

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- February 17, 2017
121 N. LaSalle Street- Room 200

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman
Sol Flores
Sheila O’Grady
Sam Toia
Amanda Williams

Chairman Sercye called the meeting to order at 9:19 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Sercye, O’Grady, Toia and Williams). Flores arrived at 9:30 AM.

Motion to approve the minutes from the January 20, 2017 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas-Sercye, O’Grady, Toia and Williams.

Motion to approve the February 17, 2017 agenda made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas-Sercye, O’Grady, Toia and Williams.

9:00 A.M.

47-17-Z **ZONING DISTRICT: RS-3** **WARD: 30**
APPLICANT: Avondale Villas, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3628 N. Avondale Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 18.12' to 10' and the rear setback from 15.67' to 6.89' for a proposed two-story, single family residence with an attached two-car garage, a front first level bay window and a second level balcony.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

48-17-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: JJB Ventures, Inc. d/b/a/ Salons by JC
OWNER: Broadway@ Surf, LLC
PREMISES AFFECTED: 2860 N. Broadway
SUBJECT: Application for a special use to permit the establishment of a body art service.
Application approved by voice vote.4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

OWNER: 3341-45 Southport Corp.
PREMISES AFFECTED: 3341 N. Southport Avenue
SUBJECT: Application for a special use to permit the establishment of a hair/nail salon.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

54-17-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: NBM Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2328 W. Rice Street
SUBJECT: Application for a variation to reduce the rear setback from the required 36'-9" to 21'-4" for an open stair/ bridge to access a proposed garage roof deck.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

55-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Virage LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2744 N. Southport Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36'-11" to 25' for a proposed open stair/ bridge to access a proposed garage roof top deck which shall also contain the relocated rear yard open space.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

56-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Blue Ink Homes, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1902 W. Wellington Avenue
SUBJECT: Application for a variation to reduce the front set back from the required 16.85' to 14.63', west from 2' to 0.8' (east to be 3.48'), combination side setback from 5.0' to 4.28' for a proposed two-story single family residence with a rear open patio and detached two car garage.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

57-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 2243 Dayton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2243 N. Dayton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.48' to 2.0', the north setback from 2' to 0.17' (south to

be 0.17'), combined side setback from 4.8' to 0.33' for an open stair to access a proposed garage roof deck with a trellis and fireplace with a height of 21.67'.

Application approved by voice vote. 3-1; yeas - Sercye, Flores and Toia; nays - Williams (O'Grady absent)

58-17-S

ZONING DISTRICT: B3-3

WARD: 3

APPLICANT:

Gerald Anderson D/B/A Ink My Image

OWNER:

Luna Llena Group, LLC

PREMISES AFFECTED:

106 E. 51st Street

SUBJECT:

Application for a special use to permit the establishment of a body art service (tattoo and piercing).

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

59-17-S

ZONING DISTRICT: B1-2

WARD: 47

APPLICANT:

Iron Heritage, LLC

OWNER:

1949 Cuyler, LLC

PREMISES AFFECTED:

4025 N. Damen Avenue

SUBJECT:

Application for a special use to permit the establishment of a barber shop.

Continued until March 17, 2017 at 2 PM.

60-17-Z

ZONING DISTRICT: RS-3

WARD: 47

APPLICANT:

GXSR, LLC 3541 N Bell Series

OWNER:

Same as applicant

PREMISES AFFECTED:

3541 N. Bell Avenue

SUBJECT:

Application for a variation to reduce the rear setback from the required 34.71' to 3', north and south setback from 2.4' to zero, combined side yard setback from 6' to zero, for an open stair and landing to access a garage roof deck which shall also contain the relocated rear yard open space.

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

61-17-Z

ZONING DISTRICT: RS-3

WARD: 33

APPLICANT:

Sean Winter

OWNER:

same as applicant

PREMISES AFFECTED:

3253 N. Kedzie Avenue

SUBJECT:

Application for a variation to increase the non-conforming floor area not to exceed 15% from 3,065.0 square feet to 3,524.75 square feet for a proposed second floor addition and roof decks and one interior parking stall for the existing commercial building being converted to a single family residence.

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

SUBJECT: Application for a special use to permit the establishment of a thirteen-story, eleven dwelling unit building with the required parking located on-site on the ground floor.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

67-17-Z **ZONING DISTRICT: DX-7** **WARD: 2**
APPLICANT: 56 W. Huron, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 56 W. Huron Street
SUBJECT: Application for a variation to reduce the rear setback from the 30' to 1' for thirteen-story, eleven dwelling unit building with the required parking to be located on the ground floor.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

68-17-Z **ZONING DISTRICT: DX-7** **WARD: 2**
APPLICANT: 56 W. Huron LLC
OWNER: Same as applicant
PREMISES AFFECTED: 56 W. Huron Street
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed thirteen-story, eleven dwelling unit building with the required onsite parking located on the ground floor.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

69-17-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Manon Cargos Lyketsos
OWNER: Same as applicant
PREMISES AFFECTED: 1625 W. Carmen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.72' to 2.67', west setback from 3' to zero (east to be 3'), combined side setback from 4.8' to 3' for a proposed metal stair and landing to access a garage roof top deck.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

70-17-S **ZONING DISTRICT: B3-1** **WARD: 29**
APPLICANT: White Castle System, Inc.
OWNER: White Castle Profit Sharing Plan and Trust
PREMISES AFFECTED: 3132 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a one - lane drive through to serve a proposed one-story fast food restaurant.
Application approved by voice vote. 3-0; yeas - Sercye, Flores and Williams (O’Grady absent and Toia recused)

71-17-S **ZONING DISTRICT: C-1** **WARD: 1**
APPLICANT: Wendy's Properties
OWNER: San Marcos Acquisition LLC
PREMISES AFFECTED: 2215 N. Washtenaw Avenue
SUBJECT: Application for a special use to permit the establishment of a one lane drive through to serve a renovated fast food restaurant.
Application approved by voice vote. 3-0; yeas - Sercye, Flores and Williams (O'Grady absent and Toia recused)

72-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: 3643 N. Seeley, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3643 N. Seeley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.72' to 2', the north setback from 2' to zero, south from 2' to zero, combined side setback from 5' to zero for an open stair to access a proposed garage roof top deck.
Withdrawn

73-17-Z **ZONING DISTRICT: RS-3** **WARD: 45**
APPLICANT: Patrick Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 5742 W. Ainslie Street
SUBJECT: Application for a variation to reduce the rear setback 37.72' to 1.8', west setback from 2' to zero (east will be 2'), combined side setback from 5' to 2' for an open stair to access a proposed garage roof deck.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O'Grady absent)

74-17-S **ZONING DISTRICT: DX-5** **WARD: 3**
APPLICANT: Carolyn Tsitsios
OWNER: Wahbe Askar
PREMISES AFFECTED: 2008 S. Prairie Avenue
SUBJECT: Application for a special use to permit the establishment of a body art service.
Extension to March 17, 2017 at 2 p.m. approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O'Grady absent)

75-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Heather and Todd Wendell
OWNER: Same as applicant
PREMISES AFFECTED: 2235 W. Shakespeare Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 22.80', west setback from 2' to 0.16', combined side setback from 4.8' to 3.47' for a stair to access a proposed garage

roof deck and to relocate the rear yard open space to a rear deck that is more than 4' above ground.

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

76-17-A

ZONING DISTRICT: C2-2

WARD: 28

APPLICANT:

Lakeshore Outdoor Advertising, LLC

OWNER:

Richard K. Mead Living Trust

PREMISES AFFECTED:

939 S. Western Avenue

SUBJECT:

Application for an appeal from the decision of the office of the Zoning Administrator in refusing to permit the establishment of an off-premise advertising sign which is within 300' of another sign on the same side of the street.

Decision of the Zoning Administrator reversed by voice vote. 0-4; nays - Sercye, Flores, Toia and Williams (O'Grady absent)

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 Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams (O'Grady absent). Meeting went into closed session at 11:40 AM.

Motion to return to open session made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams (O'Grady absent). Meeting returned to open session at 12:01 PM.

The Chairman moved to recess at 12:05 PM. Second by Toia. Motion carried 4-0; yeas- Sercye, Flores, Toia and Williams (O'Grady absent).

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 three members present (Sercye, Toia, and Williams). Flores and O'Grady arrived at 2:20 PM.

2:00 P.M.

77-17-Z

ZONING DISTRICT: RT-4

WARD:43

APPLICANT:

HA North Seminary, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

2245 N. Seminary Avenue

SUBJECT:

Application for a variation to reduce the rear setback from the required 34.8' to 20.67' for an open stair to access a proposed garage roof deck.

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

78-17-S

ZONING DISTRICT: B3-1

WARD: 17

APPLICANT:

White Castle Systems, Inc.

OWNER: Ingram Family Limited Partnership
PREMISES AFFECTED: 1400 W. 79th Street
SUBJECT: Application for a special use to establish a drive-through lane to serve an existing one-story fast food restaurant.
Application approved by voice vote. 4-0; yeas - Sercye, O’Grady and Williams (Toia recused)

79-17-S **ZONING DISTRICT: RT-4** **WARD: 33**
APPLICANT: American Indian Center, Inc.
OWNER: Albany Bank / Trust
PREMISES AFFECTED: 3401 W. Ainslie Street
SUBJECT: Application for a special use to permit the establishment of a community center in an existing building.
Application approved by voice vote. 3-0; yeas - O’Grady, Toia and Williams (Flores absent and Sercye recused)

80-17-S **ZONING DISTRICT: PMD # 11 Sub-Area B** **WARD: 25**
APPLICANT: Allied Metal Corp.
OWNER: Allied Metal Corp and Grove Street Properties
PREMISES AFFECTED: 2059-61 S. Canal Street / 2101 S. Grove Street
SUBJECT: Application for a special use to permit the establishment of a boat storage facility.
Application approved by voice vote. 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams.

81-17-S **ZONING DISTRICT: PMD # 11 Sub-Area B** **WARD: 25**
APPLICANT: J. Agate, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1945 S. Lumber Street
SUBJECT: Application for a special use to permit the establishment of a boat storage facility.
Application approved by voice vote. 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams.

82-17-Z **ZONING DISTRICT: DR-3** **WARD: 2**
APPLICANT: Lake Shore Drive Synagogue
OWNER: Same as applicant
PREMISES AFFECTED: 70 E. Elm Street
SUBJECT: Application for a variation to reduce the rear setback from the required 31.05' to zero for a proposed 12' chain link fence with cantilevered barbed wire.
Application approved by voice vote. 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams.

83-17-S **ZONING DISTRICT: B3-1** **WARD: 2**
APPLICANT: Sarantuya Badarch

OWNER: JT Webster- Clybourn, LLC
PREMISES AFFECTED: 2204 N. Clybourn Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Application approved by voice vote. 5-0; yeas - Sercye, Flores, O’Grady, Toia and Williams.

84-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 1108 Webster, LLC
OWNER: same as applicant
PREMISES AFFECTED: 1108 W. Webster
SUBJECT: Application for a variation to reduce the rear setback from the required 36.9' to 22' for an open bridge to access a proposed garage rooftop deck on the existing six-car garage.
Continued until April 21, 2017 at 2 PM.

85-17-Z **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: Mark and Lisa Masseur
OWNER: Same as applicant
PREMISES AFFECTED: 2134 W. Pensacola Avenue
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to zero for a proposed second floor dormer addition and a one story side addition on to the existing two-story single family residence.
Application approved by voice vote.4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

86-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Peter Pona
OWNER: Same as applicant
PREMISES AFFECTED: 3539 N. Hoyne Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2' to 0.33' (south to be 2.77'), combined side setback from 5' to 3.1' for a third floor addition to the existing single family residence.
Application approved by voice vote. 4-0; yeas - Sercye, Flores, Toia and Williams (O’Grady absent)

87-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Peter Pona
OWNER: Same as applicant
PREMISES AFFECTED: 3539 N. Hoyne Avenue
SUBJECT: Application for a variation to increase the non-conforming floor area by 131 square feet which is a 4.67% increase of the floor area in existence for more than 50 years.
Application approved by voice vote. 4-0; yeas - Sercye, Flores,

92-17-S **ZONING DISTRICT: B3-3** **WARD: 5**
APPLICANT: Nancy Nguyen
OWNER: Scott Mosak
PREMISES AFFECTED: 1508 E. 55th Street
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Application approved by voice vote. 4-0; yeas - Flores, O’Grady, Toia and Williams (Sercye absent).

CONTINUANCES

424-16-S **ZONING DISTRICT: B1-1** **WARD: 4**
APPLICANT: LaJoie Johnson
OWNER: Fourstars, LLC
PREMISES AFFECTED: 700 E. 47th Street
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Application approved by voice vote. 4-0; yeas - Flores, O’Grady, Toia and Williams (Sercye absent).

612-16-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Gateway Potomac, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2123 W. Potomac Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 33.32' to 22.0', west setback from 2.0' to zero , east from 2.0' to 1.0', combined side setback from 5.0' to 1.0' for an open stair to access a proposed garage roof deck with a pergola that exceeds 15' in height on a proposed two-car garage.
Application approved by voice vote. 3-1; yeas - Flores, O’Grady and Toia; nays - Williams (Sercye absent).

11-17-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Kasia Milon DBA Kismet Beauty Lounge
OWNER: Yesrab Real Estate
PREMISES AFFECTED: 6858 W. Archer Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.
Continued until March 17, 2017 at 2:00 PM.

12-17-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: Wayland Ng and Jimmy Ng
OWNER: Same as applicant
PREMISES AFFECTED: 330 W. 25th Place
SUBJECT: Application for a variation to reduce the front setback from the required 9.48' to zero, west setback from 2' to 1.68' (east to be

