

**CITY OF CHICAGO ZONING BOARD OF APPEALS**

**FRIDAY- July 21, 2017**

**121 N. LaSalle Street- Room 200**

**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). Flores arrived at 9:17 AM. Williams arrived at 9:20 AM.**

**Motion to approve the minutes from the June 16, 2017 regular meeting by the Chairman. Second by Toia. Motion carried 3-0; yeas-Sercye, Doar, and Toia.**

**Motion to approve the July 21, 2017 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas-Sercye, Doar, and Toia.**

**9:00 A.M.**

**385-17-Z**

**ZONING DISTRICT: RT-4**

**WARD: 43**

**APPLICANT:**

2417 Burling, LLC

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

2419 N. Burling Street

**SUBJECT:**

Application for a variation to reduce north setback from the required 2.2' to zero, the south setback from the required 2.2' to zero, the combined side setback from 5.5' to 3.0' (the north setback to be at 3.0'), and the rear setback from 35.21' to 2' for a proposed three-story single family residence with an attached garage with roof deck and a rear raised patio with wine cellar and storage space under the patio.

**Application amended at hearing and approved with conditions by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**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 August 18, 2017 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 August 18, 2017 at 2:00 p.m.**

**388-17-Z** **ZONING DISTRICT: RS-3** **WARD: 32**  
**APPLICANT:** Marc Zahr  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2030 N. Honore Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 10.83' to 8.33', north setback from 3.84' to zero, south setback from 3.84' to zero, combined side setback from 9.6' to zero, rear setback from 35' to zero for a proposed two-story, single family residence with side open raised patio, three-car garage with roof deck and an open access stair and rear sliding gate that exceeds 6' in height from grade.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**389-17-Z** **ZONING DISTRICT: RM-4.5** **WARD: 25**  
**APPLICANT:** Ascher, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2108 W. 18th Place  
**SUBJECT:** Application for a variation to reduce the required off-street parking from four spaces to three for a proposed four story, four dwelling unit building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**390-17-S** **ZONING DISTRICT: PMD # 8-A** **WARD: 11**  
**APPLICANT:** Stockyards Brick, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4150 S. Packers Avenue  
**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.**

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

**392-17-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 30' to 12' for a proposed four-story, thirty-nine dwelling unit building with thirty-nine on-site parking spaces.  
**Continued to September 15, 2017 at 2:00 p.m.**

**393-17-Z**   **ZONING DISTRICT: RS-3**                       **WARD: 30**  
**APPLICANT:** Avondale Villas, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3632 N. Avondale Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 19.1' to 11.79' for a proposed two-story, single family residence with front covered open road and rear garage.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**394-17-Z**   **ZONING DISTRICT: RT-4**                       **WARD: 47**  
**APPLICANT:** Dynaprop XXXI: 1254 W. Winnemac, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1254 W. Winnemac Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard setback from the required 40.8' to 28.71' to convert the existing two-story two-dwelling unit building to three dwelling units with a rear three-story addition, a third floor addition with roof top stair enclosures and five unenclosed parking spaces.  
**Continued to August 18, 2017 at 2:00 p.m.**

**395-17-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 47**  
**APPLICANT:**                                      Dynaprop XXXI: 1254 W. Winnemac, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                      1254 W. Winnemac Avenue  
**SUBJECT:**    Application for a variation to reduce the rear yard open space from the required 353.6 square feet to 300.67 square feet to convert an existing two-story, two dwelling unit building to a three-story, three-dwelling unit building with a rear three-story addition, a third floor addition with roof top stair enclosures and five unenclosed parking spaces.  
**Continued to August 18, 2017 at 2:00 p.m.**

**396-17-Z**                                      **ZONING DISTRICT: RS-2**                                      **WARD: 14**  
**APPLICANT:**                                      James Soukup  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                      5209 S. Nashville Avenue  
**SUBJECT:**    Application for a variation to reduce the rear setback from 35.06' to 4.66', north setback from 4' to 3.8', south to be 8.99', combined to be 12.79' for a detached two car garage which exceeds 15' in height with accessory storage and a pull down stair.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**397-17-S**                                      **ZONING DISTRICT: B3-1**                                      **WARD: 38**  
**APPLICANT:**                                      Don Val Corp. d/b/a/ Draft  
**OWNER:**    8221 Irving, LLC  
**PREMISES AFFECTED:**                      8221 W. Irving Park Road  
**SUBJECT:**    Application for a special use to expand an existing tavern by providing an outdoor patio in the rear of the subject site.  
**Application approved with conditions by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**398-17-Z**                                      **ZONING DISTRICT: B3-3**                                      **WARD: 46**  
**APPLICANT:**                                      Carl Clybourn, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                      4422-30 N. Sheridan Road  
**SUBJECT:**    Application for a variation to reduce the rear setback from the required 30' to 3', north setback from 5' to 0.66' for a proposed four-story retail and thirty-three dwelling unit building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**399-17-Z**                                      **ZONING DISTRICT: B3-3**                                      **WARD: 46**  
**APPLICANT:** Carl Clybourn, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4422-30 N. Sheridan Road  
**SUBJECT:** Application for a variation to eliminate the required loading berth for a proposed four-story retail and thirty-three dwelling unit building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**400-17-Z**                                      **ZONING DISTRICT: RS-3**                                      **WARD: 10**  
**APPLICANT:** Nicholas Mitich  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 11307 S. Avenue G  
**SUBJECT:** Application for a variation to increase the height of the existing building by no more than 10% from the existing 38.83' to 38.83' for a roof top over an existing courtyard of an existing three-story, multi-unit residential building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**401-17-Z**                                      **ZONING DISTRICT: RS-3**                                      **WARD: 10**  
**APPLICANT:** Nickloas Mitich  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 11307 S. Avenue G  
**SUBJECT:** Application for a variation to increase the existing floor area of 10,686 square feet by no more than 15% to 11,137.53 square feet for a roof top over an existing courtyard for an existing multi-unit residential building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**402-17-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 43**  
**APPLICANT:** Bissell Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2042 N. Bissell Avenue  
**SUBJECT:** Application for a variation to reduce the north setback from the required 2' to zero, (south to be 2.81') combined side setback from 4.4' to 2.81' for a proposed fourth story addition to an existing three-story, three dwelling unit building.  
**Continued to August 18, 2017 at 2:00 p.m.**

**403-17-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** Bissell Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2042 N. Bissell Street  
**SUBJECT:** Application for a variation to increase the existing floor area by no more than 15% from 2,674.29 square feet to 3,007.67 square feet for a proposed fourth story addition to the existing three-story, three dwelling unit building.  
**Continued to August 18, 2017 at 2:00 p.m.**

**404-17-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** Bissell Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2042 N. Bissell Street  
**SUBJECT:** Application for a variation to increase the existing height by no more than 10% from 38' to 41.67' for a proposed fourth story addition to the existing three-story, three dwelling unit building.  
**Continued to August 18, 2017 at 2:00 p.m.**

**405-17-Z** **ZONING DISTRICT: RS-1** **WARD: 41**  
**APPLICANT:** Lesa Friedrich  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6723 N. Ionia Avenue  
**SUBJECT:** Application for a variation to reduce the east setback from the required 5' to 3' (west to be 6.33'), combined side setback from 15' to 9.33' for a proposed two story addition with a proposed one-car garage with front drive access.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**406-17-Z** **ZONING DISTRICT: RS-1** **WARD: 41**  
**APPLICANT:** Lesa Friedrich  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6723 N. Ionia Avenue  
**SUBJECT:** Application for a variation to reduce the required parking from two spaces to one for a proposed two-story rear addition with a proposed one-car attached garage with front drive access.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**407-17-S** **ZONING DISTRICT: B3-2** **WARD: 6**  
**APPLICANT:** Julia Bennett  
**OWNER:** Kiwook Lee  
**PREMISES AFFECTED:** 526 E. 79th 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.**

**408-17-Z ZONING DISTRICT: RM-5 WARD: 43**  
**APPLICANT:** James Beckman  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2240 N. Geneva Terrace  
**SUBJECT:** Application for a variation to reduce the rear yard setback from the required 41.72' to 0.34', south from 2' to 0.4' (north to be 0.13'), combined side setback from 5' to 0.17' for a proposed open stair to access a proposed garage roof deck on the existing two-story garage.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**409-17-S ZONING DISTRICT: M2-2 WARD: 20**  
**APPLICANT:** CNG Services, LLC  
**OWNER:** ABM, LLC  
**PREMISES AFFECTED:** 4834 S. Halsted Street  
**SUBJECT:** Application for a special use to establish a natural gas filing station.  
**Continued to September 15, 2017 at 2:00 p.m.**

**410-17-S ZONING DISTRICT: C1-1 WARD: 34**  
**APPLICANT:** Body of Christ Deliverance Ministries  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 741 W. 115th Street  
**SUBJECT:** Application for a special use to establish a religious assembly.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**411-17-S ZONING DISTRICT: C1-1 WARD: 34**  
**APPLICANT:** Body of Christ Deliverance Ministries  
**OWNER:** Mobil Oil Inc.  
**PREMISES AFFECTED:** 11501 S. Halsted Street  
**SUBJECT:** Application for a special use to establish four off-site parking spaces to serve a religious assembly located at 741 W. 115th Street.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**412-17-S ZONING DISTRICT: B3-2 WARD: 37**  
**APPLICANT:** Mariama Ngamljanji  
**OWNER:** Helen Potakis  
**PREMISES AFFECTED:** 758 N. Cicero 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.**





**418-17-Z**                                 **ZONING DISTRICT: B2-5**                         **WARD: 25**  
**APPLICANT:** Shi Tan Zheng  
**PREMISES AFFECTED:** 2332 S. Princeton Ave / 301-07 W. 23rd Place  
**OWNER:** Same as applicant  
**SUBJECT:** Application for a variation to reduce the front north setback from the required 10.66' to 3', rear setback from 30' to 18', west setback from 6.25' to 1', east landscaping setback from 7' to 3' and no shrubs for a proposed seven-story, twenty four dwelling unit building.  
**Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar and Flores absent).**

**419-17-Z**                                 **ZONING DISTRICT: B2-5**                         **WARD: 25**  
**APPLICANT:** Shi Tan Zheng  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2332-44 S. Princeton / 301-07 W. 23rd Place  
**SUBJECT:** Application for a variation to eliminate the required loading berth for a propose seven-story, twenty-four dwelling unit building.  
**Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar and Flores absent).**

**420-17-S**                                 **ZONING DISTRICT: B3-1.5**                         **WARD: 17**  
**APPLICANT:** Tri City Foods, Inc.  
**OWNER:** AAIM Ashland, LLC  
**PREMISES AFFECTED:** 7538-58 S. Ashland Avenue / 1606 W. 76th Street  
**SUBJECT:** Application for a special use to establish a one lane drive-through with two order boards to serve a proposed fast food restaurant.  
**Continued to August 18, 2017 at 2:00 p.m.**

**421-17-Z**                                 **ZONING DISTRICT: RS-2**                         **WARD: 19**  
**APPLICANT:** Sandra Gibbons  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3537 W. 103rd Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 28' to 6.25', west setback from 4.80' to 4.71' ( east to be 24.37' with a combined side setback of 29.08') for a proposed one-story sunroom addition the existing two-story single family residence.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).**

**422-17-S**                                 **ZONING DISTRICT: B3-2**                         **WARD: 28**  
**APPLICANT:** Shermeda Love  
**OWNER:** Shanna Jones  
**PREMISES AFFECTED:** 4410 W. Madison Street  
**SUBJECT:** Application for a special use to establish a hair and nail salon.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar,**



**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2037 W. McLean Avenue  
**SUBJECT:** Application for a variation to reduce the combined side yard setback from the required 4.8' to 4.75' for a proposed third floor dormer addition and a rear one and two story addition with an open deck on the existing three-story, front single family residence.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**427-17-S** **ZONING DISTRICT: B3-5** **WARD: 25**  
**APPLICANT:** Mark Lewis  
**OWNER:** Jaslin Hotel, LLC  
**PREMISES AFFECTED:** 261 W. Cermak Road  
**SUBJECT:** Application for a special use to establish a tavern in an existing hotel.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**428-17-Z** **ZONING DISTRICT: RM-5** **WARD: 2**  
**APPLICANT:** Cheryl Sandner  
**OWNER:** Cheryl Sandner  
**PREMISES AFFECTED:** 215-17 W. Eugenie Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 25.79' to 18.29' for the sub-division of an improved zoning lot with two existing single family homes and two garages (one parking space for 215 W. Eugenie and two parking spaces for 217 W. Eugenie).  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**429-17-Z** **ZONING DISTRICT: RM-5** **WARD: 2**  
**APPLICANT:** Cheryl Sandner  
**OWNER:** Cheryl Sandner / Daniel Klutznick  
**PREMISES AFFECTED:** 215-17 W. Eugenie Street  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 119.29 square feet to 116.56 square feet to allow for the sub-division of an improved zoning lot with two existing single family homes and two garages (one parking space for 215 W. Eugenie and two parking spaces for 217 W. Eugenie).  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**430-17-Z** **ZONING DISTRICT: RM-5** **WARD: 2**  
**APPLICANT:** Cheryl Sandner  
**OWNER:** Cheryl Sandner / Daniel Klutznick

**PREMISES AFFECTED:** 215-17- W. Eugenie Street  
**SUBJECT:** Application for a variation to relocate the rear yard open space on a deck that is more than four feet above ground to permit the subdivision of an improved zoning lot with two single family homes and garages (one parking space for 215 w. Eugenie and two parking spaces for 217 W. Eugenie).  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**431-17-Z**                                **ZONING DISTRICT: RS-3**                        **WARD: 36**  
**APPLICANT:** Maria Soto  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2704 N. Oak Park Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 20' to 11.03', north setback from 2' to 0.95' (south to be 2.76'), combined side setback from 5' to 3.71' for a proposed second floor addition and a rear two-story addition on to the existing single family home.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**432-17-Z**                                **ZONING DISTRICT: RT-4**                        **WARD: 50**  
**APPLICANT:** Lap Thanh Nguyen  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1972 W. Devon Avenue  
**SUBJECT:** Application for a variation to reduce the minimum rear wall facing a side property line setback from the required 12' to 6' for a proposed four-story, five dwelling unit town house building with attached garages and private roof decks and an open stair.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**433-17-Z**                                **ZONING DISTRICT: RT-4**                        **WARD: 50**  
**APPLICANT:** Lap Thanh Nguyen  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1972 W. Devon Avenue  
**SUBJECT:** Application for a variation to allow the private yard requirements of 200 square feet to be located on a deck more than 4' above ground for a proposed four-story, five dwelling unit building with attached garages and private roof decks and an open stair.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**434-17-Z**                                **ZONING DISTRICT: RT-3.5**                        **WARD: 44**  
**APPLICANT:** DR Quality Homes, LLC

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1326 W. Newport Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 35.12' to 2.83', east setback from 2.4' to 0.13' ( west will be 2.79') for a proposed open stair to access a garage roof deck on an existing garage with a new attached fireplace that exceeds 15' from grade.  
**Withdrawn**

**435-17-S** **ZONING DISTRICT: RS-1** **WARD: 46**  
**APPLICANT:** Center for Economic Research & Social Change  
**OWNER:** The Menomonee Club  
**PREMISES AFFECTED:** 800 W. Buena Avenue  
**SUBJECT:** Application for a special use to establish a community center.  
**Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye recused).**

**436-17-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** 2048 Bingham, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2048 N. Bingham Street  
**SUBJECT:** Application for a variation to reduce the front setback along Stave Street from the required 24.35' to zero and reduce the front setback feature from 20' to zero for a proposed two-story, single family residence with a detached garage on a through lot.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**437-17-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** 2122 Bingham, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2122 N. Bingham Street  
**SUBJECT:** Application for a variation to reduce the front setback on Stave Street from the required 29.99' to zero for a proposed detached two-car garage and a 6' high wood fence to serve a proposed two-story single family residence.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**438-17-Z** **ZONING DISTRICT: RM-4.5** **WARD: 2**  
**APPLICANT:** Natalie Boitchouk  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1620 W. Pierce Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 28' to 21.33', east and west setback from 2' each to zero,

combined side setback from 4.8' to zero for a proposed rear two story addition connecting to an existing detached garage with a roof deck which shall also contain the relocated rear yard open space.

**Continued to August 18, 2017 at 2:00 p.m.**

**439-17-Z    ZONING DISTRICT: RM-4.5                          WARD: 1**  
**APPLICANT:** Wendell Ryan Properties, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1337 N. Wicker Park Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 22.4' to 2', east setback from 2' to .61' (west to remain at 2') for a proposed two-story, rear addition to an existing two-story, two unit residential building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**440-17-Z    ZONING DISTRICT: RM-4.5                          WARD: 1**  
**APPLICANT:** Wendell Ryan Properties, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1337 N. Wicker Park Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 124 square feet to zero for a proposed rear two story addition to an existing two-story, two unit residential building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**441-17-Z    ZONING DISTRICT: RT-4                          WARD: 32**  
**APPLICANT:** Hail Investments, LLC  
**OWNER:** The Bishop and Trustees of the Protestant Episcopal Church in the Diocese of Chicago, a corporation  
**PREMISES AFFECTED:** 2900-06 W. Logan Boulevard  
**SUBJECT:** Application for a variation to reduce the lot area from the required 9,000 square feet to 8,750 square feet to allow the conversion of an existing church to nine-dwelling units.  
**Application approved with conditions by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**442-17-Z    ZONING DISTRICT: DR-3                          WARD: 2**  
**APPLICANT:** Amy Crane  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 57 E. Division Street

**SUBJECT:** Application for a variation to reduce the rear setback from the required 25.95' to zero, the rear setback from the property line to enclosed parking from 2' to zero for a proposed one-story side addition at the second floor, extension of the walls at the rear third floor deck with a new fireplace and chimney that exceeds 15' from grade for an existing three-story single family residence.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**443-17-Z ZONING DISTRICT: RM-5 WARD: 25**  
**APPLICANT:** Caroline Kalember  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1825 S. Carpenter Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30.11' to 22.5' for a bridge connection to access a garage roof deck from an existing spiral stair on the existing four-story, two dwelling unit building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**444-17-S ZONING DISTRICT: B1-2 WARD: 26**  
**APPLICANT:** Margarita Alcantara Garcia  
**OWNER:** M & C North Avenue, LLC  
**PREMISES AFFECTED:** 3935 W. North Avenue  
**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.**

**445-17-S ZONING DISTRICT: PMD # 2 A WARD: 2**  
**APPLICANT:** Cards Against Humanity, LLC  
**OWNER:** Some Office, LLC  
**PREMISES AFFECTED:** 1915-17 N. Elston Avenue  
**SUBJECT:** Application for a special use to establish a small venue.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**446-17-S ZONING DISTRICT: B3-2 WARD: 2**  
**APPLICANT:** 1220NBA, 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, townhouse building with twenty-three dwelling units and twenty three attached garages, side open stairway and roof decks.  
**Continued to August 18, 2017 at 2:00 p.m.**

**447-17-Z**                        **ZONING DISTRICT: B3-2**                        **WARD: 2**  
**APPLICANT:** 1220NBA, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1220 N. Bosworth Avenue  
**SUBJECT:** Application for a variation to permit the establishment of reduce the front wall setback facing a public street from the required 12' to zero, front wall setback facing an alley from 3' to 1.67' for a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roof decks.  
**Continued to August 18, 2017 at 2:00 p.m.**

**448-17-Z**                        **ZONING DISTRICT: B3-2**                        **WARD: 2**  
**APPLICANT:** 1220NBA, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1220 N. Bosworth Avenue  
**SUBJECT:** Application for a variation to reduce the private yard area per unit from the required 200 square feet to 174 square feet for a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roof decks.  
**Continued to August 18, 2017 at 2:00 p.m.**

**449-17-Z**                        **ZONING DISTRICT: B3-2**                        **WARD: 2**  
**APPLICANT:** 1220NBA, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1220 N. Bosworth Avenue  
**SUBJECT:** Application for a variation to relocate all of the required private yard areas on the second floor roof deck of a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roof decks.  
**Continued to August 18, 2017 at 2:00 p.m.**

**450-17-Z**                        **ZONING DISTRICT: B3-2**                        **WARD: 2**  
**APPLICANT:** 1220NBA, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1220 N. Bosworth Avenue  
**SUBJECT:** Application for a variation to eliminate the one required loading berth for a proposed three-story, twenty-three dwelling unit town house building with twenty-three attached garages, side open stairway and roof decks.  
**Continued to August 18, 2017 at 2:00 p.m.**

**451-17-S**                        **ZONING DISTRICT: B3-3**                        **WARD: 25**  
**APPLICANT:** Huazhen Wong  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2215 S. Wentworth Avenue  
**SUBJECT:** Application for a special use to establish a massage establishment.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar,**



**Flores, Toia, and Williams.**

**452-17-S**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: B3-1**  
Gente Bella Beauty Salon Inc.  
Jack Epstein  
4346 W. 26th Street

**WARD: 22**

Application for a special use to establish a beauty salon.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**453-17-A**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: RS-2**  
Stephanie C. Bransfield  
John Patrick Strakv and Amy Strakv  
2853 W. Leland Avenue

**WARD: 33**

Application for an Objector's Appeal of the decision of the Office of the Zoning Administrator in granting an administrative adjustment to the property at 2853 W. Leland Avenue.  
**Continued to August 18, 2017 at 2:00 p.m.**

**454-17-S**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: B3-2**  
BMO Harris Bank N.A.  
Chicago Title Trust 40894  
3101 N. Broadway

**WARD: 44**

Application for a special use to establish a retail bank.  
**Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye Recused).**

**455-17-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: B2-3**  
Augusta Acquisitions, LLC  
Same as applicant  
1936-38 W. Augusta Boulevard

**WARD: 2**

Application for a variation to reduce the rear setback from the required 30' to 13.67' for a proposed five-story, sixteen dwelling unit building with indoor parking.  
**Application approved by voice vote. 4-0; yeas – Sercye, Toia, and Williams (Doar absent).**

**456-17-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: B2-3**  
Augusta Acquisitions, LLC  
Same as applicant  
1936-38 W. Augusta Boulevard

**WARD: 2**

Application for a variation to eliminate the one required 10' x 25' loading space for a proposed five-story, sixteen dwelling unit building with indoor parking.  
**Application approved by voice vote. 4-0; yeas – Sercye, Toia,**

and Williams (Doar absent).

CONTINUANCES

**133-17-Z                                 ZONING DISTRICT: RS-3                         WARD: 47**  
**APPLICANT:** Manga Builders Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3856 N. Hamilton Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.75' to 2', north setback from 2.94' to 2', south from 2.94' to 0.75', combined setback from 7.34' to 2.75' for a proposed open stair to access a proposed garage rooftop deck on the existing three car garage.

**Withdrawn**

**231-17-Z                                 ZONING DISTRICT: RS-3                         WARD: 47**  
**APPLICANT:** Westford Development, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4120 N. Claremont Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.75' to 2' for an open stair and landing for a proposed garage roof deck which shall also contain the relocated rear yard open space and a pergola.

**Withdrawn**

**259-17-Z                                 ZONING DISTRICT: RT-4                         WARD: 32**  
**APPLICANT:** Sky Real Estate, LLC - Series 2430 N. Albany  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2426 N. Albany Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 6.61' to 1.5', north setback from 5' to 3', rear setback from 15.43' to 2.5' for a proposed two-story single family residence with a rooftop stair enclosure, deck, trellis and two-car garage and a spiral stair located on the North West corner.

**Continued to August 18, 2017 at 2:00 p.m.**

**260-17-Z                                 ZONING DISTRICT: RT-4                         WARD: 32**

**APPLICANT:** Sky Real Estate, LLC- Series 2340 N. Albany  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2426 N. Albany Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 117.52 square feet to zero for a proposed two-story, single family residence with a roof top stair enclosure, deck, trellis and two-car garage and an open spiral stair case located on the North West corner.  
**Continued to August 18, 2017 at 2:00 p.m.**

**261-17-Z ZONING DISTRICT: RT-4 WARD: 32**  
**APPLICANT:** Sky Real Estate, LLC Series 2340 N. Albany  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2430 N. Albany Avenue  
**SUBJECT:** Application for a variation to reduce the south setback from the required 5' to zero for the subdivision of a lot. The existing three-story, four dwelling unit building will remain.  
**Continued to August 18, 2017 at 2:00 p.m.**

**262-17-Z ZONING DISTRICT: RT-4 WARD: 32**  
**APPLICANT:** Sky Real Estate, LLC Series 2430 N. Albany  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2430 N. Albany Avenue  
**SUBJECT:** Application for a variation to reduce the lot area from the required 4,000 square feet to 3,605 square feet for the subdivision of a lot. The existing three-story, four dwelling unit building will remain.  
**Continued to August 18, 2017 at 2:00 p.m.**

**280-17-S ZONING DISTRICT: B1-1 WARD: 45**  
**APPLICANT:** Rubicon X Cicero, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4145-57 N. Cicero Avenue / 4724- 36 W. Berteau Avenue  
**SUBJECT:** Application for a special use to establish a one lane drive through to serve a fast food restaurant.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).**

**319-17-Z ZONING DISTRICT: RM-5 WARD: 5**  
**APPLICANT:** Shaunte Porter  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1533 E. Marquette Road  
**SUBJECT:** Application for a variation to reduce the west setback from the required 2' to zero, east setback from 2' to 0.08', combined side setback from 4' to 0.08' for a proposed rear three-story and third floor addition with a roof deck for the existing single family



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

**364-17-Z** **ZONING DISTRICT:** RS-3 **WARD:** 32  
**APPLICANT:** PCM Real Estate Investments, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1341 W. George Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.5' to 21.5' for a proposed open catwalk at the rear of the existing three-story building to access a garage roof deck.  
**Application approved with conditions by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**366-17-Z** **ZONING DISTRICT:** RT-4 **WARD:** 32  
**APPLICANT:** R Developing Group, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2621 N. Southport Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37'-3" to 21'-6" for a proposed open stair / catwalk to access a garage roof deck which shall also contain the relocated rear yard open space.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**367-17-Z** **ZONING DISTRICT:** RT-4 **WARD:** 46  
**APPLICANT:** R Developing Group, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 844 W. Waveland Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 41.1' to 1.94', east setback from 2.85' to 2.38' and the rear setback from the property line to the garage from 2' to 1.94' for an open bridge at the rear of the building to access a garage roof deck.  
**Application approved by voice vote. 4-1; yeas – Sercye, Doar, Flores, and Toia; nays - Williams.**

**368-17-S** **ZONING DISTRICT:** M2-1 **WARD:** 17  
**APPLICANT:** Chicago Auto Repair Inc. d/b/a/ Chicago Auto  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6901-17 S. Bell 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.**

**371-17-Z** **ZONING DISTRICT:** RT-4 **WARD:** 26  
**APPLICANT:** Sukhmit Kalsi  
**OWNER:** Same as applicant

**PREMISES AFFECTED:** 520 N. Claremont Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area per dwelling unit from the required 3,000 square feet to 2,884.37 square feet for a proposed three-story, three dwelling unit building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**372-17-Z**    **ZONING DISTRICT: RT-4**    **WARD: 26**  
**APPLICANT:** Sukhmit Kalsi  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 520 N. Claremont Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 15' to 13.55', south setback from 2' to zero ( north to 2.96') combined side setback from 4.6' to 2.96' for a proposed three-story, three dwelling unit building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**373-17-Z**    **ZONING DISTRICT: RT-4**    **WARD: 26**  
**APPLICANT:** Sukhmit Kalsi  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 520 N. Claremont Avenue  
**SUBJECT:** Application for a variation to reduce the off-street parking requirement from three stalls to two stalls for a proposed three-story, three-dwelling unit building.  
**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 the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting went into closed session at 7:25 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 7:45 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 resolution containing findings of fact consistent with the votes of the Board at its regular meeting of June 16, 2017 made by the Chairman. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**The Chairman moved to recess at 7:55 PM. Second by Flores. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting adjourned.**