Acting Chairman Toia called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Doar, Flores, Toia, and Williams). Sercye arrived at 9:27 AM.

Motion to approve the minutes from the August 17, 2018 regular meeting made by Toia. Second by Williams. Motion carried 4-0; yeas – Doar, Flores, Toia, and Williams.

Motion to approve the September 21, 2018 agenda made by Toia. Second by Williams. Motion carried 4-0; yeas – Doar, Flores, Toia, and Williams.

9:00 A.M.

428-18-S  ZONING DISTRICT: B1-1    WARD: 21
APPLICANT:  Unity Parenting and Counseling, Inc.
OWNER:  First Insite Realty 79th and Ashland, LLC
PREMISES AFFECTED:  7955-59 S. Ashland Avenue
SUBJECT:  Application for a special use to establish a temporary overnight shelter.
Continued to October 19, 2018 at 2:00 p.m.

429-18-Z  ZONING DISTRICT: RS-2    WARD: 39
APPLICANT:  Rudra Banerji & Margaret Oellrich Banerji
OWNER:  Same as applicant
PREMISES AFFECTED:  4324 N. Kostner Avenue
SUBJECT:  Application for a variation to reduce the front setback from the required 20' to zero, setback to prevent obstruction of the sidewalk from 20' to zero, north setback from 4' to zero for a proposed one car parking space to be located in the front of the property to serve the single family residence.
Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye absent).

430-18-S  ZONING DISTRICT: B3-2    WARD: 44
APPLICANT:  De La Vie Day Spa Co.
OWNER:  Churchfield Investments, LLC
PREMISES AFFECTED:  3120 N. Sheffield Avenue
SUBJECT: Application for a special use to establish a nail salon. Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye absent).

431-18-S
ZONING DISTRICT: B3-3
WARD: 4
APPLICANT: Marva Lynn Rodgers Cooksey d/b/a/ Next Man Up, LLC
OWNER: Next man Up, LLC
PREMISES AFFECTED: 946 E. 43rd Street
SUBJECT: Application for a special use to establish a hair and nail salon. Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye absent).

432-18-S
ZONING DISTRICT: B3-3
WARD: 4
APPLICANT: Marva Lynn Rodgers Cooksey d/b/a/ Next Man Up, LLC
OWNER: Next man Up, LLC
PREMISES AFFECTED: 946 E. 43rd Street
SUBJECT: Application for a special use to establish a massage establishment. Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye absent).

433-18-Z
ZONING DISTRICT: RT-4
WARD: 25
APPLICANT: Thomond Development, LLC 2143 W. 19th
OWNER: Same as applicant
PREMISES AFFECTED: 1146 W. 19th Street
SUBJECT: Application for a variation to reduce the front wall facing a public street from the required 12' to zero, rear wall facing a side property line from 12' to 3' for a proposed three-story, two dwelling unit townhouse and detached two-car garage. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

434-18-Z
ZONING DISTRICT: RT-4
WARD: 25
APPLICANT: Thomond Development, LLC-2143 W. 19th
OWNER: Same as applicant
PREMISES AFFECTED: 1146 W. 19th Street
SUBJECT: Application for a variation to reduce the private yard requirement for the east unit from 200 square feet to 146.27 square feet for a proposed three-story, two dwelling unit townhouse with a detached garage. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

435-18-Z
ZONING DISTRICT: RM-4.5
WARD: 1
APPLICANT: Grandma Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1537 W. Pearson Street
SUBJECT: Application for a variation to reduce the front setback from the required 11.28' to 10', west setback from 2' to zero, east setback
from 5' to 1', combined side setback from 5' to 1', rear setback from 28.2' to 22.78' for a proposed three-story, two dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

436-18-Z
APPLICANT: Grandma Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1537 W. Pearson Street
SUBJECT: Application for a variation to relocate the required 152.75 square feet of rear yard open space to the garage roof deck which shall serve a proposed three-story, two dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

437-18-Z
APPLICANT: Grandma Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1541 W. Pearson Street
SUBJECT: Application for a variation to reduce the front setback from the required 11.21' to 10', rear setback from 28.04' to 22.14', the rear setback feature from 2.66' to 2.14' for a proposed three-story, four dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

438-18-Z
APPLICANT: Grandma Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1541 W. Pearson Street
SUBJECT: Application for a variation to increase the area for an accessory building by an amount not to exceed 10% of the maximum 664.375 square feet by 55.62 square feet for a total of 720 square feet for two garages with roof deck to serve a proposed three-story, four dwelling unit building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

439-18-S
APPLICANT: WM Organics Recycling, LLC
OWNER: Paula R. Carrick Trust dated July 26, 2012
PREMISES AFFECTED: 4837-61 S. Kedzie Avenue / 3031-3157 W. 48th Place
SUBJECT: Application for a special use to establish a Class II recycling facility.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.
ZONING DISTRICT: M3-2  WARD: 14
APPLICANT: WM Organics Recycling, LLC
OWNER: Paula R. Carrick Trust dated July 26, 2012
PREMISES AFFECTED: 4837-61 S. Kedzie Avenue / 3031-3157 W. 48th Place
SUBJECT: Application for a special use to establish a Class V recycling facility.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

ZONING DISTRICT: M3-2  WARD: 14
APPLICANT: WM Organics Recycling, LLC
OWNER: Paula R. Carrick Trust dated July 26, 2012
PREMISES AFFECTED: 4837-61 S. Kedzie Avenue / 3031-3157 W. 48th Place
SUBJECT: Application for a special use to establish a transfer station for non-hazardous municipal solid waste.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

ZONING DISTRICT: M3-2  WARD: 14
APPLICANT: WM Organics Recycling, LLC
OWNER: Paula R. Carrick Trust dated July 26, 2012
PREMISES AFFECTED: 4837-61 S. Kedzie Avenue / 3031-3157 W. 48th Place
SUBJECT: Application for a variation to the Landscape Ordinance reducing the required number of interior trees from 106 to 23.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

ZONING DISTRICT: PMD 4-A  WARD: 27
APPLICANT: Metal Management Midwest, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 350 N. Artesian Avenue
SUBJECT: Application for a special use to establish a Class IV-A recycling facility.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

ZONING DISTRICT: B3-2  WARD: 38
APPLICANT: Sleek Beauty Studio, LLC
OWNER: George Baziano
PREMISES AFFECTED: 5701-03 W. Irving Park Road
SUBJECT: Application for a special use to expand an existing beauty salon.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

ZONING DISTRICT: B3-2  WARD: 38
APPLICANT: Sleek Beauty Studio, LLC
OWNER: George Baziano
APPLICATIONS

**APPLICATION FOR A SPECIAL USE TO ESTABLISH A BODY ART SERVICE (PERMANENT MAKE-UP TATTOOING).**

Applicant: Wrightwood 1516, LLC
Owner: Same as applicant
Premises Affected: 1516 W. Wrightwood Avenue
Subject: Application for a variation to reduce the rear setback from the required 36' to 2', west from 2.72' to zero, east setback from 2.72' to zero for a proposed bridge connection from the existing three-story, three dwelling unit building to a proposed garage roof deck on the existing four-car garage that serves the existing three-story, three dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

**APPLICATION FOR A VARIATION TO REDUCE THE REAR SETBACK FROM THE REQUIRED 36' TO 2', WEST FROM 2.72' TO ZERO, EAST SETBACK FROM 2.72' TO ZERO FOR A PROPOSED BRIDGE CONNECTION FROM THE EXISTING THREE-STORY, THREE DWELLING UNIT BUILDING TO A PROPOSED GARAGE ROOF DECK ON THE EXISTING FOUR-CAR GARAGE THAT SERVES THE EXISTING THREE-STORY, THREE DWELLING UNIT BUILDING.**

Applicant: John Diedrich
Owner: John Clark
Premises Affected: 3507 N. Bosworth Avenue
Subject: Application for a variation to reduce the rear setback from the required 34.65' to 2', south setback from 3' to 0.35' (north to be 0.62'), combined side setback from 7.5' to 0.97' for a rear two-story addition, a side open patio and an attached three car garage with roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

**APPLICATION FOR A VARIATION TO REDUCE THE REAR YARD OPEN SPACE FROM THE MINIMUM 301.64 SQUARE FEET TO 175.75 SQUARE FEET FOR A PROPOSED REAR TWO-STORY ADDITION, A SIDE PATIO AND AN ATTACHED THREE-CAR GARAGE WITH ROOF DECK.**

Applicant: John Diedrich
Owner: John Clark
Premises Affected: 3507 N. Bosworth Avenue
Subject: Application for a variation to reduce the rear yard open space from the minimum 301.64 square feet to 175.75 square feet for a proposed rear two-story addition, a side patio and an attached three car garage with roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

**APPLICATION FOR A VARIATION TO REDUCE THE NORTH SETBACK FROM THE REQUIRED 10' TO 2' FOR A PROPOSED ONE STORY DETACHED CAR GARAGE WITH ROOF DECK.**

Applicant: Alicja Bochenek
Owner: Same as applicant
Premises Affected: 6062 N. Ottawa Avenue
Subject: Application for a variation to reduce the north setback from the required 10' to 2' for a proposed one story detached car garage with roof deck.
a covered roof patio connected to the existing rear attached
screened sunroom and single family residence.

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

450-18-Z
APPLICANT: Thomas Tague
OWNER: Thomas Tague and Lora Nickels
PREMISES AFFECTED: 3800 N. Alta Vista Terrace
SUBJECT: Application for a variation to reduce the rear setback from the
required 11.2’ to zero, north setback from 2.68’ to zero (south to be
at zero for abutting a public street) for a proposed fence and rolling
gate that shall be 7.75’ in height at the rear of the existing two-story
building.

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

451-18-S
APPLICANT: Noah Properties, LLC
OWNER: RB Resolution Properties, LLC- Gemini Series
PREMISES AFFECTED: 2339 W. Morse Avenue
SUBJECT: Application for a special use to establish residential use below the
second floor for a proposed three-story, five dwelling unit
townhome building.

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

452-18-Z
APPLICANT: Noah Properties, LLC
OWNER: RB Resolution Properties, LLC Gemini Series
PREMISES AFFECTED: 2339 W. Morse Avenue
SUBJECT: Application for a variation to reduce the north setback from 12’ to
10’, west setback 12’ to 3’ for a proposed three-story, five dwelling unit
townhome building.

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

453-18-Z
APPLICANT: Noah Properties, LLC
OWNER: RB Resolution Properties, LLC Gemini Series
PREMISES AFFECTED: 2339 W. Morse Avenue
SUBJECT: Application for a variation to reduce the building separation
setback from the required 30’ to 26’ for a proposed three-story, five
dwelling unit town home building.

Application approved by voice vote. 4-0; yeas – Sercye, Flores,
Toia, and Williams (Doar absent).
454-18-S
APPLICANT: Noah Properties, LLC
OWNER: RB Resolution Properties, LLC- Gemini Series
PREMISES AFFECTED: 6911 N. Western Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

455-18-Z
APPLICANT: Noah Properties, LLC
OWNER: RB Resolution Properties, LLC- Gemini Series
PREMISES AFFECTED: 6911 N. Western Avenue
SUBJECT: Application for a variation to reduce the required minimum lot area by an amount not less than 90% from 6,000 square feet to 5,910.84 square feet for a proposed three-story, six dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

456-18-Z
APPLICANT: Noah Properties, LLC
OWNER: RB Resolution Properties, LLC- Gemini Series
PREMISES AFFECTED: 6911 N. Western Avenue
SUBJECT: Application for a variation to increase the maximum area for an accessory building by no more than 10% from the allowed 985.14 square feet to 1,020 square feet for a proposed detached garage to serve a proposed three-story, six dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

457-18-S
APPLICANT: Noah Properties, LLC
OWNER: RB Resolution Properties, LLC - Gemini Series
PREMISES AFFECTED: 6915 N. Western Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, five dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

458-18-Z
APPLICANT: Noah Properties, LLC
OWNER: RB Resolution Properties, LLC- Gemini Series
PREMISES AFFECTED: 6915 N. Western Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 12’ to 10.58’, west setback from 12’ to 4.16’ for a proposed three-story, six dwelling unit building. Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).
459-18-Z
APPLICANT: Noah Properties, LLC
OWNER: RB Resolution Properties, LLC- Gemini Series
PREMISES AFFECTED: 6915 N. Western Avenue
SUBJECT: Application for a variation to reduce the building separation setback from the required 30' to 26' for a proposed three-story, five dwelling unit townhome building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

460-18-Z
APPLICANT: Noah Properties, LLC
OWNER: RB Properties, LLC- Gemini Series
PREMISES AFFECTED: 6915 N. Western Avenue
SUBJECT: Application for a variation to reduce the required landscape setback from the required 7' to 4' for two proposed townhouse buildings.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

461-18-S
APPLICANT: Fort Sumter, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, ten dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

462-18-Z
APPLICANT: Fort Sumter, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2.17' for a proposed three-story, ten dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

463-18-Z
APPLICANT: Fort Sumter, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the lot area per dwelling unit from the required 1,000 square feet to 912.19 square feet for a proposed three-story, ten dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).
464-18-S
APPLICANT: Fort Sumter, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1228 N. Bosworth Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

465-18-Z
APPLICANT: Fort Sumter, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1228 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 903.24 square feet for a proposed four-story, eight dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

466-18-S
APPLICANT: Fort Sumter, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1228 N. Bosworth Avenue
SUBJECT: Application for a special use to establish an off-site required accessory parking lot with one parking space to meet the parking requirement for a proposed residential building at 1220 N. Bosworth.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

467-18-S
APPLICANT: Fort Sumter, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1232 N. Bosworth Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

468-18-Z
APPLICANT: Fort Sumter, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1232 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 903.24 square feet for a proposed four-story, eight dwelling unit building.
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<td><strong>SUBJECT:</strong></td>
<td>Application for a special use to establish an off-site required accessory parking lot with one parking space to meet the parking requirement for a residential building located at 1220 N. Bosworth Avenue.</td>
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**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).**

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<td><strong>PREMISES AFFECTED:</strong></td>
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<td><strong>SUBJECT:</strong></td>
<td>Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building.</td>
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**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).**

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<td><strong>SUBJECT:</strong></td>
<td>Application for a variation to reduce the front setback from the required 5.29' to 0.5', north setback from 2' to 1.67' for a proposed four-story, eight dwelling unit building.</td>
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**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).**

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<td><strong>PREMISES AFFECTED:</strong></td>
<td>1238 N. Bosworth Avenue</td>
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<td><strong>SUBJECT:</strong></td>
<td>Application for a variation to reduce the minimum lot area per dwelling unit from 1,000 square feet to 900.68 square feet for a proposed four-story, eight dwelling unit building.</td>
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**Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).**

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</table>
SUBJECT: Application for a special use to establish an off-site required accessory parking lot with one parking space to meet the parking requirement for a residential building at 1220 N. Bosworth Avenue.

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

474-18-Z
ZONING DISTRICT: RM-5
WARD: 25
APPLICANT: Youngin Kim
OWNER: Same as applicant
PREMISES AFFECTED: 717 S. Carpenter Street

SUBJECT: Application for a variation to reduce the rear setback from the required 31.46’ to 27.29’ for a proposed garage roof deck and new bridge connecting the rear open porch to the roof deck on the existing detached garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

475-18-Z
ZONING DISTRICT: RT-4
WARD: 32
APPLICANT: Brian Van Klompenberg
OWNER: Same as applicant
PREMISES AFFECTED: 2614 N. Greenview Avenue

SUBJECT: Application for a variation to reduce the rear setback from the required 34.5’ to zero for a proposed rear one-story addition with roof walkway and an unenclosed stair way to access the garage roof deck on the existing three-story, single family residence.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

476-18-Z
ZONING DISTRICT: RT-4
WARD: 44
APPLICANT: Ju Joh
OWNER: Same as applicant
PREMISES AFFECTED: 826 W. Oakdale Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the required 30’ to zero, west setback from 2’ to zero (east to be 2.9’), combined side setback from 5’ to 2.9’, setback for enclosed garages from the rear property line from 2’ to zero for a proposed attached garage addition with interior stairway and rooftop stair enclosure and roof deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

477-18-Z
ZONING DISTRICT: RT-4
WARD: 44
APPLICANT: Ju Joh
OWNER: Same as applicant
PREMISES AFFECTED: 826 W. Oakdale Avenue

SUBJECT: Application for a variation to increase the preexisting floor area by no more than 2.7% (153.15 square feet) from 5,768.13 square feet
to 5,921.28 square feet for a proposed rear attached garage addition with interior stairway, rooftop stair enclosure and roof deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

APPLICANT: 1730 W. Greenleaf Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1730 W. Greenleaf Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to 9’ for a proposed third and fourth story addition to an existing two-story community center to be converted to a residential use building with twenty dwelling units and ten efficiency units.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

APPLICANT: PUPS Pet Club, LLC- Series 1624 W Division
OWNER: MS-2013-2, LLC
PREMISES AFFECTED: 1624 W. Division Street
SUBJECT: Application for a special use to establish an overnight animal boarding shelter (kennel).

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

APPLICANT: Cold Spring Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3415 N. Damen Avenue
SUBJECT: Application for a variation to increase the maximum area of an accessory building from 525.49 square feet to 577.49 square feet for a proposed three-car garage with rooftop deck and metal stairs.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

APPLICANT: SNS Realty Group, LLC
OWNER: Eni Cadena
PREMISES AFFECTED: 4024 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to 12’ for a proposed four-story, twelve dwelling unit building with retail spaces and an attached twelve car garage. 
.Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent).

APPLICANT: Mark Geary d/b/a/ Tight Five Productions
OWNER: Institute for Public Affairs dba In These Times
PREMISES AFFECTED: 2040 N. Milwaukee Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide a live theater and performing arts venue which is located within 125’ of a residential district.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent).

483-18-S
APPLICANT: Raina Stony, LLC
OWNER: Chicago Title and Trust, Trust No. 114011
PREMISES AFFECTED: 7013 S. Stony Island Avenue
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, Flores, and Williams (Sercye and Toia recused).

484-18-S
APPLICANT: The Church of Pentecostal USA Inc. Greater North Assembly
OWNER: 5326 Kedzie Property Corp.
PREMISES AFFECTED: 5326-30 N. Kedzie Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.
Continued to October 19, 2018 at 2:00 p.m.

485-18-S
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.
Continued to October 19, 2018 at 2:00 p.m.

486-18-Z
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.
Continued to October 19, 2018 at 2:00 p.m.

487-18-Z
APPLICANT: Marc Lifshin
OWNER: Same as applicant
PREMISES AFFECTED: 1921 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35.28’ to 1.83’, south setback from 4’ to zero (north to be
0.33'), combined side setback from 10' to 0.33' for a proposed two-story addition, a rear raised patio, one car garage and a rear accessory shed.

**Application denied by voice vote. 1-3; yeas – Sercye; nays – Doar, Flores, and Williams (Toia absent).**

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<thead>
<tr>
<th>ZONING DISTRICT:</th>
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<td>RS-3</td>
<td>32</td>
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</tbody>
</table>

**488-18-Z**

**APPLICANT:** Marc Lifshin  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1921 N. Wolcott Avenue  
**SUBJECT:** Application for a variation to increase in the maximum permitted height from 30' to 30.7' for a proposed two-story addition, rear raised patio, one-car garage and rear accessory shed.  

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

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<th>ZONING DISTRICT:</th>
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**489-18-S**

**APPLICANT:** Showtime Barbershop Inc.  
**OWNER:** Najeh Abdelfattah  
**PREMISES AFFECTED:** 3612 W. 16th Street  
**SUBJECT:** Application for a special use to establish a barber shop.  

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

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<th>ZONING DISTRICT:</th>
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<td>RM-4.5</td>
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**490-18-Z**

**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 3,161.35 square feet for a proposed rear second floor addition to the existing three story single family residence.  

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

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<th>ZONING DISTRICT:</th>
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<td>RM-4.5</td>
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</table>

**491-18-Z**

**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 10.08', 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.  

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

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<tr>
<th>ZONING DISTRICT:</th>
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<td>RM-4.5</td>
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**492-18-Z**

**APPLICANT:** Terance Lee  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2952 W. Nelson Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the 36'
to 22.89' for a rear four-story porch with six unenclosed parking stalls for the existing four-story, six dwelling unit building.

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

493-18-Z
APPLICANT: Terance N. Lee
OWNER: Same as applicant
PREMISES AFFECTED: 2952 W. Nelson Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 390 square feet to 63.22 square feet to allow for a rear four story porch with six, rear unenclosed parking spaces.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent).

494-18-S
APPLICANT: Lincoln Square Barber Shop, LLC
OWNER: Han Capital, LLC
PREMISES AFFECTED: 2415 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent).

A.M. CONTINUANCE

283-18-S
APPLICANT: 75th State Food, Inc.
OWNER: State Group Management
PREMISES AFFECTED: 7453 S. State Street
SUBJECT: Application for a special use to replace an existing service station building with a one-story building with retail space.
Withdrawn.

284-18-S
APPLICANT: 75th State Food, Inc.
OWNER: State Group Management
PREMISES AFFECTED: 7453 S. State Street
SUBJECT: Application for a special use to establish a one-lane drive through facility to serve a proposed fast food restaurant.
Withdrawn.

FOR VOTE ONLY – NO FURTHER TESTIMONY TO BE TAKEN

229-18-S
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building. Application denied by voice vote. 0-4 denial on June 15, 2018; nays – Sercye, Doar, Toia, and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; nays – Flores.

230-18-Z
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J, Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the lot area from the required 6,000 square feet to 5,834 square feet for a proposed four-story, six dwelling unit building. Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; nays – Flores.

231-18-Z
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit building. Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

232-18-Z
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a variation to increase the height from the maximum 45' to 47.16' which in not more than 10% for a proposed four-story, six dwelling unit building. Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and
Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

233-18-S
ZONING DISTRICT: C1-2        WARD: 11
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

234-18-Z
ZONING DISTRICT: C1-2        WARD: 11
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the required lot area from 6,000 square feet to 5,833 square feet for a proposed four-story, six dwelling unit building.
Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

235-18-Z
ZONING DISTRICT: C1-2        WARD: 11
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit building.
Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.
236-18-Z  
APPLICANT: Condor Partners, LLC  
OWNER: Nicholas J. Lombardi  
PREMISES AFFECTED: 822 W. Cullerton Avenue  
SUBJECT: Application for a variation to increase the height from the maximum 45' to 47.16' which in not more than 10% for a proposed four-story, six dwelling unit building. Application approved by voice vote. 3-2. Split decision on June 15, 2018.  2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

237-18-S  
APPLICANT: Condor Partners, LLC  
OWNER: Nicholas J. Lombardi  
PREMISES AFFECTED: 826 W. Cullerton Avenue  
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building. Application approved by voice vote. 3-2. Split decision on June 15, 2018.  2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

238-18-Z  
APPLICANT: Condor Partners, LLC  
OWNER: Nicholas J. Lombardi  
PREMISES AFFECTED: 826 W. Cullerton Avenue  
SUBJECT: Application for a variation to reduce the required minimum lot area from the required 6,000 square feet to 5,833 square feet for a proposed four-story, six dwelling unit building. Application approved by voice vote. 3-2. Split decision on June 15, 2018.  2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

239-18-Z  
APPLICANT: Condor Partners, LLC  
OWNER: Nicholas J. Lombardi  
PREMISES AFFECTED: 826 W. Cullerton Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero, west setback which abuts an RT-4 district from 5' to zero to allow for two detached garages with roof decks.
attached by an open bridge that will serve a proposed four-story, six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

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<tr>
<th>Applicant: Condor Partners, LLC</th>
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<tbody>
<tr>
<td>Owner: Nicholas J. Lombardi</td>
</tr>
<tr>
<td>Premises Affected: 826 W. Cullerton Avenue</td>
</tr>
<tr>
<td>Subject: Application for a variation to increase the maximum height from 45' to 47.16' for a proposed four-story, six dwelling unit building.</td>
</tr>
</tbody>
</table>

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.

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<td>RT-4</td>
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<table>
<thead>
<tr>
<th>Applicant: Condor Partners, LLC</th>
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<tbody>
<tr>
<td>Owner: Nicholas J. Lombardi</td>
</tr>
<tr>
<td>Premises Affected: 832 W. Cullerton Avenue</td>
</tr>
<tr>
<td>Subject: Application for a variation to relocate the required 325 square feet of rear yard open space to a proposed garage roof top deck that will serve a proposed three-story, five dwelling unit building.</td>
</tr>
</tbody>
</table>

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); corrective vote taken by same absent Board member at this September 21, 2018 meeting; yeas – Flores.
The Chairman moved to recess at 12:45 PM. Second by Williams. 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). Flores left at 6:15 PM.

2:00 P.M.

495-18-S

APPLICANT: 2827-39 Touhy LLC, Ephraim and Rochelle Tatlebaum
OWNER: Same as applicant
PREMISES AFFECTED: 2827-39 W. Touhy Avenue
SUBJECT: Application for a special use to establish a drive-through facility to serve an existing restaurant.

Dismissed for Want of Prosecution.

496-18-Z

APPLICANT: Matthew Snoap
OWNER: Same as applicant
PREMISES AFFECTED: 3540 N. Wolcott Avenue
SUBJECT: Application for a variation to expand the existing floor area from the existing 2,239 square feet by 171.48 square feet (2,410.48 total) with a proposed rear two-story enclosed porch, rear one story addition with roof deck and a rear one story open deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

497-18-Z

APPLICANT: Matthew A. Snoap
OWNER: Same as applicant
PREMISES AFFECTED: 3540 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 23.24’ to 17.5’ for a proposed two-story enclosed porch, rear one story addition with roof deck and a rear one story open deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

498-18-S

APPLICANT: 2712 Montrose, LLC
OWNER: Joie Property, Inc.
PREMISES AFFECTED: 2712 W. Montrose Avenue
SUBJECT: Application for a special use to establish residential use below the
second floor for a proposed three-story, six dwelling unit building with a detached* six-car garage with roof deck.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

499-18-Z
APPLICANT: 2712 W. Montrose, LLC
OWNER: Joie Property, Inc.
PREMISES AFFECTED: 2712 W. Montrose Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed three-story, six dwelling unit building with a detached* six car garage with roof deck. 

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

500-18-Z
APPLICANT: TM-1, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1631 S. Carpenter Street
SUBJECT: Application for a variation to reduce minimum lot area from the required 3,000 square feet to 2,952 square feet for a proposed three-story, three dwelling unit building with roof top deck and enclosure and three car garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

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.

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

502-18-Z
APPLICANT: GBH2, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1849 W. Grand Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 0.2' on floors containing dwelling units to convert a two story building to a four story building with office use and two dwelling units above with a rear four-story addition with an attached garage, an upper building addition which will create a portion of a third and fourth floor with roof deck and front open balconies on an existing building to be converted from a store and one dwelling unit to a four-story office and two dwelling unit building.

*Typographical error corrected at hearing
Application approved subject to conditions by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

503-18-Z
APPLICANT: Corner One, Inc.
OWNER: VPRE Real Holdings, LLC
PREMISES AFFECTED: 2700 N. Milwaukee Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide sporting events and cover charge within an existing restaurant.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Doar absent and Toia recused).

504-18-S
APPLICANT: Ner Tamid Ezra Habonim Egalitarian Minyan
OWNER: Chandu Goyal Living Trust
PREMISES AFFECTED: 7315-19 N. Western Avenue
SUBJECT: Application for a special use to establish a religious assembly with forty seats and all required on-site parking.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

505-18-Z
APPLICANT: Mary Ann Hoey
OWNER: Same as applicant
PREMISES AFFECTED: 3620 N. Magnolia Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.65' to 1.05', north from 2.4' to 0.35', combined side setback from 6' to 0.35' for an open stairs with north side solid wall to the existing roof deck of the garage, a raised terrace, one and two story side additions with canopy for the existing two-story, single family residence.
Continued to November 16, 2018 at 9:00 a.m.

506-18-Z
APPLICANT: Arnulfo Flores, Jr.
OWNER: Same as applicant
PREMISES AFFECTED: 2706 W. Lexington Avenue
SUBJECT: Application for a variation to reduce the west setback from 2' to zero (east to be 1.25'), combined from 4.4' to 1.25' for a proposed rear two-story addition to the existing two-story, two dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

507-18-Z
APPLICANT: Environ Holdings, LLC- 1935 Cleveland
OWNER: Same as applicant
PREMISES AFFECTED: 1935 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the north setback from 2' to 0.5' (south to be 2.41') combined side setback from 4.8' to 2.91' for a proposed three story single family residence with rooftop elevator enclosure, rear raised patio and attached two-car garage with roof deck.

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

508-18-Z
APPLICANT: Development Group, LLC North Side
OWNER: Same as applicant
PREMISES AFFECTED: 1534 N. Honore Street
SUBJECT: Application for a variation to reduce the rear setback from the required 41.25' to 36', south from 2' to zero (north to be 2') combined side setback from 5' to 2' for a proposed three-story, three dwelling unit building with a detached one-car garage with roof access attached to the front principle building rear open porch.

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

509-18-Z
APPLICANT: Development Group, LLC North Side
OWNER: Same as applicant
PREMISES AFFECTED: 1534 N. Honore Street
SUBJECT: Application for a variation to reduce the rear yard open space from 213.88 square feet to 172 square feet of relocated rear yard open space to the roof of a one-car garage roof deck.

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

510-18-Z
APPLICANT: 525 Bishop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 521 N. Bishop Avenue
SUBJECT: Application for a variation to reduce the setback for end walls facing a public street from the required 12' to 1' for a proposed three-story, nine dwelling unit town home building with attached garages.

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

511-18-Z
APPLICANT: 525 Bishop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 525 N. Bishop Avenue
SUBJECT: Application for a variation to reduce the setback for endwalls
facing a public street from the required 12' to 1' for a proposed three-story, nine dwelling unit townhome building.

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

512-18-Z
APPLICANT: Steve Callebert
OWNER: Same as applicant
PREMISES AFFECTED: 7122 W. Talcott Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28.1' to 13.75' for a proposed rear one-story addition to the existing single family residence.

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

513-18-S
APPLICANT: Amanda Trang Le
OWNER: 2320 Clark, LLC
PREMISES AFFECTED: 2320 N. Clark Street
SUBJECT: Application for a special use to establish a beauty salon.

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

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.

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

515-18-Z
APPLICANT: 1122 W. Chestnut Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 1122 W. Chestnut Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.96' to zero to permit an existing rear open porch to have access to an existing three-car detached garage and to allow a proposed rear open stair for an additional existing three-car garage.

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

516-18-Z
APPLICANT: 1122W. Chestnut Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 1122 W. Chestnut Street
SUBJECT: Application for a variation to relocate the 411.32 square feet of rear yard open space to two proposed garage roof decks that will serve the existing six-dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

517-18-S
APPLICANT: Meirim Food Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 7555 N. California Avenue
SUBJECT: Application for a special use to establish a one-lane drive-through to serve a proposed restaurant in an existing building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

518-18-Z
APPLICANT: Board of Education
OWNER: Public Building Commission
SUBJECT: Application for a variation to reduce the front setback from the required 20’ to zero, rear setback from 50’ to zero, side setbacks from 12’ to zero for a proposed new athletic field by erecting a new 10’ high fence and 15’tal netting for an overall height of 25’, bleacher seating and lighting which will serve the existing high school located at 3601 N. Milwaukee Avenue.
Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye recused).

P.M. CONTINUANCES

312-18-S
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust- IL
PREMISES AFFECTED: 207 E. 35th Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.
Continued to October 19, 2018 at 2:00 p.m.

331-18-S
APPLICANT: Jester Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1709 N. Kedzie Avenue
SUBJECT: 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.
Continued to October 19, 2018 at 2:00 p.m.

370-18-Z
APPLICANT: James and Denise Orlin
OWNER: Same as applicant

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PREMISES AFFECTED: 1129 W. Wrightwood Avenue
SUBJECT: Application for a variation to increase the existing 4,267.45 square feet of floor area by an amount not to exceed 15% (202.6 square feet) to 4,470.05 square feet for a proposed rear one story addition, rear decks with a solid private screen on the 1st floor and a detached two car garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

371-18-Z
APPLICANT: James and Denise Orlin
OWNER: same as applicant
PREMISES AFFECTED: 1129 W. Wrightwood Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.86' to 34.17', west from 2' to 0.45' (east to be 3.83’), combined side setback from 4.8' to 4.28', reduce the rear from 2' to zero with the garage located less than 10' from the centerline of the alley for a rear one story addition, rear decks with a solid private screen on the 1st floor and a detached two car garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

373-18-Z
APPLICANT: Marquita Archie
OWNER: Same as applicant
PREMISES AFFECTED: 632 N. Lorel Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 4' to 1.9', south setback from 4' to 3.6', combined side setback from 10' to 5.5' for two proposed storage room additions to the existing two-story residential building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

402-18-Z
APPLICANT: Huron Management, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1858 W. Huron Street
SUBJECT: Application for a variation to covert an existing three-story, three dwelling unit building to a four dwelling unit building. One dwelling unit will remain at the rear of the building. There will be a total of five dwelling units at the subject site.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

403-18-Z
APPLICANT: Huron Management, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1858 W. Huron Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 1,125 square feet to zero to convert an existing front three-story, three dwelling unit building to a four dwelling unit building. One dwelling will remain at the rear building. There will be a total of five dwelling units at the subject site.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

404-18-Z
APPLICANT: William J. Deakin Trust and Lis M. Diehlmann Trust
OWNER: Same as applicant
PREMISES AFFECTED: 1848 N. Lincoln Avenue
SUBJECT: 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.

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

418-18-S
APPLICANT: GW Clybourn, LLC
OWNER: Dynamic Enterprises, Inc.
PREMISES AFFECTED: 3159 N. Clybourn Avenue
SUBJECT: Application for a special use to establish a gas station with four gas pumps and a one-story retail building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

424-18-S
APPLICANT: Word of Truth Bible Teaching Ministries
OWNER: Paumar, LLC
PREMISES AFFECTED: 6827 S. South Chicago Avenue
SUBJECT: Application for a special use to establish a religious assembly with twenty-one on-site parking spaces.

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; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board’s semi-annual review of its closed session minutes made by the Chairman. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting went into closed session at 5:25 PM.
Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting returned to open session at 5:50 PM.

The Chairman announced that in closed session, the Board had reviewed the Board’s closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.


Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of August 17, 2018 made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

389-18-Z
ZONING DISTRICT: RM-5
WARD: 43
APPLICANT: 1248 Astor, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1246 N. Astor Street
SUBJECT: Application for a variation to reduce the non-alley side setback from 2.9' to 1.83', rear setback from 27.66' to 24.75' for a proposed fourth story addition and to legalize a third story addition to the existing three-story, single family residence.
Application approved subject to conditions by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).

390-18-Z
ZONING DISTRICT: RM-5
WARD: 43
APPLICANT: 1248 Astor, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1246 N. Astor Street
SUBJECT: Application for a variation to increase the maximum building height from 45' to 46.67' which is not more than 10% for a proposed fourth-story addition and to legalize a third floor rear addition for the existing three-story, single family residence.
Application approved subject to conditions by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).

391-18-Z
ZONING DISTRICT: RM-5
WARD: 43
APPLICANT: 1248 Astor, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1246 N. Astor Street
SUBJECT: Application for a variation to increase the floor area ratio of 5,334.45 square feet by 796.06 square feet for a total of 6,130.51 square feet which is not more than 14.9% for a proposed fourth story addition and to legalize a rear third floor addition for the existing three-story, single family residence.
Application approved subject to conditions by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).

The Chairman moved to adjourn at 6:50 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia and Williams (Flores absent). Meeting adjourned.