

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY-
August 18, 2017
121 N. LaSalle Street- City Council Chambers

Approval of the minutes from the July 21, 2017 regular meeting of the Board.

Approval of the agenda for the August 18, 2017 regular meeting of the Board.

9:00 A.M.

457-17-S **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Crossroads Ridge, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5964-70 N. Ridge Avenue
SUBJECT: Application for a special use to establish a one-lane drive through
to serve a proposed fast-food restaurant.

458-17-Z **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Crossridge, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5964-70 N. Ridge Avenue
SUBJECT: Application for a variation to reduce the landscape setback along
N. Ridge Avenue from 7' to 3'-4" and adding a masonry screen
wall which shall be 2'-6" high.

459-17-S **ZONING DISTRICT: B3-1** **WARD: 37**
APPLICANT: Westside Health Authority
OWNER: Same as applicant
PREMISES AFFECTED: 5422 W. Division Street
SUBJECT: Application for a special use to establish a transitional residence in
an existing two-story, mixed-use building.

460-17-S **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: Tsersndori Davaasuren d/b/a Bliss Nails
OWNER: Sarah Kim
PREMISES AFFECTED: 4245 N. Lincoln Avenue
SUBJECT: Application for a special use to establish a nail salon.

461-17-S **ZONING DISTRICT: B3-2** **WARD: 11**
APPLICANT: Louis Egwuenu
OWNER: 4301 South Ashland Avenue, LLC
PREMISES AFFECTED: 4315 S. Ashland Avenue
SUBJECT: Application for a special use to establish a nail salon.

462-17-Z ZONING DISTRICT: RS-2 WARD: 39
APPLICANT: Marco Cozzini
OWNER: Same as applicant
PREMISES AFFECTED: 6301 N. Keeler Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 25.1' to 19.95', north setback from 4' to 2.7', south setback from 4' to 1', combined side setback from 9.9' to 3.7' for a proposed single family residence with roof deck, rooftop penthouse stair and elevator enclosure, rear raised patio and a detached two car garage with roof deck and open access stair.

463-17-Z ZONING DISTRICT: RS-2 WARD: 39
APPLICANT: Marco Cozzini
OWNER: Same as applicant
PREMISES AFFECTED: 6301 N. Keeler Avenue
SUBJECT: Application for a variation to increase the maximum floor area ratio from 0.65 to 0.75 (3032.76 square feet total proposed) for a proposed single family residence with roof deck, roof top penthouse stair and elevator enclosure, rear raised open patio and detached two car garage with roof deck and open access stair.

464-17-Z ZONING DISTRICT: RM-5 WARD: 44
APPLICANT: Sarah Kim
OWNER: Same as applicant
PREMISES AFFECTED: 2480 N. Orchard Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.73' to 2', south setback from 2' to zero (north to be 3.83') combined side setback from 5' to 3.83' for a proposed three-story covered porch with one parking stall at grade at the rear of the existing building.

465-17-Z ZONING DISTRICT: RM-5 WARD: 44
APPLICANT: Sara Kim
OWNER: Same as applicant
PREMISES AFFECTED: 2480 N. Orchard Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 165.05 square feet to zero for a proposed rear three-story, covered porch with one parking stall carport at the rear of the existing building.

466-17-S ZONING DISTRICT: B3-2 WARD: 44
APPLICANT: 3505 Clark, Inc. Deuces and Diamonds Club
OWNER: JJK Clark St., LLC
PREMISES AFFECTED: 3505 N. Clark Street
SUBJECT: Application for a special use to establish an outdoor patio on the roof of an existing two-story restaurant.

467-17-S **ZONING DISTRICT: B1-1** **WARD: 40**
APPLICANT: Christ Center of Hope: Assembly of God
OWNER: Same as applicant
PREMISES AFFECTED: 5534 N. Kedzie Avenue
SUBJECT: Application for a special use to establish a religious assembly with
 112 seats in an existing building.

468-17-S **ZONING DISTRICT: B1-1** **WARD: 40**
APPLICANT: Christ Center of Hope: Assembly of God
OWNER: Board of Education, City of Chicago
PREMISES AFFECTED: 5430-58 N. Kedzie Avenue
SUBJECT: Application for a special use to establish off-site parking to meet
 the parking requirement for the proposed religious assembly
 located at 5534 N. Kedzie Avenue.

469-17-Z **ZONING DISTRICT: B1-1** **WARD: 40**
APPLICANT: Christ Center of Hope: Assembly of God
OWNER: Board of Education, City of Chicago
PREMISES AFFECTED: 5430-58 N. Kedzie Avenue
SUBJECT: Application for a variation to establish shared parking for a
 proposed religious assembly located at 5534 N. Kedzie and an
 existing school located at 5531 N. Kedzie Avenue.

470-17-Z **ZONING DISTRICT: RS-3** **WARD: 30**
APPLICANT: Alexander Sandoval
OWNER: Same as applicant
PREMISES AFFECTED: 3441 N. Springfield Avenue
SUBJECT: Application for a variation to reduce the north setback from the
 required 2' to 6", combined side setback from 5' to 4'-7" for a
 proposed two, story single family residence.

471-17-S **ZONING DISTRICT: B3-2** **WARD: 30**
APPLICANT: Dung Thuy Le
OWNER: Chris Verveniotis
PREMISES AFFECTED: 3325 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a nail salon.

472-17-S **ZONING DISTRICT: PMD-12** **WARD: 23**
APPLICANT: VGS Diesel, Inc. & U Rol Express
OWNER: Xwested, LLC
PREMISES AFFECTED: 6100 S. New England Avenue
SUBJECT: Application for a special use to establish fifty, 10' x 50' container
 storage spaces.

473-17-Z **ZONING DISTRICT: RS-3** **WARD: 22**
APPLICANT: Wilfredo Ruiz
OWNER: Same as applicant
PREMISES AFFECTED: 2856 S. Hamlin Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 2' to zero (north to be 3.9') combined side setback from 5' to 3.9', front setback from 9'-4" to 8'-1" for a third floor addition for the existing three-story, three dwelling unit building.

474-17-Z **ZONING DISTRICT: RS-3** **WARD: 22**
APPLICANT: Wilfredo Ruiz
OWNER: Same as applicant
PREMISES AFFECTED: 2856 S. Hamlin Avenue
SUBJECT: Application for a variation to increase the maximum building height from 30' to 30'-9" for a third floor addition for the existing three-story, three dwelling unit building.

475-17-Z **ZONING DISTRICT: RS-3** **WARD: 11**
APPLICANT: Jason Strahan and Doyoung Yong
OWNER: Same as applicant
PREMISES AFFECTED: 3845 S. Lowe Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 5.75' for a proposed two-story, single family residence with an attached two car garage.

476-17-Z **ZONING DISTRICT: RS-3** **WARD: 11**
APPLICANT: Jason Strahan and Doyoung Yong
OWNER: same as applicant
PREMISES AFFECTED: 3845 S. Lowe Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 406.25 square feet to 132.25 square feet for a proposed two story, single family residence with an attached two car garage.

477-17-Z **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Montrose Food & Liquors Inc.
OWNER: Irving Narragansett Partnership
PREMISES AFFECTED: 5615 W. Montrose Avenue
SUBJECT: Application for a special use to establish a liquor store with packaged goods.

478-17-S **ZONING DISTRICT: B3-2** **WARD: 6**
APPLICANT: Kevin D. Smith
OWNER: Seth Halpem
PREMISES AFFECTED: 7854 S. Eberhart Avenue
SUBJECT: Application for a special use to establish a barber shop.

479-17-S **ZONING DISTRICT: B1-1** **WARD: 31**
APPLICANT: Mercedes Barroso d/b/a Mercy's Unisex Salon
OWNER: Amit Shah
PREMISES AFFECTED: 4806 W. Armitage Avenue
SUBJECT: Application for a special use to establish a beauty / nail salon.

480-17-S **ZONING DISTRICT: DX-12** **WARD: 42**
APPLICANT: Constance Mack Latham
OWNER: Mag Mile Salon Group, LLC
PREMISES AFFECTED: 100 E. Walton Street, Suite 129
SUBJECT: Application for a special use to establish a body art service (microblading).

481-17-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: 2731 Prindiville, LLC
OWNER: same as applicant
PREMISES AFFECTED: 2731 W. Prindiville Street
SUBJECT: Application for a variation to reduce the front wall setback facing a public street from the required 10' to 3', rear wall setback to a side property line from 10' to zero for a proposed three-story, six dwelling unit townhouse building with four enclosed parking stalls and a garage roof deck.

482-17-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: 2731 W. Prindiville Street
OWNER: Same as applicant
PREMISES AFFECTED: 2731 W. Prindiville Street
SUBJECT: Application for a variation to relocate one of the required private yard open space of 175 square feet to a proposed garage roof deck for a proposed three-story, six dwelling unit building with four enclosed parking stalls and a garage roof deck.

483-17-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: 2731 W. Prindiville, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2731 W. Prindiville Street
SUBJECT: Application for a variation to reduce the private yard open space of 175 square feet per unit to 164 square feet for four of the six proposed units of the proposed three-story, six dwelling unit townhouse building with four parking stalls and a garage roof deck.

484-17-Z **ZONING DISTRICT: B3-5** **WARD: 44**
APPLICANT: GW Fidelity Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 941 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed seven story retail and thirty-three dwelling unit building.

485-17-Z **ZONING DISTRICT: B3-5** **WARD: 44**
APPLICANT: GW Fidelity Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 941 W. Belmont Avenue
SUBJECT: Application for a variation to increase the height by no more than 10% from the maximum of 70' to 74'-11" for a proposed seven story retail and thirty-three dwelling unit building.

486-17-S **ZONING DISTRICT: B3-3** **WARD: 50**
APPLICANT: Yessenia Baez d/b/a/ Glam by Jessy
OWNER: Geroulis Enterprises, LLC
PREMISES AFFECTED: 3360 W. Peterson Avenue, Suite C & D
SUBJECT: Application for a special use to establish a beauty salon.

487-17-S **ZONING DISTRICT: C2-3** **WARD: 28**
APPLICANT: Adam Laflin Place Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 128 S. Laflin Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, fifty-two dwelling unit building.

488-17-Z **ZONING DISTRICT: C2-3** **WARD: 28**
APPLICANT: Adam Laflin Place Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 128 S. Laflin Street
SUBJECT: Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed four-story, fifty two dwelling unit building.

489-17-Z **ZONING DISTRICT: C2-3** **WARD: 28**
APPLICANT: Adam Laflin Place Land, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 128 S. Laflin Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 15', for a proposed four-story, fifty two dwelling unit building.

490-17-Z **ZONING DISTRICT: RS-2** **WARD: 9**
APPLICANT: Marthette Muhammad
OWNER: Same as applicant
PREMISES AFFECTED: 10537 S. Prairie Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from 35.10' to 5.13', side setback from 4' to zero for an existing wrought iron fence and gate located in the rear yard and a wrought iron fence and gate located on the west side of an existing building.

491-17-S **ZONING DISTRICT: B1-1** **WARD: 17**
APPLICANT: Ha Tran
OWNER: Same as applicant
PREMISES AFFECTED: 1710 W. 79th Street
SUBJECT: Application for a special use to establish a nail salon.

492-17-Z **ZONING DISTRICT: B2-3** **WARD: 35**
APPLICANT: Eileen and Martin Newell
OWNER: Same as applicant
PREMISES AFFECTED: 3140 N. Kedzie Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 21' for a proposed three-story, six dwelling unit building with an attached garage and four on-site parking spaces.

493-17-Z **ZONING DISTRICT: RS-2** **WARD: 10**
APPLICANT: Thomas Bulmer
OWNER: Same as applicant
PREMISES AFFECTED: 13113 S. Green Bay Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 8.02' to 4', south setback from 8.02' to 4.25', combined side setback from 24.08' to 8.25' for a proposed one-story single family residence with an attached two-car garage.

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.

495-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Salomon Properties LLC, Designated Series I
OWNER: Same as applicant
PREMISES AFFECTED: 1945 W. Wolfram 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.

496-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Salomon Properties LLC, Designated Series I
OWNER: Same as applicant
PREMISES AFFECTED: 1945 W. Wolfram Street
SUBJECT: Application for a variation to reduce the rear setback from 37.5' to zero, north from 2' to zero (south to be 0.52'), combined side setback from 5.01' to 0.52' for a proposed rear third floor addition and a conversion of the rear ground floor into a one car garage on to the existing three story, single family residence.

497-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Nathaneal Wickman Trust Lindsay Wickman Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2648 N. Mildred Avenue
SUBJECT: Application for a variation to increase the existing floor area ratio by no more than 1.06% from the existing 3,777.37 square feet to 3,817.37 square feet for a proposed first floor addition and a new privacy fence on the existing three-story building being deconverted from two dwelling unit building to a single family residence.

498-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Nathaneal Wickman Trust Lindsay Wickman Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2648 N. Mildred Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 0.42', north setback from 2' to 1.41' (south to be 2.51'), combined side setback from 5' to 3.92' for a proposed first floor front addition and a new privacy fence on the existing three-story building be being deconverted from two dwelling unit building to a single family residence.

509-17-Z **ZONING DISTRICT: B3-5** **WARD: 2**
APPLICANT: LG Development Group, LLC
OWNER: MRR 1665 N. Milwaukee, LLC
PREMISES AFFECTED: 1665-67 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' at the ground level and 9.66' at the residential level above for a proposed six-story building with retail and thirty-two efficiency units.

510-17-Z **ZONING DISTRICT: B3-5** **WARD: 2**
APPLICANT: LG Development Group, LLC
OWNER: MRR 1665 N. Milwaukee, LLC
PREMISES AFFECTED: 1665-67 N. Milwaukee Avenue
SUBJECT: Application for a variation to increase the maximum height by no more than 10% from 55' to 60.5' for a proposed six story building with retail and thirty-two efficiency units.

511-17-Z **ZONING DISTRICT: DX-5** **WARD: 42**
APPLICANT: 65 Oak Street Owner, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 57 E. Oak Street
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed four- story retail and restaurant building.

512-17-S **ZONING DISTRICT: PMD-11** **WARD: 25**
APPLICANT: Lakeshore Outdoor Advertising, Inc.
OWNER: Gary Chu Trust
PREMISES AFFECTED: 1800 S. Canal Street
SUBJECT: Application for a special use to establish an off-premise advertising sign.

513-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Alex Abell
OWNER: Same as applicant
PREMISES AFFECTED: 2120 N. Dayton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 2', north and south setback from 2' each to zero each, combined side setback from 5' to zero for a proposed detached garage with an open roof deck with a pergola with partial screening and an attached chimney with an overall height of 23.92'.

514-17-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Ivette Rosado
OWNER: Same as applicant
PREMISES AFFECTED: 3011 W. Lyndale Street
SUBJECT: Application for a variation to reduce the west setback from the required 2' to 0.3' (east to be 3.92') combined side setback from 5' to 4.22' for the subdivision of a lot into two zoning lots. The building at 3011 W. Lyndale shall remain. A two story, two dwelling unit building is proposed for 3013 W. Lydale Street.

515-17-Z **ZONING DISTRICT: RS-3** **WARD: 37**
APPLICANT: Andre Williams
OWNER: Same as applicant
PREMISES AFFECTED: 5333 W. Race Street
SUBJECT: Application for a variation to reduce the front setback from the required 25.43' to 13.15', east setback from 2.2' to 0.02' (west setback to be at 0.63'), combined side setback from 5.5' to 0.65' for a proposed attic addition, front covered porch and a rear open porch for the existing three-story, two dwelling unit building.

516-17-Z **ZONING DISTRICT: RS-3** **WARD: 37**
APPLICANT: Andre Williams
OWNER: Same as applicant
PREMISES AFFECTED: 5333 W. Race Street
SUBJECT: Application for a variation to increase the height of the existing building by no more that 10% from the existing 30' to 30.33' for a proposed attic addition, covered front porch and a rear open porch on the existing three-story, two dwelling unit building.

517-17-S **ZONING DISTRICT: B1-2** **WARD: 50**
APPLICANT: Young Israel Chicago
OWNER: Peter Golemis
PREMISES AFFECTED: 2912-14 W. Devon Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.

518-17-Z **ZONING DISTRICT: B1-2** **WARD: 50**
APPLICANT: Young Israel Chicago
OWNER: Peter Golemis
PREMISES AFFECTED: 2912-14 W. Devon Avenue
SUBJECT: Application for a variation to reduce the required parking for a religious assembly facility from three parking spaces to two parking spaces.

519-17-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: 32nd & Green, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3243 S. Green Street
SUBJECT: Application for a variation to reduce the front setback from the required 6.61' to 4.17', rear from 16.85' to zero, north and south from 4' to 3' each, combined side setback from 10' to 6' for a proposed two-story, two dwelling unit building with an attached four-car garage.

520-17-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: 32nd & Green, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3243 S. Green Street
SUBJECT: Application for a variation to relocate the required rear yard open space of 182.54 square feet to the garage roof deck for the proposed two-story, two dwelling unit building with an attached four car garage.

521-17-Z **ZONING DISTRICT: RM-5** **WARD: 30**
APPLICANT: 3856 W. Diversey, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3856 W. Diversey Parkway
SUBJECT: Application for a variation to reduce the rear yard open space from the required 211.44 square feet to zero for the proposed conversion of an existing six dwelling unit building to an eight dwelling unit building in an existing two-story building.

522-17-Z **ZONING DISTRICT: RM-5** **WARD: 30**
APPLICANT: 3859 W. Diversey, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3856 W. Diversey Parkway
SUBJECT: Application for a variation to reduce the required off street parking from the required two spaces to zero for the proposed conversion of an existing six dwelling unit building to an eight dwelling unit building in an existing two-story building.

523-17-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Red & White Wine, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1845 N. Oakley Avenue
SUBJECT: Application for a special use to establish a proposed restaurant, with the service of liquor, in conjunction with the expansion of an existing liquor store.

524-17-S **ZONING DISTRICT: B1-1** **WARD: 47**
APPLICANT: Audrey Ciecka d/b/a The Bevy Salon
OWNER: Sam Vukic
PREMISES AFFECTED: 2055 W. Irving Park Road
SUBJECT: Application for a special use to establish a hair salon.

525-17-Z	ZONING DISTRICT: B3-2	WARD: 2
APPLICANT:	Jessica Shahbaz	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1415 N. Ashland Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from 30' to zero on floors containing dwelling units for a proposed second floor rear addition for the existing two-story building which contains one, second floor dwelling unit and a first floor small venue with retail sales.	
526-17-Z	ZONING DISTRICT: RM-5	WARD: 44
APPLICANT:	Steven Molo and Mary Molo	
OWNER:	Same as applicant	
PREMISES AFFECTED:	341 W. Wellington Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 39.29' to zero, east setback from 5' to zero for a proposed 8' high privacy fence for the existing three-story, single family residence.	
527-17-Z	ZONING DISTRICT: RS-2	WARD: 19
APPLICANT:	Kathy McKillop	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3261 W. 109th Street	
SUBJECT:	Application for a variation to reduce the west setback from the required 4' to 3' (east to be 4.17'), combined side setback from 8.852' to 7.17' for a proposed two-story, single family residence with an attached two car garage and a rear deck.	
528-17-S	ZONING DISTRICT: DX-12	WARD: 42
APPLICANT:	Rush Ontario, LLC	
OWNER:	Newport- Ontario, LLC	
PREMISES AFFECTED:	630 N. Rush Street	
SUBJECT:	Application for a special use to establish a non-accessory parking (public garage) with one hundred, twenty-seven spaces located on the third and fourth floor of an existing building.	
529-17-S	ZONING DISTRICT: B3-2	WARD: 43
APPLICANT:	Chulbul Pandey Inc. d/b/a Liquor Expo	
OWNER:	Iantoni Development, LLC	
PREMISES AFFECTED:	2154 N. Halsted Street	
SUBJECT:	Application for a special use to establish a packaged good license for a proposed liquor store on the first floor on an existing three-story, mixed use building.	

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.

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.

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.

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.

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.

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.

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.

438-17-Z **ZONING DISTRICT:** RM-4.5 **WARD:** 1
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.

446-17-S **ZONING DISTRICT:** B3-2 **WARD:** 2
APPLICANT: 1220NBA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 N. Bosworth Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, townhouse building with twenty-three dwelling units and twenty three attached garages, side open stairway and roof decks.

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

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

449-17-Z **ZONING DISTRICT: B3-2** **WARD: 2**
APPLICANT: 1220 NBA, 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.

Approval of the written resolutions containing finding of facts consistent with votes of the Board at its regular meeting of July 21, 2017.

Adjournment.