

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- July 21, 2017
121 N. LaSalle Street- Room 200

Approval of the minutes from the June 16, 2017 regular meeting of the Board.

Approval of the agenda for the July 21, 2017 regular meeting of the Board.

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 the north setback from the required 2.2' to zero, south from 2.2' to zero, combined side setback from 5.5' to zero, 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.	
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.	
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	
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.	

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.

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.

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.

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.

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 rood and rear garage.

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.

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.

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.

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.

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.

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.

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.

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 that 15% to 11,137.53 square feet for a roof top over an existing courtyard for an existing multi-unit residential building.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

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.

413-17-Z **ZONING DISTRICT: RS-1** **WARD: 41**
APPLICANT: T. G. Homes, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6940 N. Wildwood Avenue
SUBJECT: Application for a variation to reduce the combined side setback combination form the required 13.5' to 10' for a two-story single family residence with front porch and rear deck.

414-17-S **ZONING DISTRICT: DX-12** **WARD: 42**
APPLICANT: Eating Recovery Center, LLC
OWNER: G & I VIII MJW One East Erie, LLC
PREMISES AFFECTED: 1 E. Erie Street
SUBJECT: Application for a special use to establish a thirty bed transitional residence on the fourth floor on an existing six story building which shall serve an eating disorder treatment facility.

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.

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.

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.

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.

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.

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.

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.

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.

2:00 P.M.

423-17-S ZONING DISTRICT: B3-3 WARD: 35
APPLICANT: Good Beauty, LLC
OWNER: 2777 Milwaukee, LLC
PREMISES AFFECTED: 2777 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.

424-17-Z ZONING DISTRICT: RS-2 WARD: 23
APPLICANT: Joan Bailye & William Bailye
OWNER: Same as applicant
PREMISES AFFECTED: 5626 S. Neva Avenue
SUBJECT: Application for a variation to reduce the north setback from 4.07' to 3.5' (south to be 10.68'), rear setback from 36.8' to 4.03' for an existing two-car garage with attic storage space that exceeds 15' in height from grade.

425-17-Z ZONING DISTRICT: RS-3 WARD: 32
APPLICANT: Claire and Grant Parker
OWNER: Same as applicant
PREMISES AFFECTED: 2037 W. McLean Avenue
SUBJECT: Application for a variation to increase the existing floor area (not to exceed 12.75%) from the existing 2482.36 square feet to 2722.4 square feet (addition of 316.48 square feet) for a proposed third floor dormer addition, a rear one and two story addition and an open deck on the existing three-story , front single family residence.

426-17-Z ZONING DISTRICT: RS-3 WARD: 32
APPLICANT: Claire and Grant Parker
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 .

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 stablish a tavern in an existing hotel.

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).

429-17-Z **ZONING DISTRICT: RM-5** **WARD: 2**
APPLICANT: Cheryl Sandner
OWNER: Cherly 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).

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).

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.

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.

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.

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.

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.

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.

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.

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.	
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.	
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.	
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 all the conversion of an existing church to nine-dwelling units.	
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.	

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.	
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.	
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.	
452-17-S	ZONING DISTRICT: B3-1	WARD: 22
APPLICANT:	Gente Bella Beauty Salon Inc.	
OWNER:	Jack Epstein	
PREMISES AFFECTED:	4346 W. 26th Street	
SUBJECT:	Application for a special use to establish a beauty salon.	
453-17-A	ZONING DISTRICT: RS-2	WARD: 33
APPLICANT:	Stephanie C. Bransfield	
OWNER:	John Patrick Strakv and Amy Strakv	
PREMISES AFFECTED:	2853 W. Leland Avenue	
SUBJECT:	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.	
454-17-S	ZONING DISTRICT: B3-2	WARD: 44
APPLICANT:	BMO Harris Bank N.A.	
OWNER:	Chicago Title Trust 40894	
PREMISES AFFECTED:	3101 N. Broadway	
SUBJECT:	Application for a special use to establish a retail bank.	

455-17-Z **ZONING DISTRICT: B2-3** **WARD: 2**
APPLICANT: Augusta Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1936-38 W. Augusta Boulevard
SUBJECT: 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.

456-17-Z **ZONING DISTRICT: B2-3** **WARD: 2**
APPLICANT: Augusta Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1936-38 W. Augusta Boulevard
SUBJECT: 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.

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.

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.

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.

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.

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.

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.

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.

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 residence.

338-17-S **ZONING DISTRICT: C2-3** **WARD: 36**
APPLICANT: Labor Solutions, LLC
OWNER: Don Deal 3, LLC
PREMISES AFFECTED: 6969 W. Grand Avenue
SUBJECT: Application for a special use to establish a day labor service.

343-17-S	ZONING DISTRICT: B3-2	WARD: 1
APPLICANT:	Melissa Gomez	
OWNER:	Gaspar Gomez	
PREMISES AFFECTED:	1754 W. Division Street	
SUBJECT:	Application for a special use to establish a body art service (tattoo semi-permanent makeup).	
357-17-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	Chicago Title and land Trust Number 8002369747	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1932-34 N. Kenmore Avenue	
SUBJECT:	Application for a variation to reduce the north setback from the required 5' to 3' (south to be 3'), combined side setback from 10' to 6', rear setback from 28' for an three-story, single family residence with an attached five car garage which shall also contain the required 416 square feet of relocated rear yard open space.	
361-17-S	ZONING DISTRICT: B3-1	WARD: 34
APPLICANT:	Lamel Collins	
OWNER:	Halsted Plaza, LLC	
PREMISES AFFECTED:	9939 S. Halsted Street	
SUBJECT:	Application for a special use to establish a beauty salon.	
363-17-S	ZONING DISTRICT: B1-1	WARD: 18
APPLICANT:	Word Fellowship Outreach	
OWNER:	Lyle Hill	
PREMISES AFFECTED:	8033 S. Western Avenue	
SUBJECT:	Application for a special use to establish a religious assembly facility.	
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.	
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.	

367-17-Z
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.

368-17-S
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.

371-17-Z
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.

372-17-Z
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.

373-17-Z
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.

Semi-annual review of the Board's closed session minutes.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 16, 2017.

Adjournment.