

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- May 19, 2017
121 N. LaSalle Street- Room 200**

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Blake Sercye, Chairman
Sol Flores
Sam Toia
Amanda Williams**

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

Motion to approve the minutes from the April 21, 2017 regular meeting made by the Chairman. Second by Williams. Motion carried 4-0; yeas-Sercye, Flores, Toia and Williams.

Motion to approve the May 19, 2017 agenda made by the Chairman. Second by Flores. Motion carried 4-0; yeas-Sercye, Flores, Toia and Williams.

9:00 A.M.

CONTINUED MATTER

169-17-S	ZONING DISTRICT: B3-1	WARD: 38
APPLICANT:	SDC 16002, LLC	
OWNER:	5555 W. Irving Park, LLC	
PREMISES AFFECTED:	5533-57 W. Irving Park Road	
SUBJECT:	Application for a special use to establish a one-lane drive-through to serve a proposed fast food restaurant. Application approved with conditions by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia recused)	

248-17-Z	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	Lionstone, LLC Series 2110	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2110 W. Washington Boulevard	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.88' to 7', west setback from 2.4' to 1.5' (east will be 3'), combined side setback from 6.0' to 4.5' for a proposed four-story, four dwelling unit building with a roof deck , rooftop stair enclosure, front open porch and four open parking stalls. Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)	

249-17-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: Lionstone LLC, Series 2110
OWNER: Same as applicant
PREMISES AFFECTED: 2110 W. Washington Boulevard
SUBJECT: Application for a variation to reduce the rear yard open space from the required 195.3 square feet to zero, for a proposed four story, four dwelling unit building with a roof deck, roof top stair enclosure, front open balconies, patio at grade, rear four-story open porch and four open and four open parking stalls.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)

250-17-S **ZONING DISTRICT: B1-1** **WARD: 13**
APPLICANT: Taco Makers of Illinois, LLC
OWNER: Anthony J. Izzo Sr.
PREMISES AFFECTED: 6631 S. Cicero Avenue
SUBJECT: Application for a special use to permit the establishment of a drive-through to serve a proposed one-story fast food restaurant.
Application approved with conditions by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia recused)

251-17-Z **ZONING DISTRICT: B2-3** **WARD: 40**
APPLICANT: SNS Realty Group
OWNER: Neighborhood Resources & Rafael Rios
PREMISES AFFECTED: 1841 N. California Avenue
SUBJECT: Application for a variation to reduce the front setback from 8.56' to 3', rear setback from 30' to 2' on floors containing dwelling units for a proposed four-story, fourteen dwelling unit building with eight enclosed parking spaces and two attached garages, roof decks, balconies, roof top stair way, elevator enclosure and two attached garages.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)

252-17-S **ZONING DISTRICT: B3-3** **WARD: 32**
APPLICANT: Sofia Beautique Salon, Inc.
OWNER: Cagan Management Group Inc.
PREMISES AFFECTED: 1627 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)

253-17-S	ZONING DISTRICT: C1-3	WARD: 11
APPLICANT:	Tria Sorelle Group, Incorporated	
OWNER:	Sorrelle Properties, LLC	
PREMISES AFFECTED:	3300 S. Halsted Street / 801-11 W. 33rd Street	
SUBJECT:	Application for a special use to permit the establishment of an outdoor rooftop patio to serve a one-story restaurant. Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia recused)	
254-17-S	ZONING DISTRICT: PMD # 4 A	WARD: 27
APPLICANT:	Room 1520 LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	301 N. Justine Street	
SUBJECT:	Application for a special use to permit the establishment of a small venue located in PMD # 4 A. Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)	
255-17-S	ZONING DISTRICT: PMD # 4 A	WARD: 27
APPLICANT:	Room 1520 LLC	
OWNER:	Kunz Glove Company / APL4M	
PREMISES AFFECTED:	1532-42 W. Fulton Street	
SUBJECT:	Application for a special use to permit the establishment of an accessory off-site parking lot to serve a proposed small venue located at 301 N. Justine Street. Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)	
256-17-Z	ZONING DISTRICT: PMD # 4 A	WARD: 27
APPLICANT:	Room 1500, LLC	
OWNER:	Kunz Glove Company / APL4M	
PREMISES AFFECTED:	1532-42 W. Fulton Street	
SUBJECT:	Application for a variation to permit shared parking in an existing parking lot that will serve an existing business and a proposed small venue located at 301 N. Justine which is within 600 feet of the shared parking lot. Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)	
257-17-S	ZONING DISTRICT: DX-7	WARD: 3
APPLICANT:	Willow Creek Community Church, Inc.	
OWNER:	1325 S. State, LLC	
PREMISES AFFECTED:	1319-49 S. State Street	
SUBJECT:	Application for a special use to permit the expansion of an existing religious assembly. Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)	

258-17-S **ZONING DISTRICT: DX-5** **WARD: 42**
APPLICANT: 356-366 Erie. LLC
OWNER: Wendell Norwood & Robert J. Newell & City of Chicago
PREMISES AFFECTED: 356-60 W. Erie Street / 659-67 N. Sedgwick Street
SUBJECT: Application for a special use to permit the establishment of an eleven story residential building with thirty-eight dwelling units and fifty-two parking spaces.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused)

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 June 16, 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 June 16, 2017 at 2 p.m.

261-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
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 June 16, 2017 at 2 p.m.

262-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
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 June 16, 2017 at 2 p.m.

267-17-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: DX-5 **WARD: 42**
Ogee Chi, LLC
Distelheim Family L.P
67 E. Oak Street
Application for a special use to permit the establishment of a body art service (micro-blading and permanent makeup).
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)

268-17-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-2 **WARD: 32**
Royal Palms Chicago, LLC
R2 Core 1760, LLC
1750 N. Milwaukee Avenue
Application for a special use to permit the establishment of a roof top outdoor patio.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)

269-17-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: M2-2 **WARD: 29**
McDonald's Corporation
H.I.P., LLC
5624 W. Roosevelt Road
Application for a special use to permit the establishment of a dual drive through lane to serve an existing fast food restaurant.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused)

270-17-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RS-3 **WARD: 1**
Anant and Ashley Handa
Same as applicant
1233 W. Ohio Street
Application for a variation to reduce the rear setback from the required 35.5' to 21.5' for a proposed bridge to access a proposed garage roof deck on the existing garage.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)

271-17-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B2-3 **WARD: 1**
Capricorn Real Estate Group, LLC
Martin Galvan
2556-60 W. Armitage Avenue
Application for a variation to reduce the rear setback from the required 30' to 15' for a proposed four-story, fourteen dwelling unit building with ground floor office and fourteen interior parking spaces.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Flores absent)

276-17-S ZONING DISTRICT: C1-2 WARD: 32
APPLICANT: Pianoforte Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2110 W. Belmont Avenue
SUBJECT: 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 a detached, three-car garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

277-17-Z ZONING DISTRICT: C1-2 WARD: 32
APPLICANT: Pianoforte Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2110 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to 21'-4" for a proposed open stair case to access a proposed garage rooftop deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

278-17-S ZONING DISTRICT: B1-2 WARD: 36
APPLICANT: Patricia F. Bravo
OWNER: Rogelio Hernandez
PREMISES AFFECTED: 6922 W. Diversey
SUBJECT: Application for a special use to permit the establishment of a beauty / nail salon.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

279-17-Z ZONING DISTRICT: C1-3 WARD: 47
APPLICANT: 3220 Lincoln, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3220-22 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' 10.85' for a proposed five story, nineteen dwelling unit building with ground floor retail.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

280-17-S ZONING DISTRICT: B1-1 WARD: 45
APPLICANT: Rubicon X Cicero, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4145-57 N. Cicero Avenue / 4724- 36 W. Berteau Avenue
SUBJECT: Application for a special use to permit the establishment of a one lane drive through to serve a fast food restaurant.
Continued to July 21, 2017 at 2 p.m.

281-17-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Cantina Chicago, LLC
OWNER: Jetco Properties Inc.
PREMISES AFFECTED: 5354 S. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a one lane drive-through to serve a proposed fast food restaurant.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia recused)

282-17-S **ZONING DISTRICT: B3-5** **WARD: 44**
APPLICANT: Mr Clark 3473 Operating LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3469-75 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a fifty-three room hotel in an existing four-story building with a five story horizontal addition, which will have retail on the ground floor and a roof top patio.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

283-17-S **ZONING DISTRICT: B3-5** **WARD: 44**
APPLICANT: Mr Clark 3473 Operating LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3469-75 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a roof top patio to serve a proposed fifty-three room hotel in an existing building with a five story horizontal addition.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

284-17-Z **ZONING DISTRICT: B3-5** **WARD: 44**
APPLICANT: Mr Clark 3473 Operating LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3469-75 N. Clark Street
SUBJECT: Application for a variation to eliminate the required 10' x 25' loading berth for a proposed fifty-three room hotel in an existing building with a five story horizontal addition.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

The Chairman moved to recess at 1:30 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Sercye, Flores, and Toia (Williams absent)).

2:00 P.M.

285-17-S **ZONING DISTRICT: C1-1** **WARD: 31**
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.
Continued to June 16, 2017 at 2 p.m.

286-17-Z **ZONING DISTRICT: RM-5** **WARD: 2**
APPLICANT: Adam & Nicole Friedman
OWNER: Same as applicant
PREMISES AFFECTED: 331 W. Concord Place
SUBJECT: Application for a variation to reduce the rear setback from the required 27.68' to 2.17', west setback from 2' to 0.32', east from 2' to 0.45', combined side setback from 4.82' to 0.77' for an open stair to access a garage roof deck with a trellis and screen walls on the existing garage.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

287-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Kevin and Bridget Sheahan Carey
OWNER: Same as applicant
PREMISES AFFECTED: 3252 N. Damen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36' to 23.59' for a proposed open bridge/ catwalk to access a garage roof deck.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent)

288-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
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.
Continued to June 16, 2017 at 2 p.m.

289-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
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'.
Continued to June 16, 2017 at 2 p.m.

290-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
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.
Continued to June 16, 2017 at 2 p.m.

291-17-S **ZONING DISTRICT: B1-3** **WARD: 48**
APPLICANT: Kenneth Moore
OWNER: Mon Ami Realty, LLC
PREMISES AFFECTED: 5642 N. Broadway
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

292-17-S **ZONING DISTRICT: B2-2** **WARD: 39**
APPLICANT: Reflejos 88 Professional Corporation
OWNER: Michael Loukas
PREMISES AFFECTED: 4715 W. Lawrence 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

293-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Timothy P. Roach
OWNER: Same as applicant
PREMISES AFFECTED: 2423 W. Byron Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.93' to 1.88', east setback from 2.19' to zero (west to be 3.09'), combined side setback from 5.47' to 3.09', for an as built single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

294-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Timothy Roach
OWNER: Same as applicant
PREMISES AFFECTED: 2423 W. Byron Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 225 square feet to zero for an as built single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

295-17-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: Fullerton Properties LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2533 W. Fullerton Street
SUBJECT: Application for a variation to reduce the rear setback on floor containing dwelling units from the required 30' to 15', rear setback from the rear property line to the attached garage from 2' to zero for a proposed five-story mixed use building with an attached nineteen car garage and loading zone to be accessed off North Maplewood.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

296-17-S **ZONING DISTRICT: B3-1** **WARD: 41**
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 town home building.
Continued to June 16, 2017 at 2 p.m.

297-17-Z **ZONING DISTRICT: B3-1** **WARD: 41**
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.
Continued to June 16, 2017 at 2 p.m.

298-17-Z **ZONING DISTRICT: B3-3** **WARD: 47**
APPLICANT: 4646 N. Damen LLC
OWNER: George Figueroa and Marianne Perry
PREMISES AFFECTED: 4646 N. Damen Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 8.46' to zero, north setback from 3.2' to zero and south setback from 3.13' to 0.67' for a proposed four-story with retail at grade at nine dwelling units above and four unenclosed parking spaces.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

299-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 11**
APPLICANT: Nathaniel Klein
OWNER: Same as applicant
PREMISES AFFECTED: 1610 S. Union Avenue
SUBJECT: Application for a variation to reduce the required off street parking from three spaces to two spaces to permit the conversion of an existing two dwelling unit building to a three dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

300-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
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.
Continued to June 16, 2017 at 2 p.m.

301-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Candace Agate
OWNER: Same as applicant
PREMISES AFFECTED: 4742 N. Damen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 32.75' to 30.58' for a proposed roof deck over the existing garage and an open stair to access the garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

306-17-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Ryan Einfeldt
OWNER: Same as applicant
PREMISES AFFECTED: 3703 N. Whipple Street
SUBJECT: Application for a variation to increase the building height from the existing 31'-7" to 34'-8" for a proposed third floor addition on the north and south sides of the existing three story, two dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

307-17-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Ryan Einfeldt
OWNER: Same as applicant
PREMISES AFFECTED: 3703 N. Whipple Street
SUBJECT: Application for a variation to reduce the north setback from the required 2.0' to 0.24' (south will be 3.82'), combined side setback from 5' to 4.06' for a third floor addition on the north and south side of the existing three-story, two dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

308-17-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Ryan Einfeldt
OWNER: Same as applicant
PREMISES AFFECTED: 3703 N. Whipple Street
SUBJECT: Application for a variation to increase the non-conforming floor area ratio by 19 square feet which does not exceed 15% of the existing floor area that has been in existence for 50 years for a proposed third floor addition on the north and south side of the existing three-story, two dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

309-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
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.
Continued to June 16, 2017 at 2 p.m.

310-17-S **ZONING DISTRICT: B3-2** **WARD: 12**
APPLICANT: M Hair Design, Inc.
OWNER: Jorge Rodriguez
PREMISES AFFECTED: 3101 W. 25th Street
SUBJECT: Application for a special use to permit the establishment of a
 beauty / barber shop.
**Application approved by voice vote. 4-0; yeas – Sercye, Flores,
Toia, and Williams**

311-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Land Trust No. 8003265780
OWNER: Same as applicant
PREMISES AFFECTED: 2126 N. Dayton Street
SUBJECT: Application for a variation to reduce the rear setback from the
 required 35' to 2', north from 5' to zero to convert an existing
 garage to habitable living space, an open deck to an enclosed
 screened deck, an 8' high rear gate, 10' high masonry wall fence
 with overhead door for parking access and a 10' masonry fence to
 be located at the north end of the lot for the existing three-story,
 single family residence.
**Application approved by voice vote. 3-0; yeas – Flores, Toia,
and Williams (Sercye recused)**

312-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Land Trust No. 8003265780
OWNER: Same as applicant
PREMISES AFFECTED: 2126 N. Dayton Street
SUBJECT: Application for a variation to eliminate the required 812.52 square
 feet of rear yard open space to convert an existing garage to
 habitable space, an open deck to an enclosed screened deck, 8'high
 rear gates. 10' high masonry wall fence with an overhead door for
 open parking and a10' masonry fence to be located at the north end
 of the lot for the existing three-story, single family residence.
**Application approved by voice vote. 3-0; yeas – Flores, Toia,
and Williams (Sercye recused)**

CONTINUANCES

11-17-S **ZONING DISTRICT: B3-1** **WARD: 23**
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.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

12-17-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: Wayland Ng and Jimmy Ng
OWNER: Same as applicant
PREMISES AFFECTED: 330 W. 25th Place
SUBJECT: Application for a variation to reduce the front setback from the required 9.48' to zero, west setback from 2' to 1.68' (east to be 2.37') the combined side setback from 5.19' to 4.05' for a proposed front open balcony to the existing two-story two dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

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

124-17-Z **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.
Withdrawn

133-17-Z
APPLICANT: Manga Builders Inc.
OWNER: Same as applicant
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 to July 21, 2017 at 2 p.m.

154-17-S
APPLICANT: Celestial Church of Christ Bethel Parish
REPRESENTED BY: Sara Barnes
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.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

200-17-S
APPLICANT: Robert Vana
OWNER: Same as applicant
PREMISES AFFECTED: 6743 W. Archer Avenue, 1st Flr.
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

203-17-Z
APPLICANT: Development Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 850 W. Lill Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37'-7" to 21'-2" for a proposed 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. 4-0; yeas – Sercye, Flores, Toia, and Williams

204-17-Z
APPLICANT: Development Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 818 W. Wrightwood Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.7' to 21.2' for a proposed 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. 4-0; yeas – Sercye, Flores, Toia, and Williams

216-17-S **ZONING DISTRICT: C1-1** **WARD: 40**
APPLICANT: Michael J. Quinlan
OWNER: Same as applicant
PREMISES AFFECTED: 1775 W. Rosehill Drive
SUBJECT: Application for a special use to convert an existing one and two story commercial building to a single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

217-17-Z **ZONING DISTRICT: C1-1** **WARD: 40**
APPLICANT: Michael J. Quinlan
OWNER: Same as applicant
PREMISES AFFECTED: 1775 W. Rosehill Drive
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for the conversion of an existing one and two story commercial building to a single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams

218-17-S **ZONING DISTRICT: B3-1** **WARD: 21**
APPLICANT: Eco-Site Inc.
OWNER: Andrew Durity
PREMISES AFFECTED: 8601-05 S. Racine Avenue
SUBJECT: Application for a special use to establish a 120' wireless communication facility. The proposed tower will accommodate three carriers.
Application denied by voice vote. 1-3; yeas – Toia; nays-Sercye, Flores, and Williams;

244-17-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Rachel Ahotow Revocable Trust
OWNER: Same as applicant
PREMISES AFFECTED: 1144 W. Newport Avenue
SUBJECT: Application for a variation to reduce the rear wall setback to a side property line from 12' to 0.14', front wall setback from a side property line from 12' to 2.17' for a proposed second and third floor addition, roof deck, privacy screen wall with a height of 16' and an open stair to access the roof deck on the existing four dwelling unit town house development.
Application approved by voice vote. 4-0; yeas – Sercye, 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 Flores. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting went into closed session at 6:08 PM.

Motion to return to open session made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting returned to open session at 6:40 PM.

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

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