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). Flores arrived at 9:20 AM.

Motion to approve the minutes from the September 21, 2018 regular meeting made by Sercye. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, and Toia.

Motion to approve the October 19, 2018 agenda made by Sercye. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, Flores, and Toia.

9:00 A.M.

519-18-S
APPLICANT: Alberto Burgos dba Nuevo Estilo Beauty Salon
OWNER: Jerry Tufano
PREMISES AFFECTED: 4003 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a beauty / nail salon. Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

520-18-S
APPLICANT: True Blue, Inc.
OWNER: Archer Two, LLC
PREMISES AFFECTED: 3924 S. Archer Avenue, Unit B
SUBJECT: Application for a special use to establish a temporary staffing / day labor employment agency. Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

521-18-S
APPLICANT: Jeff Hallead
OWNER: Carl and Janet Cannatella
PREMISES AFFECTED: 5040 N. Clark Street
SUBJECT: Application for a special use to establish an animal day care and boarding kennel facility. Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.
522-18-Z
APPLICANT: 1759 Campbell, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1759 N. Campbell Avenue
SUBJECT: Application for a variation to reduce the rear setback from 35.24' to 31.37"* for a proposed four-story, three dwelling unit building with roof top stairway enclosures, roof deck, rear open porch and three covered parking stalls.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

*Amended at hearing

523-18-Z
APPLICANT: 1759 Campbell, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1759 N. Campbell Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 147.99 square feet to zero for a proposed four-story, three dwelling unit building with rooftop stair enclosures, roof deck, rear open porch and three covered parking spaces.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

524-18-Z
APPLICANT: 75th Street Entertainment, Inc.
OWNER: Warren Berger
PREMISES AFFECTED: 1530-32 E. 75th Street
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge in an existing tavern which is located within 125’ of a residential zoning district.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

525-18-Z
APPLICANT: Edwin S. Hierro
OWNER: Same as applicant
PREMISES AFFECTED: 2244 N. Magnolia Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.76' to 22.24' for a proposed rear addition to an existing single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

526-18-Z
APPLICANT: Edwin S. Del Hierro
OWNER: Same as applicant
PREMISES AFFECTED: 2244 N. Magnolia Avenue
SUBJECT: Application for a variation to increase the existing floor area by no more than 15% from 3,501.74 square feet to 3,843.6 square feet for a proposed rear addition and a trellis above the garage that serves the existing single family residence.

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

527-18-Z
APPLICANT: Edwin S. Del Hierro
OWNER: Same as applicant
PREMISES AFFECTED: 2244 N. Magnolia Avenue
SUBJECT: Application for a variation to relocate the required rear yard open space to deck to be located on the garage.

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

528-18-Z
APPLICANT: 2805 Eastwood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2805 W. Eastwood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093, rear yard open space from 400 square feet to 268 square feet for a proposed two-story, single family residence.

Continued to November 16, 2018 at 2:00 p.m.

529-18-Z
APPLICANT: Art Gurevich - Pershing Oakwood Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3901 S. Lake Park Avenue - Units A, B, C, D, E
SUBJECT: Application for a variation to reduce the garage door setback to a property line abutting a public street from 20' to 5' for a proposed four-story, five dwelling unit townhome building with attached garages.

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

530-18-Z
APPLICANT: Art Gurevich- Pershing Oakwood Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3901 S. Lake Park Avenue, Unit F, G, H, I, J, K
SUBJECT: Application for a variation to reduce the garage door setback to a property line abutting a public street from the required 20' to 5' for a proposed four-story, five dwelling unit townhouse building with attached garages.

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

531-18-Z  
ZONING DISTRICT: RS-3   WARD: 8  
APPLICANT: CLJ Building Account  
OWNER: Same as applicant  
PREMISES AFFECTED: 2053-55 E. 81St Street / 8102-06 S. Clyde Avenue  
SUBJECT: Application for a variation to reduce the rear yard setback from the required 37.58' to zero to legalize an existing 7' high chain link fence with two walk gates to the existing three-story, brick building.  
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

532-18-Z  
ZONING DISTRICT: RT-4   WARD: 45  
APPLICANT: Chicago Title and Land Trust 8002361424  
OWNER: Same as applicant  
PREMISES AFFECTED: 3721 N. Parkview Terrace  
SUBJECT: Application for a variation to reduce the eats front setback from 15' to zero, north setback from 7.47' to zero to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single family residence.  
Continued to November 16, 2018 at 2:00 p.m.

533-18-S  
ZONING DISTRICT: B3-2   WARD: 4  
APPLICANT: Skyline View Chicago, LLC  
OWNER: Pioneer UC V, LLC  
PREMISES AFFECTED: 5107 S. Blackstone Avenue  
SUBJECT: Application for a special use to establish an outdoor roof top patio.  
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Flores (Toia recused).

534-18-S  
ZONING DISTRICT: C1-2   WARD: 2  
APPLICANT: 1913 Northco, LLC  
OWNER: JFS 1913-19 North Avenue, LLC  
PREMISES AFFECTED: 1913-17 W. North Avenue  
SUBJECT: Application for a special use to establish an outdoor roof top patio to serve an existing restaurant.  
Continued to December 21, 2018 at 9:00 a.m.

535-18-Z  
ZONING DISTRICT: C1-2   WARD: 2  
APPLICANT: 1913 Northco, LLC  
OWNER: JFS 1913-19 North Avenue, LLC  
PREMISES AFFECTED: 1913-17 W. North Avenue  
SUBJECT: Application for a variation to establish a transit served location to allow a reduction of the on-site required parking by up to 100% for a proposed outdoor roof top patio to serve and existing restaurant.  
Continued to December 21, 2018 at 9:00 a.m.
536-18-S
APPLICANT:   Linda Scalia
OWNER:       Same as applicant
PREMISES AFFECTED:  438 W. 31st Street
SUBJECT: Application for a special use to convert the existing ground floor personal service into part of the existing ground floor residential dwelling unit in an existing three-story, three dwelling unit building.

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

537-18-S
APPLICANT:   Maquella Management, LLC
OWNER:       Same as applicant
PREMISES AFFECTED:  5252 S. Archer Avenue
SUBJECT: Application for a special use to establish a six pump gas station with an accessory one-story retail sales and restaurant with drive-through use building and a two-story car wash use building.
Continued to November 16, 2018 at 2:00 p.m.

538-18-S
APPLICANT:   Maquella Management, LLC
OWNER:       Same as applicant
PREMISES AFFECTED:  5252 S. Archer Avenue
SUBJECT: Application for a special use to establish a drive through facility for a proposed accessory restaurant on a lot containing a gas station, a retail sales building and a car wash building.
Continued to November 16, 2018 at 2:00 p.m.

539-18-Z
APPLICANT:   Marc Zahr
OWNER:       Same as applicant
PREMISES AFFECTED:  2030 N. Honore Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 22.33', south setback from 3.84' to zero, (north to be zero), combined side setback from 9.6' to zero, for a proposed rear one story addition and three car attached garage with roof deck and access stair.

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

540-18-Z
APPLICANT:   Marc Zahr
OWNER:       Same as applicant
PREMISES AFFECTED:  2030 N. Honore Street
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback by no more than 10% of the
maximum 643.1 square feet to allow 643.85 square feet of the new attached three-car garage to be located in the required rear setback.

Withdrawn.

541-18-Z
APPLICANT: Precise Development Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1624 W. Blackhawk Street
SUBJECT: Application for a variation to reduce the front setback from the required 9' to 5', rear setback from 22.5' to 2', east and side setbacks from 3.84' to 3' each for a total of 6' from the required 9.6' for a proposed three-story, four dwelling unit building with a detached two-car garage.

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

542-18-Z
APPLICANT: Precise Development Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1624 W. Blackhawk Street
SUBJECT: Application for a variation to relocate the required 234 square feet of required rear yard open space on the roof levels of the proposed detached garages that will serve a proposed three-story, four dwelling unit building.

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

543-18-Z
APPLICANT: Montana-Lincoln Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 936 W. Montana Street
SUBJECT: Application for a variation to reduce the front setback from the required 11.22' to 8', west setback from 6' to zero, east setback from 6' to zero, combined side setback from 15' to zero, rear setback from 34.5' to 1', the setback from the rear property line to enclosed parking from 2' to 1' for a proposed four-story, eight dwelling unit building with roof deck, three roof top stair enclosures and an attached nine car garage with roof decks and pergolas.

Continued to November 16, 2018 at 2:00 p.m.

544-18-Z
APPLICANT: Montana-Lincoln Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 936 W. Montana Street
SUBJECT: Application for a variation to increase the maximum height from 47' to 50.83' which is not more than 8.15% increase of the allowable height for a proposed four-story, eight dwelling unit
building with roof deck, three roof top stair enclosures and an attached nine car garage with roof decks and pergolas.  
Continued to November 16, 2018 at 2:00 p.m.

<table>
<thead>
<tr>
<th>ZONING DISTRICT</th>
<th>WARD</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>545-18-Z</td>
<td>43</td>
<td>Montana-Lincoln Park, LLC</td>
<td>Same as applicant</td>
<td>936 W. Montana Street</td>
<td>Application for a variation to relocate the required rear yard open space to the roof of a proposed attached nine-car private garage which will serve a proposed four-story, eight dwelling unit building.</td>
</tr>
<tr>
<td>546-18-Z</td>
<td>2</td>
<td>Carheen Construction Co.</td>
<td>Same as applicant</td>
<td>2507-09 N. Southport Avenue</td>
<td>Application for a variation to reduce the rear setback from the required 37'-6&quot; to 2', north setback from 4' to zero (south to be zero), combined side setback from 10' to zero for a proposed roof deck on an existing garage to be accessed by a bridge from the rear of the existing three-story building.</td>
</tr>
<tr>
<td>547-18-Z</td>
<td>2</td>
<td>Coen Developers, LLC</td>
<td>Same as applicant</td>
<td>2511 N. Southport Avenue</td>
<td>Application for a variation to reduce the rear setback from the required 37'-6&quot; to 2', north setback from 2' to zero (south to be zero), combined side setback from 5' to zero for a proposed roof deck on an existing garage which shall be accessed by a bridge from the rear of the existing three-story building.</td>
</tr>
<tr>
<td>548-18-Z</td>
<td>27</td>
<td>219 S. Hamilton, LLC</td>
<td>Same as applicant</td>
<td>219 S. Hamilton Avenue</td>
<td>Application for a variation to reduce the front setback from the required 15' to 6', north setback from 3.84' to 3' (south to be 3'), combined side setback from 9.6' to 6' for a proposed four-story, six dwelling unit building with roof deck, rear balconies and detached six-car garage.</td>
</tr>
</tbody>
</table>
Flores, and Toia.

549-18-S
APPLICANT: Labiba Kouk d/b/a/ Fade by Jay
OWNER: Gladys R. Wilson & Associates
PREMISES AFFECTED: 3433 N. Harlem Avenue
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).

550-18-S
APPLICANT: Tim Weber / Tanu Inc. d/b/a/ Restoration Salon
OWNER: Germania Place Limited
PREMISES AFFECTED: 1515 W. Berwyn Avenue
SUBJECT: Application for a special use to establish a hair salon.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).

551-18-Z
APPLICANT: Arranmore Enterprises, LLC 3656-58 Bernard Series
OWNER: Same as applicant
PREMISES AFFECTED: 3441 W. Waveland Avenue / 3658 N. Bernard Street
SUBJECT: Application for a variation to reduce the non-street side south setback from the required 4.12' to zero, rear setback from 37.64' to zero, for an existing rear two-story open porch, an un-enclosed rear parking space for the existing two-story building being de-converted from nine dwelling units to the original eight dwelling units.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).

552-18-Z
APPLICANT: Robert Biodrowski
OWNER: Same as applicant
PREMISES AFFECTED: 3719-21 N. Wayne Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.66' to 22.75' for a proposed open bridge access from the existing single family residence to the proposed garage roof deck and trellis.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).

553-18-S
APPLICANT: Flower's Braiding Boutique, LLC
OWNER: 1937-53 W Howard, LLC
PREMISES AFFECTED: 1949 W. Howard Street
SUBJECT: Application for a special use to establish a hair salon.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).

**554-18-S**
- **ZONING DISTRICT:** B3-1  
- **WARD:** 40
- **APPLICANT:** Amanda King/ Tattoo Avenue, LLC
- **OWNER:** Samuel Martin / S-J Realty, LLC
- **PREMISES AFFECTED:** 5122 N. Lincoln Avenue
- **SUBJECT:** Application for a special use to establish a body art / piercing facility.

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

**555-18-S**
- **ZONING DISTRICT:** B1-1  
- **WARD:** 26
- **APPLICANT:** Sara Zabadneh
- **OWNER:** Evelyn Buckley
- **PREMISES AFFECTED:** 2504 W. Division Street
- **SUBJECT:** Application for a special use to establish a nail salon.

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

**556-18-Z**
- **ZONING DISTRICT:** RM-4.5  
- **WARD:** 2
- **APPLICANT:** Development Group, LLC Ukrainian Village
- **OWNER:** Same as applicant
- **PREMISES AFFECTED:** 2046 W. Rice Street
- **SUBJECT:** Application for a variation to reduce the rear setback from the required 36.95’ to 25’, east setback from 2’ to zero, (west to be 3’) combined side setback from 4.8’ to 3’ for the expansion of the existing rear open porch which will have an open bridge/walkway to access a proposed garage roof deck.

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

**557-18-Z**
- **ZONING DISTRICT:** RM-4.5  
- **WARD:** 2
- **APPLICANT:** Development Group, LLC- Ukrainian Village
- **OWNER:** Same as applicant
- **PREMISES AFFECTED:** 2046 W. Rice Street
- **SUBJECT:** Application for a variation to relocate the required 193 square feet of rear yard open space to a proposed garage roof deck which shall be accessed by a proposed bridge/ open walkway from the expanded rear open porch.

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

**572-18-Z**
- **ZONING DISTRICT:** M1-2 / M2-2  
- **WARD:** 15
- **APPLICANT:** McDonald's USA, LLC
- **OWNER:** Same as applicant
- **PREMISES AFFECTED:** 1454 W. 47th Street
- **SUBJECT:** Application for a variation to increase the 4,000 square feet
maximum gross floor area of a commercial establishment by no more than 10% for a total of 4,400 square feet for a proposed one story addition to an existing restaurant. 

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

A.M. CONTINUANCE

263-18-S
APPLICANT: McDonald's USA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. 47th Street
SUBJECT: Application for a special use to establish a single* lane drive-through to serve an existing fast food restaurant. 

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

*Amended at hearing

The Chairman moved to recess at 11:45 AM. Second by Toia. Motion carried 4-0; yeas- Sercye, Doar, Flores, and Toia.

The Board reconvened at 2:05 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Sercye, Doar, Flores, and Toia).

2:00 P.M.

558-18-S
APPLICANT: Merrion Development Group, LLC
OWNER: Rich Port, Inc., an Illinois corporation
PREMISES AFFECTED: 1217 N. Paulina Street
SUBJECT: Application for a special use to establish 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, Doar, Flores, and Toia.

559-18-Z
APPLICANT: Merrion Development Group, LLC
OWNER: Rich Port, Inc., an Illinois corporation
PREMISES AFFECTED: 1217 N. Paulina Street
SUBJECT: Application for a variation to reduce the required lot area from the required 3,000 square feet to 2,760 square feet for a proposed four-story, three dwelling unit building. 

Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.
560-18-Z  
**APPLICANT:** Cloud Property Management, LLC 2350 Series  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2350 S. Leavitt Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 13.08’ to zero, rear setback from 32.7’ to 27.32’, north setback from 2’ to 0.65’ (south to be 2.88’), combined side setback from 4.8’ to 3.53’ for a proposed 2nd floor addition and rear two-story addition to the existing one-story building to be converted from one dwelling unit to four dwelling units.  
*Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Flores (Toia absent).*

561-18-Z  
**APPLICANT:** Cloud Property Management, LLC 2350 Series  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2350 N. Leavitt Street  
**SUBJECT:** Application for a variation to reduce the parking requirement from four stalls to three stalls for a proposed second floor addition and a rear two story addition on the existing one-story building to be converted from one dwelling unit to four.  
*Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Flores (Toia absent).*

562-18-S  
**APPLICANT:** Chinese Consolidated Benevolent Association of Chicago / CCBA Service Center*  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 246-62 W. 22nd Place  
**SUBJECT:** Application for a special use to expand an existing community center with a new side three story addition and a third story addition.  
*Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.*

*Amended at hearing

563-18-Z  
**APPLICANT:** Chinese Consolidated Benevolent Association of Chicago / CCBA Service Center*  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 246-62 W. 22nd Place  
**SUBJECT:** Application for a variation to reduce the front setback from 6’ to zero, west setback from 6’ to zero, east setback from 2’ to zero, rear setback from 30’ to zero for the proposed expansion of an existing community center with a side three story addition, a third floor
addition, a fourth to sixth story addition, a new side eight story addition for eighty-three dwelling units of elderly housing and twenty-four on-site accessory parking spaces.

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

*Amended at hearing

564-18-Z
APPLICANT: Eric Siegel
OWNER: Same as applicant
PREMISES AFFECTED: 5335 N. Lakewood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.86’ to 13.34’, rear setback from 34.44’ to 24.67’ for a proposed rear one-story addition, an attached garage and a front covered porch addition on the existing three-story, single family residence.

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

565-18-S
APPLICANT: TCF National Bank
OWNER: Kimball Bryn Mawr Stores, LLC
PREMISES AFFECTED: 2900-24 W. Peterson Avenue
SUBJECT: Application for a special use to establish a three lane drive-through to serve a proposed financial institution.

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

566-18-S
APPLICANT: Wells Parking, Inc.
OWNER: Wells Ontario, LLC
PREMISES AFFECTED: 614-20 N. Wells Chicago
SUBJECT: Application for a special use to establish a twenty space, non-accessory parking lot located outside the central area parking district.

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

567-18-S
APPLICANT: 2005, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2005 W. 43rd Street
SUBJECT: Application for a special use to establish a major utilities and service use for a proposed wash station, filling station, fleet vehicle repairs in an existing building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.
568-18-S
APPLICANT: 2005, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1957 W. 43rd Street
SUBJECT: Application for a special use to establish an accessory off-site parking lot to accommodate one-hundred fifty-five parking stalls to serve the proposed major utilities and services use located at 2005 W. 43rd Street.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

569-18-Z
APPLICANT: RG JG Hawwa
OWNER: Same as applicant
PREMISES AFFECTED: 1534 N. Dearborn Parkway
SUBJECT: Application for a variation to reduce the rear setback from the required 41.85' to zero, north setback from 2' to 1.33', south setback from 2' to 0.16', combined side setback from 4.832' to 0.16' for a proposed rooftop elevator penthouse with roof deck, rear three, four story additions an enclosed breezeway with roof deck for the existing single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

570-18-S
APPLICANT: Glazier Project, LLC- Bridgeport
OWNER: City of Chicago
PREMISES AFFECTED: 3100-3110 S. Halsted Street
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed restaurant.
Continued to November 16, 2018 at 2:00 p.m.

571-18-Z
APPLICANT: Glazier Project, LLC- Bridgeport
OWNER: City of Chicago
PREMISES AFFECTED: 3102 S. Halsted Street
SUBJECT: Application for a variation to reduce the 18 linear feet of landscape setback along 31st Street from the required 7' to 3'-8".
Continued to November 16, 2018 at 2:00 p.m.

573-18-S
APPLICANT: Jenica Edmund
OWNER: Richard Haft
PREMISES AFFECTED: 1650 W. Ogden Avenue
SUBJECT: Application for a special use to establish a hair/ nail salon
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.
### CONTINUANCES

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>312-18-S</td>
<td>C1-3</td>
<td>3</td>
</tr>
<tr>
<td>Applicant:</td>
<td>McDonald's USA, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>Franchise Realty Investment Trust- IL</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>207 E. 35th Street</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.</td>
<td><strong>Continued to December 21, 2018 at 9:00 a.m.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>331-18-S</td>
<td>B3-3</td>
<td>26</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Jester Properties, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>1709 N. Kedzie Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with a detached three car garage.</td>
<td><strong>Continued to November 16, 2018 at 2:00 p.m.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>404-18-Z</td>
<td>RM-5</td>
<td>43</td>
</tr>
<tr>
<td>Applicant:</td>
<td>William J. Deakin Trust and Lis M. Diehlmann Trust</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>1848 N. Lincoln Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a variation to reduce the front feature setback from the required 20' to 9.87', front setback from 11.22' to 9.87', north and south setback from 2' to zero, combined side setback from 5' to zero and the open space along the north and south end of the lot from 5' to zero on each side for a proposed attached garage with roof deck, open stairs, roof top stair/ elevator enclosure and roof deck.</td>
<td><strong>Continued to November 16, 2018 at 2:00 p.m.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>428-18-S</td>
<td>B1-1</td>
<td>21</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Unity Parenting and Counseling, Inc.</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>First Insite Realty 79th and Ashland, LLC</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>7955-59 S. Ashland Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a temporary overnight shelter.</td>
<td><strong>Continued to November 16, 2018 at 2:00 p.m.</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case No.</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>482-18-S</td>
<td>B1-1</td>
<td>39</td>
</tr>
<tr>
<td>Applicant:</td>
<td>The Church of Pentecostal USA Inc. Greater North Assembly</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>5326 Kedzie Property Corp.</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>5326-30 N. Kedzie Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a religious assembly</td>
<td></td>
</tr>
</tbody>
</table>
facility.

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

485-18-S
ZONING DISTRICT: B1-1  WARD: 40
APPLICANT: The Church of Pentecostal USA Inc. - Greater North Assembly
OWNER: Center for Seniors
PREMISES AFFECTED: 5315-19 N. Kedzie Avenue
SUBJECT: Application for a special use to establish off-site parking for fifteen required parking spaces to serve the proposed religious assembly located at 5326-30 N. Kedzie Avenue.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

486-18-Z
ZONING DISTRICT: C1-2  WARD: 40
APPLICANT: The Church of Pentecostal USA Inc. - Greater North Assembly
OWNER: Center for Seniors
PREMISES AFFECTED: 5315-19 N. Kedzie Avenue
SUBJECT: Application for a variation to establish shared parking for a religious assembly facility located at 5326-30 N. Kedzie Avenue.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

490-18-Z
ZONING DISTRICT: RM-4.5  WARD: 43
APPLICANT: Katherine G. Shannon Living Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2057 N. Howe Street
SUBJECT: Application for a variation to increase the existing floor area from 2,408.79 square feet to 3,072.79* square feet for a proposed rear second floor addition to the existing three story single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

*Amended at hearing

491-18-Z
ZONING DISTRICT: RM-4.5  WARD: 43
APPLICANT: Katherine G. Shannon Living Trust
PREMISES AFFECTED: 2057 N. Howe Street
SUBJECT: Application for a variation to reduce the rear setback from the required 20.89' to 13.29*, north setback from 6.49' to zero (south to be 0.36') for a proposed rear second floor addition to the existing three-story, single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

*Amended at hearing
501-18-S  
APPLICANT: Sojo's Studios 2 Inc.  
OWNER: Vland Chicago 95th, LLC  
PREMISES AFFECTED: 9521-27 S. Western Avenue  
SUBJECT: Application for a special use to establish a hair and nail salon. Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

514-18-S  
APPLICANT: Armand & Sons, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 5820 N. Clark Street  
SUBJECT: Application for a special use to establish a hair salon. Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

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, Doar, Flores and Toia. Meeting went into closed session at 5:31 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia. Meeting returned to open session at 5:45 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 358-18-A made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of September 21, 2018, made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia.

The Chairman moved to adjourn at 5:50 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores and Toia. Meeting adjourned.