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

Approval of the minutes from the September 15, 2017 regular meeting of the Board.
Approval of the agenda for the October 20, 2017 regular meeting of the Board.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

375-16-S **ZONING DISTRICT: C1-3** **WARD: 1**
APPLICANT: Golden Teardrops, LLC
OWNER: 2101 N. California, LLC
PREMISES AFFECTED: 2101-03 N. California Avenue
SUBJECT: Application for a special use to establish an outdoor rooftop patio to serve a restaurant.

REGULAR CALL

574-17-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Justin and Joslyn Jones
OWNER: Same as applicant
PREMISES AFFECTED: 3353 N. Seminary Avenue Unit 1
SUBJECT: Application for a variation to reduce the rear setback from the required 37.11' to 24' to allow a steel bridge walkway to access a garage roof deck from the existing three-story, three dwelling unit building.

575-17-A **ZONING DISTRICT: B3-5** **WARD: 27**
APPLICANT: Total Outdoor Corp.
OWNER: New Mark Twain Hotel, LLC
PREMISES AFFECTED: 1160 N. Clark Street
SUBJECT: Application for an appeal from the office of the Zoning administrator in refusing to allow a 14' high x 48' long off-premise / advertising wall sign.

576-17-S **ZONING DISTRICT: B3-3** **WARD: 43**
APPLICANT: Lill 811, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 801-11 W. Lill / 2520-24 N. Halsted Street
SUBJECT: Application for a special use to establish residential use below the second floor by adding three dwelling units to an existing nineteen dwelling unit building for a total of twenty-two dwelling units.

577-17-S **ZONING DISTRICT: B3-3** **WARD: 43**
APPLICANT: Lill 811, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 801-11 W. Lill/ 2520-24 N. Halsted
SUBJECT: Application for a special use to reduce the required parking spaces for a transit served location from the required ten spaces to four space for the addition of three additional dwelling units in an existing nineteen dwelling unit building. There will be a total of twenty-two dwelling units.

578-17-S **ZONING DISTRICT: B3-2** **WARD: 14**
APPLICANT: Beverly Bank & Trust Co. an Illinois Chartered Bank
OWNER: Same as applicant
PREMISES AFFECTED: 4334-42 S. Kedzie Avenue
SUBJECT: Application for a special use to establish a three-lane, drive-through to serve a proposed bank.

579-17-S **ZONING DISTRICT: B3-3** **WARD: 2**
APPLICANT: Theodora Koutsougeras- Trim Bucktown Inc.
OWNER: Virginia Maugeri
PREMISES AFFECTED: 1629 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a massage establishment.

580-17-S **ZONING DISTRICT: B3-3** **WARD: 43**
APPLICANT: Pheidas, Inc. d/b/a/ Deli Boutique Wine and Spirits
OWNER: 2316-18 N. Clark, LLC
PREMISES AFFECTED: 2318 N. Clark Street
SUBJECT: Application for a special use to establish a liquor store.

581-17-Z **ZONING DISTRICT: B2-3** **WARD: 47**
APPLICANT: 2247 Lawrence, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2245-49 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 18.41' for a proposed four story building with ground floor commercial use and twenty-four dwelling units above and six on-site parking spaces.

582-17-Z **ZONING DISTRICT: B3-1** **WARD: 14**
APPLICANT: Sandra Nunez
OWNER: Same as applicant
PREMISES AFFECTED: 2532 W. 51st Street
SUBJECT: Application for a variation to establish a Public Place of Amusement License to provide live entertainment, music, DJ and cover charge to a restaurant which is located within 125' of a residential district.

583-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: Bingham Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2124 N. Bingham Street
SUBJECT: Application for a variation to reduce the front setback (facing North Stave Street) from the required 20' to zero for a proposed detached two car garage to serve a proposed three-story, three dwelling unit building.

584-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: Bingham Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2124 N. Bingham Street
SUBJECT: Application for a variation to reduce the required off street parking from three spaces to two for a proposed three-story, three dwelling unit building.

585-17-S **ZONING DISTRICT: B3-1** **WARD: 39**
APPLICANT: Kinnar Patel; Leos Liquor 2 Inc.
OWNER: Jim Karagianes
PREMISES AFFECTED: 4471 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a liquor store.

586-17-S **ZONING DISTRICT: DC-16** **WARD: 4**
APPLICANT: Aurum Trading, LLC
OWNER: Monadock Building, LLC
PREMISES AFFECTED: 53 W. Jackson Boulevard
SUBJECT: Application for a special use to establish a valuable objects dealer license.

587-17-S **ZONING DISTRICT: DX-7** **WARD: 42**
APPLICANT: Hail Investments, LLC
OWNER: Joseph Cacciatore & Company, Inc.
PREMISES AFFECTED: 315 S. Jefferson Street
SUBJECT: Application for a special use to reduce the minimum off-street parking requirement by less than 100% from forty-eight spaces to five for a proposed ten story, transit served building with ground floor retail and sixty-nine dwelling units above.

588-17-Z **ZONING DISTRICT: DX-7** **WARD: 42**
APPLICANT: Hail Investments, LLC
OWNER: Joseph Cacciatore & Company, Inc.
PREMISES AFFECTED: 315 S. Jefferson Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 15.28' for a proposed ten story, transit served building with ground floor retail and sixty-nine dwelling units above.

589-17-Z **ZONING DISTRICT: DX-7** **WARD: 42**
APPLICANT: Hail Investments, LLC
OWNER: Joseph Cacciatore & Company, Inc.
PREMISES AFFECTED: 315 S. Jefferson Street
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed ten-story, transit served building with ground floor commercial and sixty-nine dwelling units above.

590-17-S **ZONING DISTRICT: B3-2** **WARD: 8**
APPLICANT: Jennifer Pham
OWNER: Churchill 21, LLC
PREMISES AFFECTED: 8149 S. Cottage Grove Avenue
SUBJECT: Application for a special use to establish a nail salon.

591-17-S **ZONING DISTRICT: B1-1** **WARD: 17**
APPLICANT: Get it Now Tax, LLC
OWNER: Invest Pro, LLC
PREMISES AFFECTED: 3045 W. 63rd Street
SUBJECT: Application for a special use to establish a hair and nail salon.

592-17-Z **ZONING DISTRICT: B2-3** **WARD: 32**
APPLICANT: DSSG 13, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1316 W. Wrightwood Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 21.67' for a proposed open bridge / catwalk to access a proposed garage roof deck.

593-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Michael Grabowski
OWNER: Same as applicant
PREMISES AFFECTED: 2037 W. School Street
SUBJECT: Application for a variation to increase floor area ratio by no more than 6.78% from 4272.45 square feet to 4421.91 square feet with two, third floor dormer additions on the existing four story building to be deconverted from two dwelling units to a single family residence.

594-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Michael Grabowski
OWNER: Same as applicant
PREMISES AFFECTED: 2037 W. School Street
SUBJECT: Application for a variation to reduce the front setback from the required 14.77' to 11.44' for two, third floor dormer additions on the existing four-story, two dwelling unit building to be deconverted to a single family residence.

595-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Michael Grabowski
OWNER: Same as applicant
PREMISES AFFECTED: 2037 W. School Street
SUBJECT: Application for a variation to increase the height of the existing building by no more than 10% from 33.97' to 35' for two, third floor dormer additions to the existing four-story, two dwelling unit building to be deconverted to a single family residence.

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

CONTINUANCES

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

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.

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.

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.

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

507-17-S **ZONING DISTRICT: B3-2** **WARD: 3**
APPLICANT: Raina 55th Ryan, LLC
OWNER: Sasafrasnet Beep-Beep
PREMISES AFFECTED: 255-57 W. Garfield Boulevard
SUBJECT: Application for a special use to establish a one lane drive-through to serve a proposed one-story gas station with a mini-mart and retail food use.

508-17-Z **ZONING DISTRICT: B3-2** **WARD: 3**
APPLICANT: Raina 55th Ryan, LLC
OWNER: Sasafrasnet Beep-Beep
PREMISES AFFECTED: 255-57 W. Garfield Boulevard
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 15,537 square feet for a proposed gas station with minimart and a one lane drive-through to serve a retail food use.

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.

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.

546-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Jeff Zehr and Maria Reese
OWNER: Same as applicant
PREMISES AFFECTED: 2022 N. Dayton Street
SUBJECT: Application for a variation to reduce the north setback from the required 2' to 0.23' (south to be 2.57'), combined side setback from 5' to 2.89' for a proposed rear two-story addition, side bay window addition at second floor, rear raised open patio for the existing two-story single family residence.

549-17-S **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: 1937 S Canalport, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1935 S. Canalport Avenue
SUBJECT: Application for a special use to establish residential use below the second floor.

557-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Daniel Hosler
OWNER: Same as applicant
PREMISES AFFECTED: 2141 N. Dayton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 23.82', north setback from 2' to 1', combined side setback from 5' to 4' for a proposed three-story covered roof on an existing open deck and a one-story addition.

558-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Daniel Hosler
OWNER: Same as applicant
PREMISES AFFECTED: 2141 N. Dayton Street
SUBJECT: Application for a variation to increase the area occupied by an accessory garage by no more than 10% from 480 square feet to 521.75 square feet

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

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

566-17-S **ZONING DISTRICT: B3-1** **WARD: 21**
APPLICANT: All Star Management No. 45, Inc.
OWNER: 87th Street Owner, LLC
PREMISES AFFECTED: 8740 S. Lafayette Avenue
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed one-story fast food restaurant

569-17-S **ZONING DISTRICT: B1-1** **WARD: 19**
APPLICANT: Beverly Western Partners, LLC
OWNER: same as applicant
PREMISES AFFECTED: 10637 S. Western Avenue
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.

570-17-S **ZONING DISTRICT: B3-1** **WARD: 15**
APPLICANT: McDonald's USA, LLC
OWNER: 2844 W. 47th ST. LLC / Cal 47th Main Site. LLC
PREMISES AFFECTED: 2844 W. 47th Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve a proposed fast food restaurant.

572-17-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 the required 30' to 10', front setback from 8.9' to 2', south setback from 1.18' to zero for a proposed four-story, thirty nine dwelling unit building with thirty-nine parking spaces.

573-17-Z **ZONING DISTRICT: C2-5** **WARD: 3**
APPLICANT: Episteme Luxury Condos, LLC
OWNER: Schaul Real Estate, LLC, S7J Melrose & Jeff Offutt
PREMISES AFFECTED: 1802 S. State Street
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed four-story, thirty-nine dwelling unit building with thirty-nine parking spaces**.**

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.

VOTE ONLY

568-17-S **ZONING DISTRICT: B3-1** **WARD: 25**
APPLICANT: Western Bell, Inc.
OWNER: 2400 Western, LLC
PREMISES AFFECTED: 2400-12 S. Western Avenue / 2401-11 W. 24th Street
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.

2:00 P.M.

597-17-S **ZONING DISTRICT: B3-1** **WARD: 13**
APPLICANT: Amin Panjwani
OWNER: Same as applicant
PREMISES AFFECTED: 6435-45 S. Cicero Avenue
SUBJECT: Application for a special use to establish a drive-through to serve a proposed fast food restaurant.

598-17-Z **ZONING DISTRICT: C1-1** **WARD: 23**
APPLICANT: CPP Enterprises II, LLC
OWNER: BPAC Building Company, LLC
PREMISES AFFECTED: 6021 S. Archer Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for an existing restaurant which is within 125' of a residential district.

599-17-S **ZONING DISTRICT: B3-1** **WARD: 13**
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust-IL
PREMISES AFFECTED: 6430 S. Cicero Avenue
SUBJECT: Application for a special use to establish a dual drive-through lane to serve an existing fast food restaurant.

600-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Chicago Title and Land Trust No. 8002374367
OWNER: Same as applicant
PREMISES AFFECTED: 3616 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 27' for a proposed two-story, single family residence with an attached garage.

601-17-S **ZONING DISTRICT: B3-3** **WARD: 29**
APPLICANT: Latasha McShan-Duncan
OWNER: PP FIN Chicago 8, LLC
PREMISES AFFECTED: 5870 W. Lake Street
SUBJECT: Application for a special use to establish a nail salon.

602-17-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: Victor Aguilar D/B/A/ LT Dreamy Hair Beauty Salon
OWNER: Efren Perez
PREMISES AFFECTED: 3755 W. 26th Street, Floor 1
SUBJECT: Application for a special use to establish a beauty salon.

603-17-Z **ZONING DISTRICT: C1-3** **WARD: 47**
APPLICANT: 3501 N. Lincoln Corp., an Illinois Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 3503 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 8' to 3.07' for a proposed second story addition to an existing one story retail building.

604-17-Z **ZONING DISTRICT: C1-3** **WARD: 47**
APPLICANT: 3501 N. Lincoln Corp., an Illinois Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 3503 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the required off-street loading zone from the required one space to zero for a second story addition to an existing one-story retail building.

605-17-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Lumination, LLC
OWNER: 3255 Paulina C, LLC
PREMISES AFFECTED: 3255 N. Paulina Street
SUBJECT: Application for a special use to establish a hair salon.

606-17-S **ZONING DISTRICT: C1-5** **WARD: 27**
APPLICANT: 827 Richmond, LLC
OWNER: same as applicant
PREMISES AFFECTED: 809-11 N. Sedgwick Avenue
SUBJECT: Application for a special use to establish a residential use below the second floor for a proposed four-story, four dwelling unit building.

607-17-Z **ZONING DISTRICT: C1-5** **WARD: 27**
APPLICANT: 827 Richmond, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 809-11 N. Sedgwick Avenue
SUBJECT: Application for a variation reduce the rear setback from the required 30' to 8' for a proposed four-story, four dwelling unit building.

608-17-Z **ZONING DISTRICT: RT-4** **WARD: 28**
APPLICANT: Douglas Bartels
OWNER: Same as applicant
PREMISES AFFECTED: 820 S. Bishop Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.02' to 1.25', north from 2' to zero (south to be zero) combined side setback from 5' to zero, the rear setback for a garage from the rear property line from 2' to 1.25' for a rear two story addition and an attached garage with storage space, roof deck and a screen wall above onto an existing three-story, two dwelling unit building.

609-17-S **ZONING DISTRICT: B3-1** **WARD: 47**
APPLICANT: Nandini Mishra d/b/a Mishra International Inc.
OWNER: Damen Montrose, LLC
PREMISES AFFECTED: 2000 W. Montrose Avenue
SUBJECT: Application for a special use to establish a nail salon.

610-17-S **ZONING DISTRICT: B1-1** **WARD: 21**
APPLICANT: Damienne Agossi Padonou
OWNER: Alton Bridges
PREMISES AFFECTED: 8615 S. Ashland Avenue
SUBJECT: Application for a special use to establish a hair salon.

611-17-S **ZONING DISTRICT: B2-3** **WARD: 40**
APPLICANT: Mario Alberto Sotelo Contreras
OWNER: Kiet H. Lam
PREMISES AFFECTED: 5666 N. Clark Street
SUBJECT: Application for a special use to establish a hair and nail salon.

612-17-S **ZONING DISTRICT: B1-3** **WARD: 1**
APPLICANT: Pipe Dreams 1969, LLC
OWNER: SFP Milwaukee Ave, LLC
PREMISES AFFECTED: 1258 N. Milwaukee Avenue, Unit 1
SUBJECT: Application for a special use to establish a hair salon/ barber shop.

613-17-S **ZONING DISTRICT: B3-1** **WARD: 19**
APPLICANT: Nailah Bailey
OWNER: Saif Murshed
PREMISES AFFECTED: 3213 W. 103rd Street
SUBJECT: Application for a special use to establish a hair salon.

614-17-S **ZONING DISTRICT: B1-1** **WARD: 21**
APPLICANT: Deon C. Marshall
OWNER: Same as applicant
PREMISES AFFECTED: 8252 S. Ashland Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.

615-17-S **ZONING DISTRICT: B1-2** **WARD: 39**
APPLICANT: Elim Romanian Pentecostal Church
OWNER: The Joseph Monastero Revocable Living Trust, The Slavy G. Monastero Marital Trust and So. Koperto Development, LLC
PREMISES AFFECTED: 3939 W. Devon Avenue
SUBJECT: Application for a special use to establish a nine hundred and fifty seat religious assembly facility.

616-17-S **ZONING DISTRICT: B1-2** **WARD: 39**
APPLICANT: Elim Romanian Pentecostal Church
OWNER: The Joseph Monastero Revocable Living Trust, The Slavy G. Monaserto Marital Trust and So. Koperto Development, LLC
PREMISES AFFECTED: 3905-15 W. Devon Avenue
SUBJECT: Application for a special use to establish an off-site parking lot with one hundred, sixty-one parking spaces to serve the proposed religious assembly located at 3939 W. Devon Avenue

617-17-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Wellington Flats, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 631 W. Wellington Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 12.62', side setbacks from 2' to zero, combined side setback from 5' to zero for a proposed third floor addition, front and rear open decks and a rear porch to an existing two-story, four dwelling unit building.

618-17-S **ZONING DISTRICT: DX-7** **WARD: 42**
APPLICANT: Canal Partners, an Illinois general Partnership
OWNER: Same as applicant
PREMISES AFFECTED: 230 N. Canal Street
SUBJECT: Application for a special use to re-establish a non-accessory parking lot with fifty-four parking spaces.

619-17-Z **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Buckley Builders, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3315 N. Sheffield Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15.95' to 11.18', rear setback from 39' to 31.84' for a proposed four-story, four dwelling unit building with a roof top feature and an attached garage.

620-17-Z **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Buckley Builders, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3315 N. Sheffield Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 171 square feet to 102 square feet for a proposed four-story, four dwelling unit building with a roof top feature and attached garage.

621-17-Z **ZONING DISTRICT: RS-1** **WARD: 39**
APPLICANT: Ellen Berkshire
OWNER: Same as applicant
PREMISES AFFECTED: 5878 N. Kolmar Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.72' to 21.1' for a proposed rear two-story addition which connects the existing two-car garage to the existing single family residence.

622-17-Z **ZONING DISTRICT: RS-1** **WARD: 39**
APPLICANT: Ellen Berkshire
OWNER: Same as applicant
PREMISES AFFECTED: 5878 N. Kolmar Avenue
SUBJECT: Application for a variation to relocate the required 400 square feet of rear yard open space to the proposed garage roof deck for a proposed rear two-story addition which will connect the existing garage to the existing single family residence.

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

624-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Joel Hood & Sharon Skalko
OWNER: Same as applicant
PREMISES AFFECTED: 4204 N. Damen Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 11.08' to 8.09', north setback from 2' to .31' (south to be 2.56'), combined side setback from 5' to 2.87' for a proposed fourth-story dormer addition and a new front one story open porch with roof for the existing three-story, two dwelling unit building.

625-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Joel Hood & Sharon Skalko
OWNER: Same as applicant
PREMISES AFFECTED: 4204 N. Damen Avenue
SUBJECT: Application for a variation to increase the existing floor area ratio by no more than 13.1% from 3,363.64 square feet to 3,805.41 square feet with a proposed fourth-story dormer addition for the existing three-story, two dwelling unit building.

626-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Gustavo Zuniga
OWNER: Same as applicant
PREMISES AFFECTED: 2528-30 N. Talman Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.76' to 4', north setback from 4' to zero (south to be zero), combined side setback from 10' to zero, the rear alley setback for a detached garage from 2' to zero for a proposed two car garage addition with a roof deck, privacy wall, and rear fence at the rear of the existing building.

627-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Gustavo Zuniga
OWNER: Same as applicant
PREMISES AFFECTED: 2528-30 N. Talman Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 900 square feet to 644.12' square feet for a proposed detached two car garage with roof deck, privacy wall, and rear fence at the rear of the existing building.

628-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 32**
APPLICANT: Logan Talman, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2501-03 N. Talman Avenue
SUBJECT: Application for a variation to reduce the south setback from 2’ to 0.1' (north to be at 0.4'), combined side setback from 5' to 0.5' to subdivide an existing zoning lot into two zoning lots. The existing buildings at 2503 N. Talman shall remain. A single family residence is proposed for the lot at 2501 N. Talman which shall retain the existing garage.

629-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 32**
APPLICANT: Logan Talman, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2501-03 N. Talman Avenue
SUBJECT: Application for a variation to reduce the required parking from two spaces to zero to permit the subdivision of a zoning lot into two zoning lots. The two existing buildings at 2503 N. Talman shall remain. A single family residence is proposed for the lot at 2501 N. Talman which shall retain the existing garage.

630-17-Z **ZONING DISTRICT: C3-5** **WARD: 2**
APPLICANT: Furniture LLC
OWNER: SoNo Condominium Association
PREMISES AFFECTED: 860 W. Blackhawk Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero to subdivide one zoning lot into two zoning lots. There will be no change to the existing building at 860 W. Blackhawk Street and 1515 N. Fremont Avenue.

631-17-S	**ZONING DISTRICT: C3-5**	**WARD: 2**
APPLICANT:	Furniture, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1515 N. Fremont Avenue	
SUBJECT:	Application for a special use to reduce 100% of the required parking for a transit served location, which is an existing eight story, ninety-eight efficiency unit building.	

632-17-Z	**ZONING DISTRICT: C3-5**	**WARD: 2**
APPLICANT:	Furniture, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1515 N. Fremont Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to zero to subdivide an existing zoning lot into two zoning lots. There will be no change to the existing buildings at 860 W. Blackhawk Street and 1515 N. Fremont Avenue.	

Approval of the written resolutions containing finding of facts consistent with votes of the Board at its regular meeting of September 15, 2017.

Adjournment.