# CITY OF CHICAGO ZONING BOARD OF APPEALS

## FRIDAY- October 20, 2017

121 N. LaSalle Street- City Council Chambers- 2<sup>nd</sup> Floor

### PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Shaina Doar Sol Flores Sam Toia Amanda Williams

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 three members present (Sercye, Doar, and Toia). Williams arrived at 9:25 AM. Flores arrived at 9:42 AM.

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

Motion to approve the October 20, 2017 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas-Sercye, Doar, and Toia (Flores and Williams absent).

### 9:00 A.M.

## **SPECIAL USE EXTENSION REQUEST**

375-16-S ZONING DISTRICT: C1-3 WARD: 1

APPLICANT: Golden Teardrops, LLC

OWNER: 2101 N. California, LLC

PREMISES AFFECTED: 2101-03 N. California Avenue

**SUBJECT:** Application for a special use to establish an outdoor rooftop patio to

serve a restaurant.

Application approved by voice vote. 4-0; yeas - Sercye, Doar,

and Williams (Flores absent; Toia recused).

**REGULAR CALL** 

574-17-Z ZONING DISTRICT: RT-4 WARD: 44

**APPLICANT:** Justin and Joslyn Jones **OWNER:** Same as applicant

PREMISES AFFECTED: 3353 N. Seminary Avenue Unit 1

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.11' to 24' to allow a steel bridge walkway to access a garage roof deck from the existing three-story, three dwelling unit

building.

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

Flores, Toia and Williams (Toia recused).

575-17-A ZONING DISTRICT: B3-5 WARD: 27

**APPLICANT:** Total Outdoor Corp.

**OWNER:** New Mark Twain Hotel, LLC

PREMISES AFFECTED: 1160 N. Clark Street

**SUBJECT:** Application for an appeal from the office of the Zoning

administrator in refusing to allow a 14' high x 48' long off-premise /

advertising wall sign.

Decision of the Zoning Administrator reversed by voice vote. 2-3; yeas (to uphold) – Sercye, Doar; nays (to reverse) - Flores,

Toia, and Williams.

576-17-S ZONING DISTRICT: B3-3 WARD: 43

**APPLICANT:** Lill 811, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 801-11 W. Lill / 2520-24 N. Halsted Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor by adding three dwelling units to an existing nineteen dwelling unit building for a total of twenty-two dwelling units.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

577-17-S ZONING DISTRICT: B3-3 WARD: 43

**APPLICANT:** Lill 811, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 801-11 W. Lill/ 2520-24 N. Halsted

**SUBJECT:** Application for a special use to reduce the required parking spaces

for a transit served location from the required ten spaces to four space for the addition of three additional dwelling units in an existing nineteen dwelling unit building. There will be a total of

twenty-two dwelling units.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

**ZONING DISTRICT: B3-2** WARD: 14 APPLICANT: Beverly Bank & Trust Co. an Illinois Chartered Bank

**OWNER:** Same as applicant

PREMISES AFFECTED: 4334-42 S. Kedzie Avenue

**SUBJECT:** Application for a special use to establish a three-lane, drive-through

to serve a proposed bank.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

579-17-S ZONING DISTRICT: B3-3 WARD: 2

**APPLICANT:** Theodora Koutsougeras- Trim Bucktown Inc.

**OWNER:** Virginia Maugeri

**PREMISES AFFECTED:** 1629 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to establish a massage establishment.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

**580-17-S APPLICANT:**ZONING DISTRICT: B3-3

WARD: 43

Pheidas, Inc. d/b/a/ Deli Boutique Wine and Spirits

**OWNER:** 2316-18 N. Clark, LLC **PREMISES AFFECTED:** 2318 N. Clark Street

**SUBJECT:** Application for a special use to establish a liquor store.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

581-17-Z ZONING DISTRICT: B2-3 WARD: 47

**APPLICANT:** 2247 Lawrence, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2245-49 W. Lawrence Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 18.41' for a proposed four story building with ground floor commercial use and twenty-four dwelling units above and six

on-site parking spaces.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

582-17-Z ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: Sandra Nunez
OWNER: Same as applicant
PREMISES AFFECTED: 2532 W. 51st Street

**SUBJECT:** Application for a variation to establish a Public Place of Amusement

License to provide live entertainment, music, DJ and cover charge to a restaurant which is located within 125' of a residential district.

Continued to November 17, 2017 at 9:00 a.m.

583-17-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: Bingham Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2124 N. Bingham Street

**SUBJECT:** Application for a variation to reduce the front setback (facing North

Stave Street) from the required 20' to zero for a proposed detached two car garage to serve a proposed three-story, three dwelling unit

building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

584-17-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: Bingham Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2124 N. Bingham Street

**SUBJECT:** Application for a variation to reduce the required off street parking

from three spaces to two for a proposed three-story, three dwelling

unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

585-17-S ZONING DISTRICT: B3-1 WARD: 39

**APPLICANT:** Kinnar Patel; Leos Liquor 2 Inc.

**OWNER:** Jim Karagianes

**PREMISES AFFECTED:** 4471 W. Lawrence Avenue

**SUBJECT:** Application for a special use to establish a liquor store.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

586-17-S ZONING DISTRICT: DC-16 WARD: 4

APPLICANT: Aurum Trading, LLC
OWNER: Monadock Building, LLC
PREMISES AFFECTED: 53 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a valuable objects dealer

license.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

587-17-S ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** Hail Investments, LLC

**OWNER:** Joseph Cacciatore & Company, Inc.

PREMISES AFFECTED: 315 S. Jefferson Street

**SUBJECT:** Application for a special use to reduce the minimum off-street

parking requirement by less than 100% from forty-eight spaces to five for a proposed ten story, transit served building with ground

floor retail and sixty-nine dwelling units above.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

588-17-Z ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** Hail Investments, LLC

**OWNER:** Joseph Cacciatore & Company, Inc.

**PREMISES AFFECTED:** 315 S. Jefferson Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 15.28' for a proposed ten story, transit served building with ground floor retail and sixty-nine dwelling units

above.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

589-17-Z ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** Hail Investments, LLC

**OWNER:** Joseph Cacciatore & Company, Inc.

**PREMISES AFFECTED:** 315 S. Jefferson Street

**SUBJECT:** Application for a variation to eliminate the one required loading

berth for a proposed ten-story, transit served building with ground

floor commercial and sixty-nine dwelling units above.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

590-17-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: Jennifer Pham Churchill 21, LLC

**PREMISES AFFECTED:** 8149 S. Cottage Grove Avenue

**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.

591-17-S ZONING DISTRICT: B1-1 WARD: 17

**APPLICANT:** Get it Now Tax, LLC **OWNER:** Invest Pro, LLC **PREMISES AFFECTED:** 3045 W. 63rd Street

**SUBJECT:** Application for a special use to establish a hair and nail salon.

Continued to November 17, 2017 at 9:00 a.m.

592-17-Z ZONING DISTRICT: B2-3 WARD: 32

**APPLICANT:** DSSG 13, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1316 W. Wrightwood Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 21.67' for a proposed open bridge / catwalk to access

a proposed garage roof deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

593-17-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Michael Grabowski
OWNER: Same as applicant
PREMISES AFFECTED: 2037 W. School Street

**SUBJECT:** Application for a variation to increase floor area ratio by no more

than 6.78% from 4272.45 square feet to 4421.91 square feet with two, third floor dormer additions on the existing four story building

to be deconverted from two dwelling units to a single family

residence.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

594-17-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Michael Grabowski
OWNER: Same as applicant
PREMISES AFFECTED: 2037 W. School Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 14.77' to 11.44' for two, third floor dormer additions on the existing four-story, two dwelling unit building to be deconverted to

a single family residence.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

595-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Michael Grabowski

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2037 W. School Street

**SUBJECT:** Application for a variation to increase the height of the existing

building by no more than 10% from 33.97' to 35' for two, third floor dormer additions to the existing four-story, two dwelling unit

building to be deconverted to a single family residence.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

596-17-Z ZONING DISTRICT: M2-2 WARD: 11

**APPLICANT:** APC Towers II, LLC d/b/a/ APC Towers

**OWNER:** Bonomo Archer, LLC **PREMISES AFFECTED:** 2601 S. Archer Avenue

**SUBJECT:** Application for a variation to reduce the setback facing Mary Street

from the required 20' to 5' and to 12.92' from the property line facing Archer Avenue for a proposed 100' monopole tower to be located

within a partially enclosed building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

# **CONTINUANCES**

346-17-S ZONING DISTRICT: B3-2 WARD: 44

**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.

Withdrawn

386-17-Z ZONING DISTRICT: B3-1 WARD: 36

**APPLICANT:** Claudia Marchan **OWNER:** Same as applicant

**PREMISES AFFECTED:** 5749 W. Fullerton Avenue

**SUBJECT:** Application for a variation to establish a public place of amusement

license for a proposed banquet hall which shall be located within

125' of a residential zoning district.

Continued to January 19, 2018 at 2:00 p.m.

387-17-S ZONING DISTRICT: B3-1 WARD: 36

APPLICANT: Claudia Marchan OWNER: Jennifer Ramsaroop

PREMISES AFFECTED: 5717 W. Fullerton Avenue

**SUBJECT:** Application for a special use to establish six required off-site

parking spaces to serve a proposed banquet hall located at 5749 W.

Fullerton Avenue.

Continued to January 19, 2018 at 2:00 p.m.

415-17-Z ZONING DISTRICT: RM-4.5 WARD: 44

**APPLICANT:** 744 Buckingham Place, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 742 W. Buckingham Place

**SUBJECT:** Application for a variation to reduce the front setback from the

required 8' to 3', combined side setback from 6.4' to 5.8', rear setback from 39.10' to zero for a proposed four-story, four dwelling unit building with a detached garage and one parking space carport.

Continued to November 17, 2017 at 9:00 a.m.

416-17-Z ZONING DISTRICT: RM-4.5 WARD: 44

**APPLICANT:** 744 Buckingham Place, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 742 W. Buckingham Place

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 39.10'to zero, east setback from 2.6' to zero for a proposed

detached four car garage and a one parking space carport.

Continued to November 17, 2017 at 9:00 a.m.

417-17-Z ZONING DISTRICT: RM-4.5 WARD: 44

**APPLICANT:** 744 Buckingham, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 742 W. Buckingham Place

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 276.26 square feet to zero for a proposed four car

garage and a one parking space carport.

Continued to November 17, 2017 at 9:00 a.m.

494-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** 2028 North Fremont, LLC

OWNER: Same as applicant PREMISES AFFECTED: 2028 N. Fremont Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35' to 1.7', south setback from 4' to zero (north to be 0.36') combined side setback from 10' to 0.36' for a proposed one and two story rear addition, one car garage addition with roof deck, and screen walls and a masonry private fence on the existing three-story,

single family residence.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

506-17-S ZONING DISTRICT: B3-2 WARD: 3

**APPLICANT:** Raina 55th Ryan, LLC **OWNER:** Sasafrasnet Beep-Beep

PREMISES AFFECTED: 255-57 W. Garfield Boulevard

**SUBJECT:** Application for a special use to establish a gas station which shall

have a mini-mart and a drive-through to serve a proposed retail food

use.

Withdrawn

507-17-S ZONING DISTRICT: B3-2 WARD: 3

**APPLICANT:** Raina 55th Ryan, LLC

**OWNER:** Sasafrasnet Beep-Beep

PREMISES AFFECTED: 255-57 W. Garfield Boulevard

**SUBJECT:** Application for a special use to establish a one lane drive-through to

serve a proposed one-story gas station with a mini-mart and retail

food use.
Withdrawn

508-17-Z ZONING DISTRICT: B3-2 WARD: 3

**APPLICANT:** Raina 55th Ryan, LLC **OWNER:** Sasafrasnet Beep-Beep

PREMISES AFFECTED: 255-57 W. Garfield Boulevard

**SUBJECT:** Application for a variation to reduce the minimum lot area from the

required 20,000 square feet to 15,537 square feet for a proposed gas station with minimart and a one lane drive-through to serve a retail

food use. **Withdrawn** 

526-17-Z ZONING DISTRICT: RM-5 WARD: 44

**APPLICANT:** Steven Molo and Mary Molo

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 341 W. Wellington Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 39.29' to zero, east setback from 5' to zero for a proposed 8'

high privacy fence for the existing three-story, single family

residence.

Continued to November 17, 2017 at 9:00 a.m.

529-17-S ZONING DISTRICT: B3-2 WARD: 43

**APPLICANT:** Chulbul Pandey Inc. d/b/a Liquor Expo

**OWNER:** Iantoni Development, LLC **PREMISES AFFECTED:** 2154 N. Halsted Street

**SUBJECT:** Application for a special use to establish a packaged good license

for a proposed liquor store on the first floor on an existing

three-story, mixed use building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

546-17-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Jeff Zehr and Maria Reese

**OWNER:** Same as applicant PREMISES AFFECTED: 2022 N. Dayton Street

**SUBJECT:** Application for a variation to reduce the north setback from the

required 2' to 0.23' (south to be 2.57'), combined side setback from 5' to 2.89' for a proposed rear two-story addition, side bay window addition at second floor, rear raised open patio for the existing

two-story single family residence.

Application approved by voice vote. 4-0; yeas – Doar, Flores,

Toia, and Williams (Sercye absent).

549-17-S ZONING DISTRICT: C1-2 WARD: 11

**APPLICANT:** 1937 S Canalport, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1935 S. Canalport Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,

Toia, and Williams (Doar absent).

557-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Daniel Hosler
OWNER: Same as applicant
PREMISES AFFECTED: 2141 N. Dayton Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35' to 24' 7/8"\*, north setback from 2' to 1', combined side setback from 5' to 4' for a proposed three-story covered roof on an

existing open deck and a one-story addition.

Application approved by voice vote. 4-0; yeas – Doar, Flores,

Toia, and Williams (Sercye absent).

558-17-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Daniel Hosler
OWNER: Same as applicant
PREMISES AFFECTED: 2141 N. Dayton Street

**SUBJECT:** Application for a variation to increase the area occupied by an

accessory garage by no more than 10% from 480 square feet to

521.75 square feet.

Application approved by voice vote. 4-0; yeas – Doar, Flores,

Toia, and Williams (Sercye absent).

564-17-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Hastings Properties, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1804 N. Hudson Avenue

**SUBJECT:** Application for a variation to reduce the rear setback 34.44' to 22',

the north setback from 2' to 0.33' (south to be 1.67'), combined 4.6' to 2' for a proposed three-story single family residence with roof top

enclosure and a rear garage with an open stair and roof deck. **Application approved by voice vote. 4-0; yeas – Doar, Flores,** 

Toia, and Williams (Sercye absent).

565-17-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Hastings Properties, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1810 N. Hudson Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 12.29' to 9', rear setback from 34.44' to 22', north from 2' to 0.67' (south to be 1.33') combined side setback from 4.6' to 2' for a proposed three-story single family residence with roof top enclosure

<sup>\*</sup>Amended at hearing

and garage with open stair and roof deck.

Application approved by voice vote. 4-0; yeas – Doar, Flores,

Toia, and Williams (Sercye absent).

566-17-S ZONING DISTRICT: B3-1 WARD: 21

**APPLICANT:** All Star Management No. 45, Inc.

**OWNER:** 87<sup>th</sup> Street Owner, LLC **PREMISES AFFECTED:** 8740 S. Lafayette 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. 4-0; yeas – Sercye, Doar,

Flores, and Williams (Toia recused).

569-17-S ZONING DISTRICT: B1-1 WARD: 19

**APPLICANT:** Beverly Western Partners, LLC

**OWNER:** same as applicant

**PREMISES AFFECTED:** 10637 S. Western Avenue

**SUBJECT:** Application for a special use to establish a dual lane drive-through

to serve an existing fast food restaurant.

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

Flores, and Williams (Toia recused).

570-17-S ZONING DISTRICT: B3-1 WARD: 15

**APPLICANT:** McDonald's USA, LLC

**OWNER:** 2844 W. 47th ST. LLC / Cal 47th Main Site. LLC

PREMISES AFFECTED: 2844 W. 47th Street

**SUBJECT:** Application for a special use to establish a dual lane drive-through

to serve a proposed fast food restaurant.

Continued to November 17, 2017 at 9:00 a.m.

572-17-Z ZONING DISTRICT: C2-5 WARD: 3

**APPLICANT:** Episteme Luxury Condos, LLC

OWNER: Schaul Real Estate LLC, S & J Melrose & Jeff Offutt

PREMISES AFFECTED: 1802 S. State Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 10', front setback from 8.9' to 2', south setback from 1.18' to zero for a proposed four-story, thirty nine dwelling unit

building with thirty-nine parking spaces.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

573-17-Z ZONING DISTRICT: C2-5 WARD: 3

**APPLICANT:** Episteme Luxury Condos, LLC

**OWNER:** Schaul Real Estate, LLC, S7J Melrose & Jeff Offutt

PREMISES AFFECTED: 1802 S. State Street

**SUBJECT:** Application for a variation to eliminate the one required loading

berth for a proposed four-story, thirty-nine dwelling unit building

with thirty-nine parking spaces.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

391-17-S ZONING DISTRICT: C2-5 WARD: 3

**APPLICANT:** Episteme Luxury Condos, LLC

**OWNER:** Schaul Real Estate, LLC, S7 J Melrose & Jeff Offutt

PREMISES AFFECTED: 1802 S. State Street

**SUBJECT:** Application for a special use to establish a four-story, thirty-nine

dwelling unit building with thirty-nine, onsite parking spaces.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

# **VOTE ONLY**

568-17-S ZONING DISTRICT: B3-1 WARD: 25

**APPLICANT:** Western Bell, Inc. **OWNER:** 2400 Western, LLC

PREMISES AFFECTED: 2400-12 S. Western Avenue / 2401-11 W. 24th Street

**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. 3-1; yeas – Sercye, Flores, and Williams; nays – Doar (Toia recused).

The Chairman moved to recess at 1:00 PM. Second by Doar. Motion carried 5-0; yeas – Sercye, Doar, 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 five members present (Sercye, Doar, Flores, Toia, and Williams).

## 2:00 P.M.

597-17-S ZONING DISTRICT: B3-1 WARD: 13

**APPLICANT:** Amin Panjwani **OWNER:** Same as applicant

**PREMISES AFFECTED:** 6435-45 S. Cicero Avenue

**SUBJECT:** Application for a special use to establish a drive-through to serve a

proposed fast food restaurant.

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

Flores, and Williams (Toia recused).

598-17-Z ZONING DISTRICT: C1-1 WARD: 23

**APPLICANT:** CPP Enterprises II, LLC

**OWNER:** BPAC Building Company, LLC

**PREMISES AFFECTED:** 6021 S. Archer Avenue

**SUBJECT:** Application for a variation to establish a public place of amusement

license for an existing restaurant which is within 125' of a residential

district.

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

Flores, and Williams (Toia recused).

**599-17-S ZONING DISTRICT: B3-1 WARD: 13** 

**APPLICANT:** McDonald's USA, LLC

**OWNER:** Franchise Realty Investment Trust-IL

PREMISES AFFECTED: 6430 S. Cicero Avenue

**SUBJECT:** Application for a special use to establish a dual drive-through lane

to serve an existing fast food restaurant.

Application approved by voice vote. 3-0; yeas – Doar, Flores,

and Williams (Sercye and Toia recused).

600-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Chicago Title and Land Trust No. 8002374367

**OWNER:** Same as applicant

PREMISES AFFECTED: 3616 N. Wolcott Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35' to 27' for a proposed two-story, single family residence

with an attached garage.

Application approved by voice vote. 4-0; yeas – Doar, Flores,

Toia, and Williams (Sercye recused).

601-17-S ZONING DISTRICT: B3-3 WARD: 29

APPLICANT: Latasha McShan-Duncan
OWNER: PP FIN Chicago 8, LLC
5870 W. Lake 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.

**602-17-S ZONING DISTRICT: B3-2 WARD: 22 APPLICANT:** Victor Aguilar D/B/A/ LT Dreamy Hair Beauty Salon

**OWNER:** Efren Perez

**PREMISES AFFECTED:** 3755 W. 26th Street, Floor 1

**SUBJECT:** Application for a special use to establish a beauty salon.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

603-17-Z ZONING DISTRICT: C1-3 WARD: 47

**APPLICANT:** 3501 N. Lincoln Corp., an Illinois Corporation

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3503 N. Hermitage Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the

required 8' to 3.07' for a proposed second story addition to an

existing one story retail building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

604-17-Z ZONING DISTRICT: C1-3 WARD: 47

**APPLICANT:** 3501 N. Lincoln Corp., an Illinois Corporation

**OWNER:** Same as applicant

PREMISES AFFECTED: 3503 N. Hermitage Avenue

**SUBJECT:** Application for a variation to reduce the required off-street loading

zone from the required one space to zero for a second story addition

to an existing one-story retail building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

605-17-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Lumination, LLC
OWNER: 3255 Paulina C, LLC
PREMISES AFFECTED: 3255 N. Paulina Street

**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.

606-17-S ZONING DISTRICT: C1-5 WARD: 27

**APPLICANT:** 827 Richmond, LLC **OWNER:** same as applicant

**PREMISES AFFECTED:** 809-11 N. Sedgwick Avenue

**SUBJECT:** Application for a special use to establish a residential use below the

second floor for a proposed four-story, four dwelling unit building. Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

607-17-Z ZONING DISTRICT: C1-5 WARD: 27

**APPLICANT:** 827 Richmond, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 809-11 N. Sedgwick Avenue

**SUBJECT:** Application for a variation reduce the rear setback from the required

30' to 8' for a proposed four-story, four dwelling unit building. **Application approved by voice vote. 5-0; yeas – Sercye, Doar,** 

Flores, Toia, and Williams.

608-17-Z ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Douglas Bartels
OWNER: Same as applicant
PREMISES AFFECTED: 820 S. Bishop Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.02' to 1.25', north from 2' to zero (south to be zero) combined side setback from 5' to zero, the rear setback for a garage from the rear property line from 2' to 1.25', and to relocate the 200.53 square feet of rear yard open space to the proposed garage roof deck for a rear two story addition and an attached garage with storage space, roof deck and a screen wall above onto an existing

three-story, two dwelling unit building.

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

Flores, and Williams (Toia absent).

609-17-S ZONING DISTRICT: B3-1 WARD: 47

**APPLICANT:** Nandini Mishra d/b/a Mishra International Inc.

**OWNER:** Damen Montrose, LLC **PREMISES AFFECTED:** 2000 W. Montrose Avenue

**SUBJECT:** Application for a special use to establish a nail salon.

Continued to November 17, 2017 at 9:00 a.m.

610-17-S ZONING DISTRICT: B1-1 WARD: 21

**APPLICANT:** Damienne Agossi Padonou

**OWNER:** Alton Bridges

**PREMISES AFFECTED:** 8615 S. Ashland 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.

611-17-S ZONING DISTRICT: B2-3 WARD: 40

**APPLICANT:** Mario Alberto Sotelo Contreras

**OWNER:** Kiet H. Lam

PREMISES AFFECTED: 5666 N. Clark 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.

612-17-S ZONING DISTRICT: B1-3 WARD: 1

**APPLICANT:** Pipe Dreams 1969, LLC **OWNER:** SFP Milwaukee Ave, LLC

**PREMISES AFFECTED:** 1258 N. Milwaukee Avenue, Unit 1

**SUBJECT:** Application for a special use to establish a hair salon/ barber shop.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

613-17-S ZONING DISTRICT: B3-1 WARD: 19

**APPLICANT:** Nailah Bailey **OWNER:** Saif Murshed

PREMISES AFFECTED: 3213 W. 103rd Street

**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.

614-17-S ZONING DISTRICT: B1-1 WARD: 21

**APPLICANT:** Deon C. Marshall **OWNER:** Same as applicant

PREMISES AFFECTED: 8252 S. Ashland 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.

615-17-S ZONING DISTRICT: B1-2 WARD: 39

**APPLICANT:** Elim Romanian Pentecostal Church

**OWNER:** The Joseph Monastero Revocable Living Trust, The Slavy G.

Monastero Marital Trust and So. Koperto Development, LLC

**PREMISES AFFECTED:** 3939 W. Devon Avenue

**SUBJECT:** Application for a special use to establish a nine hundred and fifty

seat religious assembly facility.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

616-17-S ZONING DISTRICT: B1-2 WARD: 39

**APPLICANT:** Elim Romanian Pentecostal Church

**OWNER:** The Joseph Monastero Revocable Living Trust, The Slavy G.

Monaserto Marital Trust and So. Koperto Development, LLC

**PREMISES AFFECTED:** 3905-15 W. Devon Avenue

**SUBJECT:** Application for a special use to establish an off-site parking lot with

one hundred, forty-four\* parking spaces to serve the proposed

religious assembly located at 3939 W. Devon Avenue.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

617-17-Z ZONING DISTRICT: RT-4 WARD: 44

**APPLICANT:** Wellington Flats, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 631 W. Wellington Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 15' to 12.62', side setbacks from 2' to zero, combined side setback from 5' to zero for a proposed third floor addition, front and rear open decks and a rear porch to an existing two-story, four

dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

618-17-S ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** Canal Partners, an Illinois general Partnership

**OWNER:** Same as applicant **PREMISES AFFECTED:** 230 N. Canal Street

**SUBJECT:** Application for a special use to re-establish a non-accessory parking

lot with fifty-four parking spaces.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

\*Amended at hearing

619-17-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: Buckley Builders, Inc.
OWNER: Same as applicant

PREMISES AFFECTED: 3315 N. Sheffield Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 15.95' to 11.18', rear setback from 39' to 31.84' for a proposed four-story, four dwelling unit building with a roof top

feature and an attached garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

620-17-Z ZONING DISTRICT: RM-5 WARD: 44

**APPLICANT:** Buckley Builders, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 3315 N. Sheffield Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 171 square feet to 102 square feet for a proposed four-story, four dwelling unit building with a roof top feature and

attached garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

621-17-Z ZONING DISTRICT: RS-1 WARD: 39

APPLICANT: Ellen Berkshire OWNER: Same as applicant

PREMISES AFFECTED: 5878 N. Kolmar Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34.72' to 21.1' for a proposed rear two-story addition which connects the existing two-car garage to the existing single family

residence.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

622-17-Z ZONING DISTRICT: RS-1 WARD: 39

APPLICANT: Ellen Berkshire

OWNER: Same as applicant

**PREMISES AFFECTED:** 5878 N. Kolmar Avenue

**SUBJECT:** Application for a variation to relocate the required 400 square feet

of rear yard open space to the proposed garage roof deck for a proposed rear two-story addition which will connect the existing

garage to the existing single family residence.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

623-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Joel Hood & Sharon Skalko

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 4204 N. Damen Avenue

**SUBJECT:** Application for a variation to increase the height of the existing

building by no more than 10% from 31.13' to 34.04' for a proposed

fourth story dormer addition to the existing three-story, two

dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

624-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Joel Hood & Sharon Skalko

**OWNER:** Same as applicant **PREMISES AFFECTED:** 4204 N. Damen Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 11.08' to 8.09', north setback from 2' to .31' (south to be 2.56'), combined side setback from 5' to 2.87' for a proposed

fourth-story dormer addition and a new front one story open porch with roof for the existing three-story, two dwelling unit building. **Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.** 

625-17-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Joel Hood & Sharon Skalko

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 4204 N. Damen Avenue

**SUBJECT:** Application for a variation to increase the existing floor area ratio by

no more than 13.1% from 3,363.64 square feet to 3,805.41 square feet with a proposed fourth-story dormer addition for the existing

three-story, two dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

626-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Gustavo Zuniga **OWNER:** Same as applicant

PREMISES AFFECTED: 2528-30 N. Talman Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.76' to 4', north setback from 4' to zero ( south to be zero), combined side setback from 10' to zero, the rear alley setback for a detached garage from 2' to zero for a proposed two car garage addition with a roof deck, privacy wall, and rear fence at the rear of

the existing building.

Continued to December 15, 2017 at 2:00 p.m.

627-17-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Gustavo Zuniga **OWNER:** Same as applicant

PREMISES AFFECTED: 2528-30 N. Talman Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 900 square feet to 644.12' square feet for a proposed detached two car garage with roof deck, privacy wall, and rear fence

at the rear of the existing building.

Continued to December 15, 2017 at 2:00 p.m.

628-17-Z ZONING DISTRICT: RM-4.5 WARD: 32

APPLICANT: Logan Talman, LLC OWNER: Same as applicant

PREMISES AFFECTED: 2501-03 N. Talman Avenue

**SUBJECT:** Application for a variation to reduce the south setback from 2' to

0.1' (north to be at 0.4'), combined side setback from 5' to 0.5' to subdivide an existing zoning lot into two zoning lots. The existing buildings at 2503 N. Talman shall remain. A single family residence is proposed for the lot at 2501 N. Talman which shall retain the

existing garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

629-17-Z ZONING DISTRICT: RM-4.5 WARD: 32

APPLICANT: Logan Talman, LLC OWNER: Same as applicant

PREMISES AFFECTED: 2501-03 N. Talman Avenue

**SUBJECT:** Application for a variation to reduce the required parking from two

spaces to zero to permit the subdivision of a zoning lot into two zoning lots. The two existing buildings at 2503 N. Talman shall remain. A single family residence is proposed for the lot at 2501 N.

Talman which shall retain the existing garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

630-17-Z ZONING DISTRICT: C3-5 WARD: 2

**APPLICANT:** Furniture LLC

**OWNER:** SoNo Condominium Association **PREMISES AFFECTED:** 860 W. Blackhawk Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero to subdivide one zoning lot into two zoning lots.

There will be no change to the existing building at 860 W.

Blackhawk Street and 1515 N. Fremont Avenue.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

631-17-S ZONING DISTRICT: C3-5 WARD: 2

**APPLICANT:** Furniture, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1515 N. Fremont Avenue

**SUBJECT:** Application for a special use to reduce 100% of the required parking

for a transit served location, which is an existing eight story,

ninety-eight efficiency unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

632-17-Z ZONING DISTRICT: C3-5 WARD: 2

**APPLICANT:** Furniture, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1515 N. Fremont Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero to subdivide an existing zoning lot into two zoning lots. There will be no change to the existing buildings at 860

W. Blackhawk Street and 1515 N. Fremont Avenue.

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 Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia and Williams. Meeting went into closed session at 5:50 PM.

Motion to return to open session made by the Chairman. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting returned to open session at 6:15 PM.

Motion to adopt revised Rules of Procedure made by the Chairman. Second by Doar. Motion carried 5-0; yease – Sercye, Doar, Flores, Toia, and Williams.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of September 15, 2017 made by the Chairman. Second by Flores. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

The Chairman moved to recess at 7:05 PM. Second by Doar. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting adjourned.