

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- October 20, 2017
121 N. LaSalle Street- City Council Chambers- 2nd Floor**

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

Chairman Sercye called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, Doar, and Toia). Williams arrived at 9:25 AM. Flores arrived at 9:42 AM.

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

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

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

375-16-S	ZONING DISTRICT: C1-3	WARD: 1
APPLICANT:	Golden Teardrops, LLC	
OWNER:	2101 N. California, LLC	
PREMISES AFFECTED:	2101-03 N. California Avenue	
SUBJECT:	Application for a special use to establish an outdoor rooftop patio to serve a restaurant.	
	Application approved by voice vote. 4-0; yeas – Sercye, Doar, and Williams (Flores absent; Toia recused).	

REGULAR CALL

574-17-Z	ZONING DISTRICT: RT-4	WARD: 44
APPLICANT:	Justin and Joslyn Jones	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3353 N. Seminary Avenue Unit 1	
SUBJECT:	Application for a variation to reduce the rear setback from the required 37.11' to 24' to allow a steel bridge walkway to access a garage roof deck from the existing three-story, three dwelling unit building.	
	Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, Toia and Williams (Toia recused).	

590-17-S	ZONING DISTRICT: B3-2	WARD: 8
APPLICANT:	Jennifer Pham	
OWNER:	Churchill 21, LLC	
PREMISES AFFECTED:	8149 S. Cottage Grove Avenue	
SUBJECT:	Application for a special use to establish a nail salon. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.	
591-17-Z	ZONING DISTRICT: B1-1	WARD: 17
APPLICANT:	Get it Now Tax, LLC	
OWNER:	Invest Pro, LLC	
PREMISES AFFECTED:	3045 W. 63rd Street	
SUBJECT:	Application for a special use to establish a hair and nail salon. Continued to November 17, 2017 at 9:00 a.m.	
592-17-Z	ZONING DISTRICT: B2-3	WARD: 32
APPLICANT:	DSSG 13, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1316 W. Wrightwood Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 21.67' for a proposed open bridge / catwalk to access a proposed garage roof deck. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.	
593-17-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Michael Grabowski	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2037 W. School Street	
SUBJECT:	Application for a variation to increase floor area ratio by no more than 6.78% from 4272.45 square feet to 4421.91 square feet with two, third floor dormer additions on the existing four story building to be deconverted from two dwelling units to a single family residence. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.	
594-17-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Michael Grabowski	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2037 W. School Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.77' to 11.44' for two, third floor dormer additions on the existing four-story, two dwelling unit building to be deconverted to a single family residence. Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.	
595-17-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Michael Grabowski	

OWNER: Same as applicant
PREMISES AFFECTED: 2037 W. School Street
SUBJECT: Application for a variation to increase the height of the existing building by no more than 10% from 33.97' to 35' for two, third floor dormer additions to the existing four-story, two dwelling unit building to be deconverted to a single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

596-17-Z **ZONING DISTRICT: M2-2** **WARD: 11**
APPLICANT: APC Towers II, LLC d/b/a/ APC Towers
OWNER: Bonomo Archer, LLC
PREMISES AFFECTED: 2601 S. Archer Avenue
SUBJECT: Application for a variation to reduce the setback facing Mary Street from the required 20' to 5' and to 12.92' from the property line facing Archer Avenue for a proposed 100' monopole tower to be located within a partially enclosed building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

CONTINUANCES

346-17-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Sam Sanchez
OWNER: JB at Clark Corporation
PREMISES AFFECTED: 3524 N. Clark Street
SUBJECT: Application for a special use to establish an outdoor roof top patio on an existing one story restaurant.
Withdrawn

386-17-Z **ZONING DISTRICT: B3-1** **WARD: 36**
APPLICANT: Claudia Marchan
OWNER: Same as applicant
PREMISES AFFECTED: 5749 W. Fullerton Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for a proposed banquet hall which shall be located within 125' of a residential zoning district.
Continued to January 19, 2018 at 2:00 p.m.

387-17-S **ZONING DISTRICT: B3-1** **WARD: 36**
APPLICANT: Claudia Marchan
OWNER: Jennifer Ramsaroop
PREMISES AFFECTED: 5717 W. Fullerton Avenue
SUBJECT: Application for a special use to establish six required off-site parking spaces to serve a proposed banquet hall located at 5749 W. Fullerton Avenue.
Continued to January 19, 2018 at 2:00 p.m.

415-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: 744 Buckingham Place, LLC

OWNER: Same as applicant
PREMISES AFFECTED: 742 W. Buckingham Place
SUBJECT: Application for a variation to reduce the front setback from the required 8' to 3', combined side setback from 6.4' to 5.8', rear setback from 39.10' to zero for a proposed four-story, four dwelling unit building with a detached garage and one parking space carport.
Continued to November 17, 2017 at 9:00 a.m.

416-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: 744 Buckingham Place, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 742 W. Buckingham Place
SUBJECT: Application for a variation to reduce the rear setback from the required 39.10' to zero, east setback from 2.6' to zero for a proposed detached four car garage and a one parking space carport.
Continued to November 17, 2017 at 9:00 a.m.

417-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: 744 Buckingham, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 742 W. Buckingham Place
SUBJECT: Application for a variation to reduce the rear yard open space from the required 276.26 square feet to zero for a proposed four car garage and a one parking space carport.
Continued to November 17, 2017 at 9:00 a.m.

494-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 2028 North Fremont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2028 N. Fremont Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 1.7', south setback from 4' to zero (north to be 0.36') combined side setback from 10' to 0.36' for a proposed one and two story rear addition, one car garage addition with roof deck, and screen walls and a masonry private fence on the existing three-story, single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

506-17-S **ZONING DISTRICT: B3-2** **WARD: 3**
APPLICANT: Raina 55th Ryan, LLC
OWNER: Sasafasnet Beep-Beep
PREMISES AFFECTED: 255-57 W. Garfield Boulevard
SUBJECT: Application for a special use to establish a gas station which shall have a mini-mart and a drive-through to serve a proposed retail food use.
Withdrawn

507-17-S **ZONING DISTRICT: B3-2** **WARD: 3**
APPLICANT: Raina 55th Ryan, LLC

APPLICANT: 1937 S Canalport, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1935 S. Canalport Avenue
SUBJECT: Application for a special use to establish residential use below the second floor.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

557-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Daniel Hosler
OWNER: Same as applicant
PREMISES AFFECTED: 2141 N. Dayton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 24' 7/8"* , north setback from 2' to 1', combined side setback from 5' to 4' for a proposed three-story covered roof on an existing open deck and a one-story addition.
Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye absent).

*Amended at hearing

558-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Daniel Hosler
OWNER: Same as applicant
PREMISES AFFECTED: 2141 N. Dayton Street
SUBJECT: Application for a variation to increase the area occupied by an accessory garage by no more than 10% from 480 square feet to 521.75 square feet.
Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye absent).

564-17-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Hastings Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1804 N. Hudson Avenue
SUBJECT: Application for a variation to reduce the rear setback 34.44' to 22', the north setback from 2' to 0.33' (south to be 1.67'), combined 4.6' to 2' for a proposed three-story single family residence with roof top enclosure and a rear garage with an open stair and roof deck.
Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye absent).

565-17-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Hastings Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1810 N. Hudson Street
SUBJECT: Application for a variation to reduce the front setback from the required 12.29' to 9', rear setback from 34.44' to 22', north from 2' to 0.67' (south to be 1.33') combined side setback from 4.6' to 2' for a proposed three-story single family residence with roof top enclosure

APPLICANT: Buckley Builders, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3315 N. Sheffield Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 171 square feet to 102 square feet for a proposed four-story, four dwelling unit building with a roof top feature and attached garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

621-17-Z **ZONING DISTRICT: RS-1** **WARD: 39**
APPLICANT: Ellen Berkshire
OWNER: Same as applicant
PREMISES AFFECTED: 5878 N. Kolmar Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.72' to 21.1' for a proposed rear two-story addition which connects the existing two-car garage to the existing single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

622-17-Z **ZONING DISTRICT: RS-1** **WARD: 39**
APPLICANT: Ellen Berkshire
OWNER: Same as applicant
PREMISES AFFECTED: 5878 N. Kolmar Avenue
SUBJECT: Application for a variation to relocate the required 400 square feet of rear yard open space to the proposed garage roof deck for a proposed rear two-story addition which will connect the existing garage to the existing single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

623-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Joel Hood & Sharon Skalko
OWNER: Same as applicant
PREMISES AFFECTED: 4204 N. Damen Avenue
SUBJECT: Application for a variation to increase the height of the existing building by no more than 10% from 31.13' to 34.04' for a proposed fourth story dormer addition to the existing three-story, two dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

624-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Joel Hood & Sharon Skalko
OWNER: Same as applicant
PREMISES AFFECTED: 4204 N. Damen Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 11.08' to 8.09', north setback from 2' to .31' (south to be 2.56'), combined side setback from 5' to 2.87' for a proposed

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

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

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

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