CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- January 19, 2018
121 N. LaSalle Street- Room 200

Approval of the minutes from the December 15, 2017 regular meeting of the Board.

Approval of the agenda for the January 19, 2018 regular meeting of the Board.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

565-16-S **ZONING DISTRICT: B3-5** **WARD: 46**
APPLICANT: Loukas Development
OWNER: O'Neil Living Trust
PREMISES AFFECTED: 3928 N. Sheridan Road
SUBJECT: Application for a special use to reduce the required parking by up to 100% for a site located within 1.320 feet of an existing transit station for a proposed eight story, fifty -four residential units (forty-four dwelling and ten efficiency units) with eleven ground floor parking spaces.

1-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: Anne Berger
OWNER: Same as applicant
PREMISES AFFECTED: 3754 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 14' to 0.08', north setback from 3.2' to 0.08' (south to be 0.25'), combined side setback from 8' to 0.33' for a proposed two-story addition and a rear porch to the existing single family residence.

2-18-S **ZONING DISTRICT: PMD-9** **WARD: 36**
APPLICANT: Super Express Car Wash Inc.
OWNER: GPS Investments, LLC
PREMISES AFFECTED: 4607 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a car wash in a proposed one-story building.

3-18-Z **ZONING DISTRICT: RM-6** **WARD: 49**
APPLICANT: Integrity 2, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6818 N. Wayne Avenue
SUBJECT: Application for a variation to reduce the required minimum lot area per unit from 300 square feet to 283.75 square feet which is not less than 90% of the required minimum lot area for the proposed conversion of a thirty-nine efficiency and two dwelling unit building to a thirty-nine efficiency and six dwelling unit building.

4-18-Z **ZONING DISTRICT: RM-6** **WARD: 49**
APPLICANT: Integrity 2, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6818 N. Wayne Avenue
SUBJECT: Application for a variation to reduce the required off street parking from four spaces to zero to allow the conversion of a thirty-nine efficiency and two dwelling unit building to a thirty-nine efficiency and six dwelling unit building.

5-18-S **ZONING DISTRICT: B3-2** **WARD: 7**
APPLICANT: Chicago, Illinois Windsor Park Congregation of Jehovah's Witnesses Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2833 E. 79th Street
SUBJECT: Application for a special use to establish a religious assembly with one hundred and fifty seats.

6-18-S **ZONING DISTRICT: B3-2** **WARD: 7**
APPLICANT: Chicago, Illinois, Windsor Park Congregation of Jehovah's Witnesses, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2835-45 E. 79th Street
SUBJECT: Application for a special use to establish an off-site parking lot with thirty-two spaces to meet the parking requirement for a religious assembly located at 2833 E. 79th Street.

7-18-S **ZONING DISTRICT: B3-2** **WARD: 7**
APPLICANT: Chicago, Illinois, Windsor Park Congregation of Jehovah's Witnesses, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2807-11 E. 79th Street
SUBJECT: Application for a special use to establish an off-site parking lot with nineteen spaces to meet the parking requirement of the religious assembly located at 2833 E. 79th Street.

8-18-S **ZONING DISTRICT: PMD # 4A** **WARD: 27**
APPLICANT: L & C Boxing, LLC
OWNER: 410 N. Oakley, LLC
PREMISES AFFECTED: 410 N. Oakley Boulevard, 2nd FL.
SUBJECT: Application for a special use to establish a sports and recreation, participant facility for a boxing gym and fitness facility.

9-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Brian Anderson
OWNER: Same as applicant
PREMISES AFFECTED: 1646 W. Bloomingdale Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 18.06' to 14.69', west setback from 2' to 1.03' (east to be 2.66'), combined side setback from 5.02' to 3.69' for a proposed second floor addition with new open porch and balcony to the existing single family residence.

10-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: 1245 W Nelson, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1245 W. Nelson Street
SUBJECT: Application for a variation to increase the existing floor area ratio by 12.8% not to exceed 15% of the existing floor area ratio) by 583.36 square feet, for a proposed third floor addition, front open porch, rear open deck and porch front the existing front , two-story, two dwelling unit building.

11-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: 1245 W Nelson, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1245 W. Nelson Street
SUBJECT: Application for a variation to reduce the front setback from the required 13.43' to 11', east setback from 2' to 1.12', combined side setback from 5' to 3.95' for a proposed third floor addition, front open porch, rear open deck and porch for the existing front, two-story, two dwelling unit building.

12-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: 1245 W Nelson, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1245 W. Nelson Street
SUBJECT: Application for a variation to increase the building height from the maximum 30' by no more than 10% to 33' for a proposed third floor addition, front open porch, rear open deck and porch front the existing front , two-story, two dwelling unit building.

13-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Patrick Sebring
OWNER: Same as applicant
PREMISES AFFECTED: 1803 W. Wabansia Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 2' to 0.5' for a proposed detached one-car garage with roof deck.

14-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Patrick Sebring
OWNER: Same as applicant
PREMISES AFFECTED: 1803 W. Wabansia Avenue
SUBJECT: Application for a variation to relocate the required rear yard open space to the roof of a proposed one car garage with a roof deck.

15-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Patrick Sebring
OWNER: Same as applicant
PREMISES AFFECTED: 1803 W. Wabansia Avenue
SUBJECT: Application for a variation to reduce the required parking spaces from two to one for a proposed one car, detached garage.

16-18-S **ZONING DISTRICT: B3-1** **WARD: 32**
APPLICANT: Diversey Wine, LLC
OWNER: Everest Investments, LLC
PREMISES AFFECTED: 3023 W. Diversey Avenue
SUBJECT: Application for a special use to establish a liquor store.

17-18-S **ZONING DISTRICT: DX-12** **WARD: 2**
APPLICANT: APS MGMT, LLC
OWNER: 705 S Clark, LLC
PREMISES AFFECTED: 701-05 S. Clark Street
SUBJECT: Application for a special use to establish a non-accessory parking lot outside the central parking area with less than 249 parking spaces.

18-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Montana-Lincoln Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 934 W. Montana Street
SUBJECT: Application for a variation to reduce the front setback from the required 11.94' to 8.5', rear setback from 34.5' to 2', east from 4' to zero (west to be zero) for a proposed four-story, seven dwelling unit building and garage which shall also contain the 301.88 square feet of rear yard open space.

19-18-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: 3258 N. Sheffield, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3258 N. Sheffield Avenue
SUBJECT: Application for a special use to expand an existing ground floor tavern with an enclosed canopy over the existing outdoor patio.

20-18-S **ZONING DISTRICT: RT-4** **WARD: 24**
APPLICANT: Lawndale Christian Health Center
OWNER: Same as applicant
PREMISES AFFECTED: 2129 S. Harding Avenue
SUBJECT: Application for a special use to establish a non-accessory parking lot with thirty parking spaces.

21-18-Z **ZONING DISTRICT: RT-4** **WARD: 24**
APPLICANT: Lawndale Christian Health Center
OWNER: Same as applicant
PREMISES AFFECTED: 2129 S. Harding Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 6.92', south setback from 7.26' to 5.58' (north to be 6.11') combined side setback from 18.15' to 11.69', the front property line setback from 20' to 6.92' for a non-accessory, parking lot with thirty spaces.

22-18-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: McDonald's Corporation
OWNER: Chicago Title Land Trust Company as Trustee Trust agreement dated 1/17/94 # 94-6006
PREMISES AFFECTED: 3540 N. Harlem Avenue
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing restaurant.

23-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: 1522 West Huron Condominium Association
OWNER: Carl Seidman, Condo Association President
PREMISES AFFECTED: 1520-22 W. Huron Street
SUBJECT: Application for a variation to reduce the rear setback from the required 36.9' to zero, west setback from 4' to zero to allow for an existing rolling metal gate which is 9.67' tall along the rear property line and a privacy fence that is 6.16' tall along the west yard setback for the existing three-story, six dwelling unit building.

24-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Terry Alexander
OWNER: Same as applicant
PREMISES AFFECTED: 2041 W. Dickens Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to zero, east setback from 4' to 1.67', combined side setback from 9.6' to 2.15' for a proposed second floor addition with a roof top stairway with attached garage.

25-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: 2035 Wolcott, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2035 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 23' for a landing extension between the existing three-story, rear open porch and a proposed roof deck above the existing detached garage.

26-18-S **ZONING DISTRICT: B3-2** **WARD: 2**
APPLICANT: Threading Point, LLC
OWNER: Rick Strilky as Trustee, Chicago Title and Land Trust NO. RV 011567
PREMISES AFFECTED: 1507 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a hair / nail salon.

27-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Jennifer Mulvhill
OWNER: Same as applicant
PREMISES AFFECTED: 1903 W. Erie Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.02' to 1.55', west from 2' to 0.77', combined side setback from 4.8' to 3.66' for a proposed roof side walls, roof deck which shall contain the 225 square feet of relocated rear yard open space and exterior stairs for the existing detached garage which serves the existing single family residence.

28-18-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Pratima Patel
OWNER: Belmont Building I, LLC
PREMISES AFFECTED: 739 W. Belmont Avenue
SUBJECT: Application for a special use to establish a body art service (permanent makeup tattoo).

29-18-Z **ZONING DISTRICT: B2-5** **WARD: 12**
APPLICANT: Mohammed Shah
OWNER: Same as applicant
PREMISES AFFECTED: 3201 S. Archer Avenue
SUBJECT: Application for a variation to reduce the required parking from two spaces to zero to allow the conversion of a seventeen single room occupancy building to a twenty one building single room occupancy building.

30-18-Z **ZONING DISTRICT: RS-3** **WARD: 31**
APPLICANT: Jozef Nowak
OWNER: Same as applicant
PREMISES AFFECTED: 2910 N. Parkside Avenue
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback from the allowable 626.58 square feet to the as built 628.41 square feet for a detached two car garage with attic space.

31-18-Z **ZONING DISTRICT: B3-5** **WARD: 48**
APPLICANT: 1101 Granville, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1101-17 W. Granville Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed six-story building with ground floor retail and twenty dwelling units above.

32-18-Z **ZONING DISTRICT: B3-5** **WARD: 48**
APPLICANT: 1101 Granville, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1101-17 W. Granville Avenue
SUBJECT: Application for a variation to eliminate the one required loading space for a proposed six-story building with ground floor retail and twenty dwelling units above.

33-18-Z **ZONING DISTRICT: B3-2** **WARD: 29**
APPLICANT: Once Upon a Party Banquet, Inc.
OWNER: John Tzprtzis
PREMISES AFFECTED: 5911 W. Montrose Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for a proposed banquet hall which is located within 125' of a residential zoning district.

34-18-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Once Upon a Banquet, Inc.
OWNER: Bernard Hennig
PREMISES AFFECTED: 5942-44 W. Montrose Avenue
SUBJECT: Application for a special use to establish off-site parking with eight parking spaces to serve a proposed banquet hall located at 5911 W. Montrose Avenue.

35-18-S **ZONING DISTRICT: B3-1** **WARD: 34**
APPLICANT: Shaun Elias
OWNER: Diane L. Elias
PREMISES AFFECTED: 1426 W. 111th Street
SUBJECT: Application for a special use to establish a barber shop.

36-18-Z **ZONING DISTRICT: B2-3** **WARD: 33**
APPLICANT: Martin Newell
OWNER: Sara Howard
PREMISES AFFECTED: 3245-47 N. Elston Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.16' to 23.5' and the front setback from 6.07' to zero for a proposed three-story, six dwelling unit building,

37-18-Z **ZONING DISTRICT: B2-3** **WARD: 33**
APPLICANT: Martin Newell
OWNER: Sara Howard
PREMISES AFFECTED: 3245-47 N. Elston Avenue
SUBJECT: Application for a variation to increase the area for an accessory building in the rear setback by no more than 10% from 705 square feet to 775.5 square feet to serve a proposed three-story, six dwelling unit building.

38-18-Z **ZONING DISTRICT: B3-3 (T1)** **WARD: 2**
APPLICANT: 1983 West North Avenue, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1938-42 W. North Avenue
SUBJECT: Application for a variation to reduce the rear set back from the required 30' to zero for a proposed five-story lateral addition to an existing three story building with ground floor retail/commercial use and fifteen dwelling units above.

39-18-S **ZONING DISTRICT: B3-1** **WARD: 45**
APPLICANT: 3932 W. Irving Park Corporation
OWNER: George Lacon
PREMISES AFFECTED: 3932-34 W. Irving Park Road
SUBJECT: Application for a special use to expand an existing tavern at 3932 W. Irving Park to 3934 and to the rear for an outdoor patio.

40-18-Z **ZONING DISTRICT: B3-1** **WARD: 45**
APPLICANT: 3932 West Irving Park Corporation
OWNER: George Lacon
PREMISES AFFECTED: 3932-34 W. Irving Park Road
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125' of a residential district.

41-18-Z	**ZONING DISTRICT: DX-3**	**WARD: 27**
APPLICANT:	835 W Washington, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	835 W. Washington Boulevard	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to zero for a proposed third floor addition to an existing building which will add one dwelling unit.	

42-18-Z	**ZONING DISTRICT: DX-3**	**WARD: 27**
APPLICANT:	835 W Washington, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	835 W. Washington Boulevard	
SUBJECT:	Application for a variation to reduce the parking requirement from one parking space to zero for a proposed third floor addition to an existing building which will add one dwelling unit.	

43-18-S	**ZONING DISTRICT: DS-3**	**WARD: 3**
APPLICANT:	MJS Futures LLC	
OWNER:	Ross Feinberg	
PREMISES AFFECTED:	2417 S. Wabash Avenue	
SUBJECT:	Application for a special use to establish a non-accessory parking lot which is located outside of the Central Area Parking District and will have with twenty-six parking spaces.	

2:00 P.M.

44-18-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: Musa Tadros
OWNER: Same as applicant
PREMISES AFFECTED: 3955-63 W. Ogden Avenue / 2213-23 S. Pulaski Road
SUBJECT: Application for a special use to establish a one -lane drive through to serve a proposed fast food restaurant.

45-18-S **ZONING DISTRICT: B3-1** **WARD: 36**
APPLICANT: 6213 W. Belmont Inc.
OWNER: Anila Agaku
PREMISES AFFECTED: 6213 W. Belmont Avenue
SUBJECT: Application for a special use to establish a tavern.

46-18-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Michael Kane & Barbara Sudak
OWNER: Same as applicant
PREMISES AFFECTED: 1646 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 10.98' to zero, south setback from 4.43' to zero and the rear setback from 33.88' to zero for a proposed three- story, single family residence with attached garage and roof deck.

47-18-S **ZONING DISTRICT: B3-1** **WARD: 18**
APPLICANT: Cantina Chicago, LLC
OWNER: 7900 S Western, LLC
PREMISES AFFECTED: 7900 S. Western Avenue
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.

48-18-S **ZONING DISTRICT: B1-2** **WARD: 11**
APPLICANT: Lakeside Bank an Illinois Banking Corporation
OWNER: Chicago Title and Land Trust Company Trust No. 10-1805
PREMISES AFFECTED: 3849-59 S. Halsted Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve a proposed bank.

49-18-Z **ZONING DISTRICT: RM-5** **WARD: 4**
APPLICANT: Daniel Gorman
OWNER: Bronzeville Real Estate Group, LLC
PREMISES AFFECTED: 4825 S. Champlain Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 2' to zero, (north to be zero), combines side setback from 5' to zero to subdivide an existing zoning lot into two zoning lots, The existing four-story, three dwelling unit will remain.

50-18-S **ZONING DISTRICT: B3-2** **WARD: 39**
APPLICANT: Foster Shell Mart, Inc.
OWNER: Riteline Properties, LLC
PREMISES AFFECTED: 5147-49 N. Kimball Avenue / 3341-57 W. Foster Avenue
SUBJECT: Application for a special use to establish a new one-story retail building with a one lane car wash to serve the existing gas station facility.

51-18-S **ZONING DISTRICT: B3-1** **WARD: 21**
APPLICANT: Nail One Chicago
OWNER: 7952 S. Ashland, LLC
PREMISES AFFECTED: 7952 S. Ashland Avenue
SUBJECT: Application for a special use to establish a nail salon.

52-18-S **ZONING DISTRICT: PMD-11** **WARD: 25**
APPLICANT: Lakeshore Outdoor Advertising, Inc.
OWNER: Allied Metal Co.
PREMISES AFFECTED: 2101 S. Canal Street
SUBJECT: Application for a special use to establish an off premise advertising sign.

53-18-S **ZONING DISTRICT: PMD-8A** **WARD: 11**
APPLICANT: Stockyards Materials. LLC
OWNER: 4031 South Ashland, LLC
PREMISES AFFECTED: 3981-4031 S. Ashland Avenue
SUBJECT: Application for a special use to establish a reprocessable construction / demolition material facility.

54-18-S **ZONING DISTRICT: PMD-8A** **WARD: 11**
APPLICANT: Stockyard Materials, LLC
OWNER: 4031 South Ashland, LLC
PREMISES AFFECTED: 3981-4031 S. Ashland Avenue
SUBJECT: Application for a special use to establish a modified transfer station.

55-18-S **ZONING DISTRICT: PMD-8A** **WARD: 11**
APPLICANT: Stockyards Materials, LLC
OWNER: 4031 S. Ashland, LLC
PREMISES AFFECTED: 3981-4031 S. Ashland Avenue
SUBJECT: Application for a special use to establish a Class V recycling facility.

56-18-Z **ZONING DISTRICT: B3-3** **WARD: 47**
APPLICANT: Alfred J. Cantieri
OWNER: Same as applicant
PREMISES AFFECTED: 4101-03 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 16.13' for a proposed second floor addition and to convert an existing retail and three dwelling unit building to a four dwelling unit building.

57-18-Z **ZONING DISTRICT: B3-3** **WARD: 47**
APPLICANT: Alfred J. Cantieri
OWNER: Same as applicant
PREMISES AFFECTED: 4101-03 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the off-street parking requirement from one space to zero for a proposed second floor addition to convert an existing retail and three dwelling unit building to a four dwelling unit building.

58-18-Z **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: Alfred J. Cantieri
OWNER: Same as applicant
PREMISES AFFECTED: 4105 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear set back from the required 50' to 3.38' for a proposed second floor addition to an existing building.

59-18-Z **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: Alfred J. Cantieri
OWNER: Same as applicant
PREMISES AFFECTED: 4105 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the required off street parking from one space to zero for a proposed second floor addition to an existing building

60-18-S **ZONING DISTRICT: B3-5** **WARD: 32**
APPLICANT: Camp Wiggles, LLC
OWNER: Eduardo Cabezas, Virginia Cabezas & Teresa Castillo
PREMISES AFFECTED: 2932 N. Lincoln Avenue
SUBJECT: Application for a special use to establish an animal day care and boarding facility (kennel).

61-18-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: Stepline Development, LLC
OWNER: Oden Properties
PREMISES AFFECTED: 1838-44 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 10' on floors containing dwelling units for a proposed five-story building with retail at grade and nine dwelling units.

62-18-S **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2745 W. Lawrence Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.

63-18-S **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2751 W. Lawrence Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.

64-18-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: Patrick Gallagher
OWNER: Same as applicant
PREMISES AFFECTED: 2022-26 W. Warner Avenue
SUBJECT: Application for a variation to reduce the east setback from the required 2' to zero, combined side setback combination from 5' to zero to subdivide one zoning lot into two zoning lots. The existing residence at 2022-24 W. Warner shall remain.

65-18-S **ZONING DISTRICT: B3-1** **WARD: 36**
APPLICANT: Yenngoc Thi Lam
OWNER: Same as applicant
PREMISES AFFECTED: 3419 N. Central Avenue
SUBJECT: Application for a special use to establish a nail salon.

CONTINUANCES

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.

637-17-S **ZONING DISTRICT: C1-3** **WARD: 33**
APPLICANT: 3280 N California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3280 N. California Avenue
SUBJECT: Application for a special use to establish residential use and parking below the second floor for a proposed five-story, twenty-five dwelling unit building with enclosed parking.

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

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

646-17-S **ZONING DISTRICT: RS-2** **WARD: 6**
APPLICANT: The Lyte Collective
OWNER: Same as applicant
PREMISES AFFECTED: 7604 S. St. Lawrence Avenue
SUBJECT: Application for a special use to establish a community center.

650-17-S **ZONING DISTRICT: B3-1** **WARD: 34**
APPLICANT: Suave Incorporated
OWNER: Same as applicant
PREMISES AFFECTED: 12717 S. Halsted Street
SUBJECT: Application for a special use to expand an existing tavern into the rear one story portion of an existing one and two story mixed use building.

668-17-S **ZONING DISTRICT: B1-1** **WARD: 39**
APPLICANT: Peterson Park Health Care Realty, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6141 N. Pulaski Road
SUBJECT: Application for a special use to expand an existing nursing home by adding a front second floor addition and a front carport.

669-17-Z **ZONING DISTRICT: B1-1** **WARD: 39**
APPLICANT: Peterson Park Health Care realty, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6141 N. Pulaski Road
SUBJECT: Application for a variation to reduce the front setback from the required 10.06' to 4.08' for a proposed second floor addition and a front carport.

672-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Lisa Cartwright
OWNER: Same as applicant
PREMISES AFFECTED: 2040 N. Fremont Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 23.3' for a proposed rear addition with terrace and an unenclosed stairway to access a garage roof deck.

675-17-Z **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Castleview Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 734-8 W. Melrose Street
SUBJECT: Application for a variation to reduce the rear setback from the required 36.15' to 16.5', west setback from 5' to 1' (east to be 5') combined side setback from 10' to 6' for a proposed four-story, eight dwelling unit building with eight interior parking spaces.

681-17-S **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: PNC Bank N. A.
OWNER: Same as applicant
PREMISES AFFECTED: 3844 W. Belmont Avenue
SUBJECT: Application for a special use to establish a two-lane drive up automatic teller machine which shall be accessory to the existing bank at 3821 W. Belmont Avenue.

684-17-S	**ZONING DISTRICT: B3-1**	**WARD: 33**
APPLICANT:	Pacifico Spa, LLC	
OWNER:	Ramiro Barajas	
PREMISES AFFECTED:	2851 W. Belmont Avenue	
SUBJECT:	Application for a special use to establish a massage establishment.	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 640-17-S, 609-17-S, 659-17-Z, 660-17-Z, 550-17-Z, and 551-17-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of December 15, 2017, with the exception of Board Cal. No. 689-17-S.

Adjournment.