

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- August 17, 2018

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 four members present (Sercye, Doar, Flores, and Toia). Williams arrived at 9:45 AM.

Motion to approve the minutes from the July 20, 2018 regular meeting made by Sercye. Second by Flores. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia.

Motion to approve the August 17, 2018 agenda made by Sercye. Second by Flores. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia.

9:00 A.M.

365-18-Z ZONING DISTRICT: RT-4 WARD: 27
APPLICANT: Ming-Ju Yang Lee
OWNER: HCM Real Estate Investment, LLC
PREMISES AFFECTED: 521 N. Drake Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 37.49' to 2' for a 10' tall rolling iron gate at the rear of the lot and 6.67' tall iron fence on the sides of rear yard at the existing two-story, two dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).

366-18-S ZONING DISTRICT: B3-1 WARD: 10
APPLICANT: Paulina Gonzalez dba Beauty Mark 1, Inc.
OWNER: Victor Manuel Lopez
PREMISES AFFECTED: 9701 S. Commercial Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).

367-18-Z ZONING DISTRICT: RS-3 WARD: 1
APPLICANT: Mike Mulryan
OWNER: Same as applicant

PREMISES AFFECTED: 1928 N. Central Park Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 18.11' to 14.33', north from 4' to 0.91', combined side setback shall be 20.24' for a proposed second floor addition, a new front porch with 5.14' wide extensions for the existing single family home.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).

368-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Mike Mulryan
OWNER: Same as applicant
PREMISES AFFECTED: 1928 N. Central Park Avenue
SUBJECT: Application for a variation to increase the building height from the maximum 30' to 32.83' for a proposed second floor addition for the existing single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).

369-18-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Agnieszka Damaszk
OWNER: Same as applicant
PREMISES AFFECTED: 4232 N. Troy Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.5' to zero, combined side setback from 7.5' to zero on the north and south for an 8' tall fence and an 8.3' tall iron gate at the rear of the property.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).

370-18-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: James and Denise Orlin
OWNER: Same as applicant
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.
Continued to September 21, 2018 at 2:00 p.m.

371-18-Z **ZONING DISTRICT: RT-4** **WARD: 43**
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.

Continued to September 21, 2018 at 2:00 p.m.

372-18-S **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: Miriam Segovia / Elston & Kimball Liquor Store, LLC
OWNER: Miriam Segovia
PREMISES AFFECTED: 3753 N. Elston Avenue
SUBJECT: Application for a special use to establish a liquor store.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

373-18-Z **ZONING DISTRICT: RS-3** **WARD: 37**
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.
Continued to September 21, 2018 at 2:00 p.m.

374-18-S **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: Derrig Clybourn. LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3116 N. Clybourn 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.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

375-18-Z **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: Derrig Clybourn, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3116 N. Clybourn Avenue
SUBJECT: Application for a variation to reduce the rear yard on floors containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with a detached six car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

376-18-S **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: Derrig Clybourn, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3122 N. Clybourn 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.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

377-18-Z **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: Derrig Clybourn, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3122 N. Clybourn Avenue
SUBJECT: Application for a variation to increase the area occupied by an accessory building from the maximum 900 square feet to 958.33 square feet for a detached six car garage to serve a proposed three-story, six dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

378-18-Z **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: Omega Station, Inc.
OWNER: Lee & Jack Investments, LLC
PREMISES AFFECTED: 7236-38 N. Harlem Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide an electronic game console which is located within 125' of a residential zoning district.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

379-18-S **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: NBM Development, LLC
OWNER: Hector Sepulveda
PREMISES AFFECTED: 1452 N. Leavitt Street
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 garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

380-18-Z **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: NBM Development, LLC
OWNER: Hector Sepulveda
PREMISES AFFECTED: 1452 N. Leavitt Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 21.5' for a proposed detached three-car garage with roof deck with access from a rear open porch that will serve a four-story, three dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

381-18-Z **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: NBM Development, LLC
OWNER: Hector Sepulveda
PREMISES AFFECTED: 1452 N. Leavitt Street
SUBJECT: Application for a variation to increase the maximum area for an accessory building from 480 square feet to 487.5 square feet for a proposed garage to serve a proposed four-story, three dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

382-18-S **ZONING DISTRICT: B3-1** **WARD: 31**
APPLICANT: Canine Therapy Corps
OWNER: The El Marro Land Trust
PREMISES AFFECTED: 3918 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a shelter and boarding kennel (animal training).
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

383-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Joseph Younes
OWNER: Same as applicant
PREMISES AFFECTED: 1720 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the front setback from the required 7.92' to 2', rear setback from 18.48' to 14', north setback from 2' to 1', combined side setback from 5' to 4' for a proposed two and one-half single family residence with open rear deck and stairs.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

384-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Kenneth Bratko
OWNER: Chicago Title Land Trust Co. # 99-8192 dated March 4, 1999
PREMISES AFFECTED: 1156-60 W. Ohio Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1', the rear setback from the rear property line to enclosed parking from 2' to 1' for a proposed four-story, eight dwelling unit building with eight on-site parking spaces.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused; Doar absent).

385-18-S **ZONING DISTRICT: B1-1** **WARD: 26**
APPLICANT: Renita Jones dba Lashed Doll, LLC
OWNER: Solaria Holdings, LLC
PREMISES AFFECTED: 2643 W. Division 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.

386-18-S **ZONING DISTRICT: B3-3** **WARD: 44**
APPLICANT: Jacki Dan Gao
OWNER: Same as applicant
PREMISES AFFECTED: 1342 W. Belmont 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.

387-18-S **ZONING DISTRICT: B3-2** **WARD: 28**
APPLICANT: Samuel Arce dba The Classic Barber Shop
OWNER: Same as applicant
PREMISES AFFECTED: 2334 W. Taylor Street
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

388-18-Z **ZONING DISTRICT: RS-3** **WARD: 41**
APPLICANT: Brian Story
OWNER: Same as applicant
PREMISES AFFECTED: 7839 W. Summerdale Avenue
SUBJECT: Application for a variation to reduce the east setback from 2.4' to zero, (west to be 6'), combined side setback shall be 6' for a proposed rear one story addition to an existing two-story, single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent).

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.
Continued to September 21, 2018 at 2:00 p.m.

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

PREMISES AFFECTED: 2405 W. Hutchinson Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 17.16' and to reduce the garage feature setback from 2' to zero for a proposed five-story, thirty-nine dwelling unit and nine efficiency unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent).

396-18-Z **ZONING DISTRICT: B2-3** **WARD: 47**
APPLICANT: Western Avenue Partners, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2405 W. Hutchinson Street
SUBJECT: Application for a variation to reduce the ground floor commercial space from 3,952 square feet to 3,212 square feet which is not more than 20% for a proposed five-story, thirty-nine dwelling unit and nine efficiency unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent).

397-18-Z **ZONING DISTRICT: B2-3** **WARD: 47**
APPLICANT: Western Avenue Partners, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2405 W. Hutchinson Street
SUBJECT: Application for a variation to increase the building height from the maximum 60' to 63.83' which is not more than 10% for a proposed five-story retail and thirty-nine dwelling unit and nine efficiency unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent).

398-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Paul Reaumont
OWNER: Same as applicant
PREMISES AFFECTED: 1848 W. Race Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 10.8' to 4.67', rear setback from 25.2' to 2', west setback from 2' to zero (east to be zero), combined side setback from 4.8 to zero for a proposed three-story, single family residence with roof deck, front terrace and attached two car garage with roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

399-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Paul Reaumont
OWNER: Same as applicant
PREMISES AFFECTED: 1848 W. Race Avenue
SUBJECT: Application for a variation to relocate the required 140.4 square feet of rear yard open space to the roof deck of the proposed garage

that will serve the proposed single family residence.

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

400-18-Z
APPLICANT: Paul Reaumont
OWNER: Same as applicant
PREMISES AFFECTED: 1850 W. Race Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 10.8' to 4.67', rear setback from 25.2' to 2', west from 2' to zero (east to be zero), combined side setback from 4.8' to zero for a proposed three story, single family residence with roof deck, front terrace and attached two car garage with roof deck.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

401-18-Z
APPLICANT: Paul Reaumont
OWNER: Same as applicant
PREMISES AFFECTED: 1850 W. Race Avenue
SUBJECT: Application for a variation to relocate the required 140.4 square feet of rear yard open space to the proposed garage roof deck which will serve the proposed three-story, single family residence.
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: 1858W. 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.
Continued to September 21, 2018 at 2:00 p.m.

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.
Continued to September 21, 2018 at 2:00 p.m.

404-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
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 September 21, 2018 at 2:00 p.m.

405-18-S **ZONING DISTRICT: C1-2** **WARD: 12**
APPLICANT: Raina 32nd and Ashland, LLC
OWNER: Periklis and Stavroula Pshihogios
PREMISES AFFECTED: 3256 S. Ashland Avenue
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant in an existing building to be renovated.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).

406-18-S **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Morufat Ola Ajose
OWNER: Messina Holdings LLC
PREMISES AFFECTED: 6353 N. Claremont 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.

407-18-Z **ZONING DISTRICT: RS-2** **WARD: 36**
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 3030 N. Mobile Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 40' to 1' (south to be 3') for a proposed accessory recreational equipment including a new track and field, two baseball fields, bleachers, dug outs scoreboard and discus cage to serve the existing school.
Application approved by voice vote. 4-0; yeas – Doar, Flores, Toia, and Williams (Sercye recused).

A.M. CONTINUANCES

637-17-S **ZONING DISTRICT: C1-3** **WARD: 33**
APPLICANT: 3280 N California, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 3280 N. California Avenue
SUBJECT: Application for a special use to establish residential use and parking below the second floor for a proposed five-story, twenty-five dwelling unit building with enclosed parking.
Withdrawn.

638-17-Z **ZONING DISTRICT: C1-3** **WARD: 33**
APPLICANT: 3280 N California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3280 N. California Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 4.75' to 2', rear setback from 30' to zero on floors containing dwelling units, the enclosed garage setback from the rear property line from 2' to zero for a proposed five-story, twenty-five dwelling unit building with enclosed parking.
Withdrawn.

639-17-Z **ZONING DISTRICT: C1-3** **WARD: 33**
APPLICANT: 3280 N California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3280 N. California Avenue
SUBJECT: Application for a variation to reduce the required loading stall from one to zero for a proposed five-story, twenty-five dwelling unit building with enclosed parking.
Withdrawn.

179-18-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Confluent Development, LLC
OWNER: First Nations Bank Trust No. 1833 dated March 19, 2015
PREMISES AFFECTED: 8345 W. Irving Park Road
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.
Withdrawn.

228-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Michael Walczak
OWNER: Same as applicant
PREMISES AFFECTED: 1835 N. Honore Street
SUBJECT: Application for a variation to reduce the south setback from the required 2' to 1.62' (north to be 2') for a proposed two-story, single family residence with back yard wood deck, roof top deck and a detached two car garage with stairs and roof top deck.
Application denied by voice vote. 1-3; yeas – Toia; nays – Sercye, Doar, and Williams (Flores absent).

263-18-S **ZONING DISTRICT: M1-1 / M2-2** **WARD: 15**
APPLICANT: McDonald's USA, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 1454 W. 47th 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 9:00 a.m.

264-18-Z **ZONING DISTRICT:** M1-2/ M2-2 **WARD:** 15
APPLICANT: McDonald's USA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. 47th Street
SUBJECT: Application for a variation to increase the 4,000 square feet maximum gross floor area of a commercial establishment by not more than 10% (58 square feet) for a proposed one story addition to an existing fast food restaurant.
Withdrawn.

The Chairman moved to recess at 1:25 PM. Second by Toia. Motion carried 5-0; yeas- Sercye, Doar, Flores, Toia, and Williams.

The Board reconvened at 2:15 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with five members present (Sercye, Doar, Flores, Toia, and Williams).

2:00 P.M.

408-18-Z **ZONING DISTRICT:** RS-3 **WARD:** 2
APPLICANT: Richard Chagoya
OWNER: Same as applicant
PREMISES AFFECTED: 1443 N. Cleaver Street
SUBJECT: Application for a variation to reduce the north setback from the required 3.2' to 3' (south to be 3.7'), combined side setback from 8' to 6.7', rear setback from 23.27' to 13.65' for a proposed two-story, single family residence with an attached three car garage with a roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

409-18-Z **ZONING DISTRICT:** RS-3 **WARD:** 32
APPLICANT: Kevin Kobets
OWNER: Same as applicant
PREMISES AFFECTED: 3020 W. Medill Avenue
SUBJECT: Application for a variation to reduce the rear setback from 36.96' to zero, rear feature setback from 2' to zero, east setback from 4' to zero (west to be 3'), combined side setback from 10' to 3' for a proposed two-story single family residence and an existing detached non-conforming garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

410-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Thomas C. Kirschbaum
OWNER: Same as applicant
PREMISES AFFECTED: 2816 W. Logan Boulevard
SUBJECT: Application for a variation to increase the existing floor area by 455.98 square feet which is not more than 10.88% of the existing 4,962.06 square feet for a proposed rear three-story addition and a rear three story enclosed porch for the existing three-story, single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

411-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Thomas C. Kirschbaum
OWNER: Same as applicant
PREMISES AFFECTED: 2816 W. Logan Boulevard
SUBJECT: Applicant seeks a variation to reduce the rear setback from the required 36.81' to 34.12' for a proposed rear three-story addition and a rear three story enclosed porch for the existing three-story, single family residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

412-18-S **ZONING DISTRICT: B1-1** **WARD: 41**
APPLICANT: KS Salon, LLC
OWNER: Alexander McGrath
PREMISES AFFECTED: 5356 W. Devon 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.

413-18-S **ZONING DISTRICT: B3-1** **WARD: 1**
APPLICANT: Chicago Dream Center
OWNER: Same as applicant
PREMISES AFFECTED: 1638 N. California Avenue
SUBJECT: Application for a special use to establish a transitional residence.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

414-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: David and Lisa Burik
OWNER: Same as applicant
PREMISES AFFECTED: 1755 N. Mohawk Street
SUBJECT: Application for a variation to reduce the rear setback from the required 33.6' to zero, south from 3.704' to 1.19' (north to be zero), combined side setback from 9.26' to 1.19' for a proposed one-story addition, front and rear decks and a two-car garage with roof deck.

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

415-18-Z ZONING DISTRICT: RT-4 WARD: 43
APPLICANT: Maud Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1858 N. Maud Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 22' for a proposed raised deck and a garage with roof deck.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).

416-18-Z ZONING DISTRICT: RT-4 WARD: 43
APPLICANT: Maud Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1858 N. Maud Avenue
SUBJECT: Application for a variation to relocate the 162.5 square feet of rear yard open space from grade to the proposed garage roof deck.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).

417-18-Z ZONING DISTRICT: B1-2 WARD: 1
APPLICANT: 1524 West C, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1522-24 W. Chicago Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 983.33 square feet for a proposed four- story, mixed use building with ground floor retail and six dwelling units above.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye and Doar absent).

418-18-S ZONING DISTRICT: C1-2 WARD: 32
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.
Continued to September 21, 2018 at 2:00 p.m.

419-18-Z ZONING DISTRICT: RS-3 WARD: 11
APPLICANT: Zhao Jia Chong
OWNER: Same as applicant
PREMISES AFFECTED: 3408 S. Normal Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20.75' to 14.74', the front parking feature setback from 20' to 14.74', rear setback from 35.20 to 23' north setback from 4' to

2.45' south from 4' to 1.08', combined side setback from 10' to 3.53' for proposed additions with new rear garage with roof deck.

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

420-18-Z

ZONING DISTRICT: RS-3

WARD: 11

APPLICANT:

Zhao Jia Chong

OWNER:

Same as applicant

PREMISES AFFECTED:

3408 S. Normal Avenue

SUBJECT:

Application for a variation to increase the building height from the maximum 30' to 33' which is not more than 10% for proposed additions with new rear garage with roof deck.

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

421-18-Z

ZONING DISTRICT: RT-4

WARD: 1

APPLICANT:

West Artesian, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1729 N. Artesian Avenue

SUBJECT:

Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,985.6 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.

422-18-S

ZONING DISTRICT: B3-1

WARD: 39

APPLICANT:

GW Milwaukee Devon, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

6367 N. Milwaukee Avenue

SUBJECT:

Application for a special use to establish a gas station with a one-story convenience store.

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

423-18-Z

ZONING DISTRICT: B3-1

WARD: 39

APPLICANT:

GW Milwaukee Devon, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

6367 N. Milwaukee Avenue

SUBJECT:

Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,288 square feet for a proposed gas station and with a one-story convenience store.

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

424-18-S

ZONING DISTRICT: C1-2

WARD: 20

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.

Continued to September 21, 2018 at 2:00 p.m.

425-18-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: DS Damen Property, LLC & TB Damen Property, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4711-13 N. Damen 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.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

426-18-Z **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: DS Damen Property, LLC & TD Damen Property, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4711-13 N. Damen Avenue
SUBJECT: Application for a variation to reduce the rear yard from the required 30' to 2' on floors containing dwelling units for a proposed three-story, six dwelling unit building with a detached six car garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

427-18-S **ZONING DISTRICT: B1-1** **WARD: 48**
APPLICANT: Khaled Goda
OWNER: Keith Lord
PREMISES AFFECTED: 1527 W. Devon Avenue
SUBJECT: Application for a special use to establish a hookah bar.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

P.M. CONTINUANCES

195-18-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building and detached eight car garage.
Application denied by voice vote. 2-3; yeas – Sercye and Williams; nays – Doar, Flores, and Williams.

street from the required 12' to 0.96', rear wall facing a property line setback from 12' to 3', the end wall facing a public street from 5' to zero for a proposed four unit residential townhouse development.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

304-18-Z **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: 1554 W 21st, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1554 W. 21st Street
SUBJECT: Application for a variation to reduce the private yard requirement per unit from 200 square feet to zero for a proposed four dwelling unit residential townhouse development with one unenclosed parking space and a three car detached garage.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

312-18-S **ZONING DISTRICT: C1-3** **WARD: 3**
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 September 21, 2018 at 2:00 p.m.

320-18-Z **ZONING DISTRICT: B3-3** **WARD: 44**
APPLICANT: 3200 North Southport Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3200 N. Southport Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 16' on floors containing dwelling units for a proposed five-story building with ground floor retail and twenty four dwelling units above.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

328-18-Z **ZONING DISTRICT: C1-3** **WARD: 27**
APPLICANT: 669-71 North Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 667-71 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,800 square feet to 4,505.33 square feet which is not more than 90% for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

329-18-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: C1-3
669-71 North Milwaukee, LLC
Same as applicant
667-71 N. Milwaukee Avenue

WARD: 27

Application for a variation to reduce the rear setback from the required 30' to zero on floors containing dwelling units for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

330-18-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: C1-3
669-71 North Milwaukee, LLC
Same as applicant
667-71 N. Milwaukee Avenue

WARD: 27

Application for a special use to reduce the required parking from twelve stalls to two stalls for a proposed four-story building with ground floor retail and twelve dwelling units above which is located within 1,276 feet of a CTA rail entrance.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

331-18-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-3
Jester Properties, LLC
Same as applicant
1709 N. Kedzie Avenue

WARD: 26

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 September 21, 2018 at 2:00 p.m.

342-18-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RS-2
Betzalel Schur
Same as applicant
2812 W. Coyle Avenue

WARD: 50

Application for a variation to reduce the west setback from the required 4.25' to 0.51' (east to be 4.54') combined side setback from 12.75' to 5.05' for a proposed two-story rear addition, a one story east addition an unenclosed stair way and new rear open patio.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

343-18-S
APPLICANT:
OWNER:

ZONING DISTRICT: B3-1
John Carothers dba Snootie Fox Grooming Spa
Royalty Acre Consultation and Investments

WARD: 15

PREMISES AFFECTED: 7122 S. Ashland Avenue
SUBJECT: Application for a special use to establish a barber shop/ beauty salon.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

347-18-Z **ZONING DISTRICT: C2-3** **WARD: 27**
APPLICANT: Pipefitters Local No. 597 UA
OWNER: 14 North Bishop, LLC
PREMISES AFFECTED: 1448 W. Madison Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero on floors containing dwelling units for a proposed five story mixed use building with ground floor retail and thirty-two dwelling units above.
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 Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting went into closed session at 5:50 PM.

Motion to return to open session made by the Chairman. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting returned to open session at 6:25 PM.

Motion to approve the written resolutions for Cal. Nos. 300-18-Z and 301-18-Z for 5235 W. Belden Avenue. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of July 20, 2018, with the exception of Board Cal. Nos. 341-18-Z, 358-18-A, 209-18-S, 210-18-Z, 229-18-S, 230-18-Z, 231-18-Z, 232-18-Z, 233-18-S, 234-18-Z, 235-18-Z, 236-18-Z, 237-18-S, 238-18-Z, 239-18-Z, 240-18-Z, 241-18-Z, and 242-18-Z made by the Chairman. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

The Chairman moved to adjourn at 6:35 PM. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia and Williams. Meeting adjourned.