RS-2 WARD: 19
APPLICANT: Madeline O'Brien
OWNER: Same as applicant
PREMISES AFFECTED: 2609 W. 102nd Street
SUBJECT: Application for a variation to reduce the required parking spaces from two to one for a proposed single family residence with a proposed two-story rear addition and an attached garage.
Application approved by voice vote. 3-0; yeas - Sercye, Flores,
and Toia (Williams absent)

131-17-S
APPLICANT: Anthony Kremer
OWNER: Shepherd Real Estate Subsidiary, LLC- North and Mohawk Series
PREMISES AFFECTED: 511 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a veterinary office and boarding kennel.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

132-17-Z
APPLICANT: 2307 North Greenview- Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 2307 N. Greenview Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 38.85' to 20.66' for a proposed open bridge to provide access to a proposed garage roof deck from the existing rear open porch.
Application denied by voice vote. 0-4; yeas – none; nays - Sercye, Flores, Toia, and Williams

133-17-Z
APPLICANT: Mangan Builders Inc.
OWNER: Tami Tray
PREMISES AFFECTED: 3856 N. Hamilton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.75' to 2', north setback from 2.94' to 2', south from 2.94' to 0.75', combined setback from 7.34' to 2.75' for a proposed open stair to access a proposed garage rooftop deck on the existing three car garage.
Continued until May 19, 2017 at 2 PM.

134-17-S
APPLICANT: Philip James Ltd.
OWNER: GJK Properties, LLC
PREMISES AFFECTED: 3828 N. Lincoln Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

135-17-S
APPLICANT: Sacire Tembely
OWNER: Chun Hyo Park
PREMISES AFFECTED: 8230 S. Cottage Grove Avenue
SUBJECT: Application for a special use to permit the establishment of a hair braiding salon.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

136-17-S
APPLICANT: Abdou Niang
OWNER: Sameh Abuquel
PREMISES AFFECTED: 5842 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a hair braiding salon.

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

137-17-S
APPLICANT: Mani Properties, Inc.
OWNER: 1311 N. Western, LLC
PREMISES AFFECTED: 1311 N. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a business live/ work unit on the ground floor of an existing three-story, four dwelling unit building.

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

138-17-S
APPLICANT: Peter McMahon
OWNER: same as applicant
PREMISES AFFECTED: 1955 N. Halsted Street
SUBJECT: Application for a variation to permit the establishment of a residential use below the second floor for a proposed four-story, three-dwelling unit building.

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

139-17-Z
APPLICANT: Dominic McGee
OWNER: Same as applicant
PREMISES AFFECTED: 4812 W. Montrose Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 10' to 6.54' for a proposed three-story, sixteen dwelling unit building which shall be located in a transit served location.

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

140-17-S
APPLICANT: 3628 W. George LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3628 W. George Street
SUBJECT: Application for a special use to permit a residential ground floor expansion for a proposed rear two-story addition, a third floor
addition, a three-story open porch and three unenclosed parking stalls for the existing two-story, two dwelling unit building being converted to a three dwelling unit building.

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

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141-17-Z

**APPLICANT:** HSC Realty, LLC- LaSalle 1308

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1308 N. LaSalle Street

**SUBJECT:** Application for a variation to reduce the rear setback from the required 44.55' to 35', south setback from 2' to 1' (north to be 3'), combined side setback to be 4' for a proposed four-story, rear addition to an existing four-story, four dwelling unit building.

*Continued until April 21, 2017 at 2 PM.*

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142-17-Z

**APPLICANT:** Mayra Barrera

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3841 W. 60th Street

**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.9' to 25.9', the east set back from 4' to 1.88' for a combined side setback of 15.4' for a proposed roof projecting from the garage over the open patio.

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

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143-17-Z

**APPLICANT:** Generation Gaming, LLC Ricardo Flores

**OWNER:** 3042 Central Building, LLC United Investors, Inc.

**PREMISES AFFECTED:** 3044 N. Central Avenue

**SUBJECT:** Application for a variation to permit the establishment of a public place of amusement license which shall be located within 125' of an RS-3 zoning district.

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

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144-17-S

**APPLICANT:** Chicago Patrolmen's Federal Credit Union

**OWNER:** Saint Xavier University

**PREMISES AFFECTED:** 10339 S. Pulaski Road

**SUBJECT:** Application for a special use to permit the establishment of a drive-through facility to serve a proposed credit union building.

*Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams*
145-17-S  
APPLICANT: John J. Ford  
OWNER: Same as applicant  
PREMISES AFFECTED: 714 W. 115th Street, Suite B  
SUBJECT: Application for a special use to permit the establishment of a barber shop.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

146-17-S  
APPLICANT: Legacy Tattoo, LLC  
OWNER: Nodarse Holdings, Inc.  
PREMISES AFFECTED: 2828 N. Milwaukee Avenue  
SUBJECT: Application for a special use to permit the establishment of a tattoo and body piercing facility.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

147-17-Z  
APPLICANT: Michele Adekola  
OWNER: Same as applicant  
PREMISES AFFECTED: 10237 S. Forest Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 4.45', the combined side setback from 9' to zero (zero on the north and south) for a proposed steel iron fence and gated which shall exceed 6' in height and a rear, two-story addition with a 2.1' south setback and a 4' north setback to the existing two-story, single family residence with an existing detached two car garage.  
Application approved by voice vote subject to the condition stated on the record. 4-0; yeas - Sercye, Flores, Toia, and Williams

148-17-Z  
APPLICANT: 956 N. Noble, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1418 W. Fillmore Street  
SUBJECT: Application for a variation to reduce the front setback from the required 6.17' to 2.5', the rear setback from 30' to 23.5' for six front open balconies for the existing three-story, six dwelling and an open landing from the rear of the building to access a proposed garage roof top deck.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams
**149-17-Z**  
**APPLICANT:** Claremont 2165 LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2165 N. Claremont Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 2', north setback from 3.68' to zero, south from 3.68' to zero, combined setback from 9.2' to zero for a proposed three-story, four dwelling unit building with open porch with a connection to the proposed garage roof deck of the proposed garage.  
Continued until April 21, 2017 at 2 PM.

**150-17-S**  
**APPLICANT:** Twisted Scissors, LLC  
**OWNER:** Scissor Sisters, LLC  
**PREMISES AFFECTED:** 3049 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

**151-17-Z**  
**APPLICANT:** 1726 W. Augusta Blvd.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1726 W. Augusta Boulevard  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 21.33' for a proposed open bridge to access a garage roof top deck which shall also have in increase in the maximum area of an accessory building by no more than 10% from 480 square feet to 483.33 square feet.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

**152-17-Z**  
**APPLICANT:** 1752 W. Augusta, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1752 W. Augusta Boulevard  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 33.45' to 2', west setback from 2' to zero (east to be zero), combined side setback from 5' to zero for an open bridge on the rear open porch to access a garage roof top deck.  
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams
153-17-Z
APPLICANT: Paul Ustrzyński
OWNER: Same as applicant
PREMISES AFFECTED: 2324 W. Lyndale Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 23.46' for an open stair to access a proposed garage roof deck.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

154-17-S
APPLICANT: Celestial Church of Christ Bethel Parish
OWNER: Winnemac Peterson, LLC
PREMISES AFFECTED: 2513 W. Peterson Avenue
SUBJECT: Application for a special use to permit the establishment of a forty-five seat religious assembly with eight on-site parking spaces.
Continued until May 19, 2017 at 2 PM.

155-17-S
APPLICANT: 2448 N. Lincoln, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2454 N. Lincoln Avenue
SUBJECT: Application for a special use to permit the 100% reduction of the required twenty-two on-site parking spaces for a proposed four-story retail and twenty-two residential unit building. The site is located within 620' of a CTA train station entrance.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

156-17-Z
APPLICANT: 2448 N. Lincoln, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2454 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear setback at the residential level from the required 30' to 2' for a proposed four-story retail twenty-two residential unit building. The building shall be located within 620' of a CTA station entrance.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

158-17-Z
APPLICANT: 2462 N. Lincoln, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2462 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 7' for a proposed four-story building with retail on the ground floor and nine dwelling units above with two on-site
parking spaces on the ground level.

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

<table>
<thead>
<tr>
<th>159-17-S</th>
<th>ZONING DISTRICT: B1-2</th>
<th>WARD: 19</th>
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<tbody>
<tr>
<td>APPLICANT: Mary Ryan</td>
<td>OWNER: Graham Thompson</td>
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<tr>
<td>PREMISES AFFECTED: 10215 S. Western Avenue</td>
<td>SUBJECT: Application for a special use to permit the establishment of a hair salon.</td>
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<td>Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams</td>
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<tr>
<th>160-17-Z</th>
<th>ZONING DISTRICT: RS-3</th>
<th>WARD: 47</th>
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</thead>
<tbody>
<tr>
<td>APPLICANT: Brandon Ackley</td>
<td>OWNER: Same as applicant</td>
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</tr>
<tr>
<td>PREMISES AFFECTED: 3627 N. Hamilton Avenue</td>
<td>SUBJECT: Application for a variation to reduce the rear setback from 34.78' to 2', south setback from 2.56' to zero, north from 2.56' to 2.5', combined from 6.4' to 2.5' for a proposed open stair to access a garage rooftop deck.</td>
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<td>Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams</td>
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<tr>
<th>161-17-Z</th>
<th>ZONING DISTRICT: RT-4</th>
<th>WARD: 43</th>
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<tbody>
<tr>
<td>APPLICANT: Stephen &amp; Kimberly Moffat</td>
<td>OWNER: Same as applicant</td>
<td></td>
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<tr>
<td>PREMISES AFFECTED: 2132 N. Dayton Street</td>
<td>SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 16.83', north setback from 2' to zero (south to be at 0.07') for a proposed third floor front dormer addition, bay window additions, rear one story addition and a connector roof walkway with an open stair to access the proposed garage roof top deck.</td>
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<td>Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams</td>
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<th>162-17-Z</th>
<th>ZONING DISTRICT: RT-4</th>
<th>WARD: 43</th>
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<tbody>
<tr>
<td>APPLICANT: Stephen and Kimberley Moffat</td>
<td>OWNER: Same as applicant</td>
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</tr>
<tr>
<td>PREMISES AFFECTED: 2132 N. Dayton Street</td>
<td>SUBJECT: Application for a variation for an increase in the height of up to 7% from 37' to 39.25' for a proposed third floor front dormer addition, bay window additions, rear one story addition and a connector roof walkway with an open stair to access the proposed garage roof top deck.</td>
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<td>Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams</td>
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CONTINUANCES

603-16-Z
APPLICANT: Debby Tsao
OWNER: Same as applicant
PREMISES AFFECTED: 1113-19 S. Loomis Street
SUBJECT: Application for a variation to reduce the south setback from the required 5' to 4.21', the combined side setback from 10.8' to 4.21' for the subdivision of an existing zoning lot into two zoning lots. The existing multi-unit residence at 1113-15 S. Loomis will remain.
Application approved by voice vote subject to the conditions stated on the record. 4-0; yeas - Sercye, Flores, Toia, and Williams

604-16-Z
APPLICANT: Debby Tsao
OWNER: Same as applicant
PREMISES AFFECTED: 1119 S. Loomis Street
SUBJECT: Application for a variation to reduce the north setback from the required 4.9' to 4.0', the south setback from 5' to 2', the combined side setback from 9.8' to 6', the front setback from Loomis street from 9' to 3.67' for a proposed three-story, three dwelling unit building with parking located on the ground floor.
Application approved by voice vote subject to the conditions stated on the record. 4-0; yeas - Sercye, Flores, Toia, and Williams

605-16-Z
APPLICANT: Debby Tsao
OWNER: Same as applicant
PREMISES AFFECTED: 1119 S. Loomis Street
SUBJECT: Application for a variation to reduce the required rear yard open space from the required 238.87 square feet to zero for a proposed three-story, three dwelling unit building with parking located on the ground floor.
Application approved by voice vote subject to the conditions stated on the record. 4-0; yeas - Sercye, Flores, Toia, and Williams

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 May 19, 2017 at 2 PM.
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.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

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

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

64-17-Z
APPLICANT: Cloud Property Management, LLC 1902 Series
OWNER: Same as applicant
PREMISES AFFECTED: 1902 W. Cullerton Street
SUBJECT: 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.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

65-17-Z
APPLICANT: Cloud Property Management
OWNER: Same as applicant
PREMISES AFFECTED: 1902 W. Cullerton Street
SUBJECT: 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.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia, and Williams

74-17-S
ZONING DISTRICT: DX-5
WARD: 3

APPLICANT:
Carolyn Tsiotsios

OWNER:
Wahbe Askar

PREMISES AFFECTED:
2008 S. Prairie Avenue

SUBJECT:
Application for a special use to permit the establishment of a body art service.

Application denied by voice vote. 2-2; yeas – Sercye, Flores; nays – Toia, 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 4-0; yeas – Sercye, Flores, Toia and Williams. Meeting went into closed session at 7:48 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas - Sercy, Flores, Toia and Williams. Meeting returned to open session at 8:30 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, with the exception of Board Cal. Nos. 76-17-A, 29-17-Z and 35-17-Z, made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting adjourned at 8:45 PM.