CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- February 16, 2018
121 N. LaSalle Street- Room 200

Approval of the minutes from the January 19, 2018 regular meeting of the Board.

Approval of the agenda for the February 16, 2018 regular meeting of the Board.

9:00 A.M.

66-18-S	**ZONING DISTRICT: B3-1**	**WARD: 41**
APPLICANT:	Barbara Kruszewski d/b/a/ Basia's Salon Ltd.	
OWNER:	Higgins Management	
PREMISES AFFECTED:	7114 W. Higgins Avenue	
SUBJECT:	Application for a special use to establish a body art service (microblading).	

67-18-Z	**ZONING DISTRICT: DR-3**	**WARD: 42**
APPLICANT:	Thomas and Virginia Gohagan	
OWNER:	Same as applicant	
PREMISES AFFECTED:	103 E. Bellevue Place	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30.34' to zero for a proposed one-story rear addition to the existing three-story, single family residence.	

68-18-Z	**ZONING DISTRICT: RT-4**	**WARD: 1**
APPLICANT:	Henry Z. Papiz, Jr.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1103 N. Hermitage Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 38.46' to 2', north setback from 2' to zero (south to be zero), combined side setback from 5’ to zero for a proposed detached, two-car garage with a roof deck, pergola, chimney, rear porch and an unenclosed stairway accessing the roof deck at the rear of the three-story building.	

69-18-Z	**ZONING DISTRICT: DS-3**	**WARD: 27**
APPLICANT:	916 Fulton, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	916 W. Fulton Market	
SUBJECT:	Application for a variation to reduce the required sixty-five parking spaces by 100% to zero for a proposed two-story restaurant and retail building.	

70-18-Z **ZONING DISTRICT: DS-3** **WARD: 27**
APPLICANT: 916 Fulton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 916 W. Fulton Market
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed two-story restaurant and retail building.

71-18-S **ZONING DISTRICT: B3-2** **WARD: 4**
APPLICANT: C & F building, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 950 W. Addison Street
SUBJECT: Application for a special use to establish a rooftop patio located on the fourth floor and roof top to serve an existing restaurant located on the lower level and first floor.

72-18-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Novus Real Estate, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3112 N. Francisco Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12.14' to 7.91', north setback from 2' to 0.62' (south to be 3.5'). combined side setback from 5' to 4.12' for a proposed one-story front addition and a rear three-story addition to the existing three-story, single family residence.

73-18-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Nathan Chamberlain
OWNER: Same as applicant
PREMISES AFFECTED: 3911 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 14' to 1.28', north setback from 2' to 0.3' for a proposed second floor addition and a rear one story addition with roof deck for the existing single family residence.

74-18-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Nathan Chamberlain
OWNER: Same as applicant
PREMISES AFFECTED: 3911 N. Hermitage Avenue
SUBJECT: Application for a variation to relocate the existing 101.11 square feet of rear yard open space to the rear roof deck which shall serve the existing single family residence.

75-18-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Nathan Chamberlain
OWNER: Same as applicant
PREMISES AFFECTED: 3911 N. Hermitage Avenue
SUBJECT: Application for a variation to increase the non-conforming floor area ratio by 59 square feet with a proposed second floor addition and a rear one story addition with roof deck for the proposed single family residence.

76-18-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Jose Salamanca
OWNER: Same as applicant
PREMISES AFFECTED: 2071 N. Western Avenue
SUBJECT: Application for a special use to convert one retail store front and one rear dwelling unit into a single family residence with new second floor addition and an attached one car garage with roof deck.

77-18-Z **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Jose Salmanca
OWNER: Same as applicant
PREMISES AFFECTED: 2071 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to zero, reduce the reduce the required garage rear setback from 2' to zero for a proposed second floor addition, side open porches, a solid fence that exceeds 6' in height and an attached garage with roof deck.

78-18-S **ZONING DISTRICT: B1-2** **WARD: 43**
APPLICANT: Spa Spazio II, LLC
OWNER: Acadia 639 West Diversey, LLC
PREMISES AFFECTED: 2746 N. Clark Street
SUBJECT: Application for a special use to establish a nail salon.

79-18-Z **ZONING DISTRICT: RS-3** **WARD: 30**
APPLICANT: Matthew Fisher
OWNER: Same as applicant
PREMISES AFFECTED: 3941 W. Wellington Avenue
SUBJECT: Application for a variation to convert a four dwelling unit building to a five dwelling unit building. One dwelling unit may be added with documented evidence to support the increase in density and may not exceed one dwelling unit.

80-18-Z **ZONING DISTRICT: RS-3** **WARD: 30**
APPLICANT: Matthew Fisher
OWNER: Same as applicant
PREMISES AFFECTED: 3941 W. Wellington Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 1,125 square feet to zero for a proposed two-story, four dwelling unit building to be converted to a five dwelling unit building.

81-18-Z **ZONING DISTRICT: RM-5.5** **WARD: 1**
APPLICANT: Scott Gray
OWNER: Same as applicant
PREMISES AFFECTED: 1824 W. Augusta Boulevard
SUBJECT: Application for a variation to reduce the required parking stalls from six to three to allow for the conversion of a three dwelling unit building with tavern to a six dwelling unit building.

82-18-Z **ZONING DISTRICT: RM-5.5** **WARD: 1**
APPLICANT: Scott Gray
OWNER: Same as applicant
PREMISES AFFECTED: 1824 W. Augusta Boulevard
SUBJECT: Application for a variation to reduce the required rear yard open space from 216 square feet to 150 square feet for the conversion of a three dwelling unit building with tavern to a six dwelling unit building.

83-18-Z **ZONING DISTRICT: B3-3** **WARD: 47**
APPLICANT: 3901 Lincoln Flats, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3901 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 10.58' for a proposed four-story building with ground floor retail and twelve dwelling units above and six on-site parking spaces.

84-18-S **ZONING DISTRICT: B3-2** **WARD: 31**
APPLICANT: Gloria C. Sandoval d/b/a/ Windy City Fades, Inc.
OWNER: Eddie and Gloria Sandoval
PREMISES AFFECTED: 4406 W. Diversey Avenue
SUBJECT: Application for a special use to establish a barber shop.

85-18-S **ZONING DISTRICT: PMD-4A** **WARD: 27**
APPLICANT: Altitude Chicago, LLC
OWNER: CHP-DRH Portfolio, LLC
PREMISES AFFECTED: 1501-11 W. Hubbard Street / 400-36 N. Armour Street
SUBJECT: Application for a special use to establish a sports and recreation participant (children's play center) in an existing building.

86-18-S **ZONING DISTRICT: PMD-4A** **WARD: 27**
APPLICANT: Altitude Chicago, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1512-24 W. Kinzie Street
SUBJECT: Application for a special use to establish an off-site accessory parking lot to serve a proposed sports and recreation facility (children's play center) located at 1501-11 W. Hubbard Street / 400-36 N. Armour Street.

87-18-Z **ZONING DISTRICT: B2-3** **WARD: 28**
APPLICANT: 1430 W. Filmore, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1430 W. Fillmore Street
SUBJECT: Application for a variation to reduce the front setback from the required 6.39' to 1.83', rear setback from 30' to 23.5' for a proposed open bridge to connect the existing garage roof deck to the existing three-story, six dwelling unit building with new proposed front open balconies.

88-18-S **ZONING DISTRICT: B3-1** **WARD: 45**
APPLICANT: Shiv Shatki Investment, Inc. d/b/a/ Community Food and Liquor 1
OWNER: Skil Plaza, LLC
PREMISES AFFECTED: 5530 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a liquor store.

89-18-Z **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: Steven 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 wood privacy fence for the existing three-story, single family residence.

90-18-Z **ZONING DISTRICT: RS-3** **WARD: 2**
APPLICANT: Yuval Degani
OWNER: Same as applicant
PREMISES AFFECTED: 1426 W. Lill Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 19.02' to 6.3', west setback from 2' to 0.2' (east to be 2.6'), combined side setback from 4.8' to 2.8' for a proposed two-story, front addition and a rear open deck for the existing single family residence.

91-18-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Glenn and Kathryn McMillan
OWNER: Same as applicant
PREMISES AFFECTED: 1648 N. Winchester Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 33.88' to zero, south setback from 3.29' to zero (north to be zero for abutting a public alley) for a proposed two story single family residence with privacy wall, rear covered walkway and a rear two car detached garage.

92-18-Z **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: 2930 Lincoln, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2930 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from 3,000 square feet to 2,885.24 square feet for a proposed four-story, three dwelling unit building.

93-18-S **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 special use to establish one off-site parking space to meet the parking requirement for a four, dwelling unit building located at 744 W. Buckingham Place.

94-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: 744 Buckingham Place
OWNER: Same as applicant
PREMISES AFFECTED: 744 W. Buckingham Place
SUBJECT: Application for a variation to reduce the west setback from the required 2' to 1.1' for a proposed three-car garage.

95-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: 744 Buckingham, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 744 W. Buckingham Place
SUBJECT: Application for a variation to reduce the rear yard open space from the required 279.11 square feet to zero for a proposed three car garage.

96-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: Anne Shutler
OWNER: Nikolas Agbavani
PREMISES AFFECTED: 1242-44 W. Huron Street
SUBJECT: Application for a variation to reduce the west setback at 1242 W. Huron from the required 2' to 0.37 feet to subdivide one existing zoning lots into two zoning lots. The three-story, three dwelling unit building at 1242 W. Huron shall remain.

97-18-S **ZONING DISTRICT: M2-1** **WARD: 23**
APPLICANT: McDonald's Corporation / Archland Property II, LP
OWNER: Archland Property II, LP
PREMISES AFFECTED: 5253-59 S. Pulaski Road
SUBJECT: Application for a special use to establish a drive through lane with a double menu board to serve and existing fast food restaurant. A proposed one story addition shall also be added to the existing building.

98-18-Z **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: 2829 Clybourn, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2835 N. Clybourn Avenue
SUBJECT: Application for a variation to reduce the rear garage feature setback from the required 2' to zero for a proposed four-story, retail and fifteen dwelling unit building.

99-18-Z **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: 2829 Clybourn, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2839 N. Clybourn Avenue
SUBJECT: Application for a variation to reduce the rear garage feature setback from 2' to zero for a proposed four-story, fifteen dwelling unit building.

100-18-S **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: May 1st Nail Spa Inc.,
OWNER: MRR 1054 Ashland, LLC
PREMISES AFFECTED: 1054 N. Ashland Avenue
SUBJECT: Application for a special use to establish a nail salon.

101-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: Jessica and Brian Price
OWNER: Nancy Hoyt Revocable Trust dated 9/7/95
PREMISES AFFECTED: 1953 N. Howe Street
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 7', north and south setback 2' to zero each, combined side setback from 4.12' to zero, rear setback from 35' to 18.50' for a proposed front second floor infill addition, rear third floor addition, third floor roof addition, one story rear addition to connect the residence to the existing garage with a proposed roof deck with open stair and an 8' high masonry fence wall and new rear open deck.

102-18-S **ZONING DISTRICT: B3-2** **WARD: 35**
APPLICANT: Jim & Carmel Carrillo DeRogatis
OWNER: Paul Sherman
PREMISES AFFECTED: 3907-15 N. Elston Avenue
SUBJECT: Application for a special use to establish an artist live / work space.

103-18-Z **ZONING DISTRICT: RM-5** **WARD: 1**
APPLICANT: 1914 W Crystal, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1914 W. Crystal Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 288 square feet to zero to convert the existing three-story, six dwelling unit building to eight dwelling units.

104-18-Z **ZONING DISTRICT: RM-5** **WARD: 1**
APPLICANT: 1914 W Crystal, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1914 W. Crystal Street
SUBJECT: Application for a variation to reduce the required parking from two spaces to zero to convert an existing three-story, six dwelling unit building to an eight dwelling unit building.

105-18-S **ZONING DISTRICT: C1-1** **WARD: 47**
APPLICANT: Irving and Clark Property, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4000 N. Clark Street
SUBJECT: Application for a special use to establish a gas station with three gas pumps, one-story accessory retail building and a car wash.

106-18-Z **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: Milridge, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3101 N. Ridgeway Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 23' for a proposed four-story, seventeen dwelling unit building with seventeen required on-site parking spaces and seventeen non-required accessory parking spaces.

107-18-Z **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: Milridge LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3101 N. Ridgeway Avenue
SUBJECT: Application for a variation to reduce the minimum lot area by an amount not less than 90% from the existing 17,000 square feet to 15,300 square feet for a proposed four-story, retail and seventeen dwelling unit building with seventeen required parking space and seventeen non-required accessory parking spaces.

108-18-Z	**ZONING DISTRICT: C1-2**	**WARD: 30**
APPLICANT:	Milridge, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3101 N. Ridgeway Avenue	
SUBJECT:	Application for a variation to reduce the ground floor commercial space by an amount not to exceed 20% from 3,121.184 square feet to 2,496.91 square feet for a proposed four-story, retail and seventeen dwelling unit building with seventeen on-site required parking spaces and seventeen non-required accessory parking spaces.	

109-18-Z	**ZONING DISTRICT: C1-2**	**WARD: 30**
APPLICANT:	Milridge, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3101 N. Ridgeway Avenue	
SUBJECT:	Application for a variation to increase the maximum height from the allowed 45' to 46.58' which is not more than 10% for a proposed four-story, seventeen dwelling unit building with seventeen required on-site parking spaces and seventeen non-required accessory parking spaces.	

2:00 P.M.

110-18-Z **ZONING DISTRICT: C1-2** **WARD: 47**
APPLICANT: The Renslow, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5015-23 N. Clark Street
SUBJECT: Application for a variation to reduce the rear setback from the required 5' to zero, the rear north east setback from 16' to zero for a proposed four-story retail and nine dwelling unit addition to an existing two-story, retail building.

111-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: K K Court Investment, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2430 W. Moffat Street
SUBJECT: Application for a variation to reduce the minimum lot area per unit from 3,000 square feet to 2,991.84 square feet for a proposed three-story, three dwelling unit building with a rooftop stairway enclosure.

112-18-Z **ZONING DISTRICT: B3-5** **WARD: 27**
APPLICANT: 1553 N Wells, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1553-55 N. Wells Street
SUBJECT: Application for a variation to reduce the required parking by more than 50% from twenty-three parking spaces to eight parking spaces for a six-story, retail and twenty- three dwelling unit building located in a transit served location.

113-18-Z **ZONING DISTRICT: B3-5** **WARD: 27**
APPLICANT: 1553 N Wells, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1553-55 N. Wells Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 16' for a proposed six-story, twenty three dwelling unit building located in a transit served location.

114-18-Z **ZONING DISTRICT: B3-5** **WARD: 27**
APPLICANT: 1553 N Wells, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1553-55 N. Wells Street
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed six-story retail and twenty-three dwelling unit building located in a transit served location.

115-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Lubomir Murgas
OWNER: Community Savings Bank (Trust No. 1824)
PREMISES AFFECTED: 2060 N. Bingham Street
SUBJECT: Application for a variation to reduce the minimum lot area standard from 2,500 square feet to 2,467.08 square feet for a proposed two-story, single family residence.

116-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Lubomir Murgas
OWNER: Community Savings Bank (Trust No. 1824)
PREMISES AFFECTED: 2060 N. Bingham Street
SUBJECT: Application for a variation to reduce the minimum lot area per unit from 2,500 square feet to 2,467.08 square feet for a proposed two-story, single family residence.

117-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Lubomir Murgas
OWNER: Community Savings Bank (Trust No. 1824)
PREMISES AFFECTED: 2060 N. Bingham Street
SUBJECT: Application for a variation to reduce the west front garage feature setback from the required 20' to zero for detached garage on a through lot to serve a proposed two-story, single family residence.

118-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Lubomir Murgas
OWNER: Community Savings Bank (Trust No. 1824)
PREMISES AFFECTED: 2062 N. Bingham Street
SUBJECT: Application for a variation to reduce the minimum lot area standard from 2,500 square feet to 2,469.6 square feet for a proposed single family residence with a detached garage.

119-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Lubomir Murgas
OWNER: Community Savings Bank (Trust No. 1824)
PREMISES AFFECTED: 2062 N. Bingham Street
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from 2,500 square feet to 2,469.6 square feet for a proposed two-story single family residence with a detached garage.

120-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Lubomir Murgas
OWNER: Community Savings Bank (Trust No. 1824)
PREMISES AFFECTED: 2062 N. Bingham Street
SUBJECT: Application for a variation to reduce the west front garage feature from the required 20' to zero for a proposed detached garage to serve a propose two-story, single family residence.

121-18-Z **ZONING DISTRICT: RS-3** **WARD: 44**
APPLICANT: 3144 N. Kenmore Condo Association
OWNER: Thomas Grogan (Condo Association President)
PREMISES AFFECTED: 3144 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36' to 27' for a proposed unenclosed catwalk / walkway to access a proposed garage roof deck which shall also contain 540 square feet of relocated rear yard open space.

122-18-Z **ZONING DISTRICT: RS-3** **WARD: 30**
APPLICANT: David Hapke
OWNER: Francisco Patino
PREMISES AFFECTED: 3537-39 N. Kostner Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2' to 5", south setback from 2' to 1'-10", combined side setback from 5' to 2'-3" to allow for the subdivision of a zoning lot. The existing single family residence at 3539 N. Kostner shall remain.

123-18-Z **ZONING DISTRICT: RS-2** **WARD: 9**
APPLICANT: Alex Veitsman
OWNER: Same as applicant
PREMISES AFFECTED: 618 W. 129th Place
SUBJECT: Application for a variation to reduce the front setback from the required 22.82' to 14.12' for a proposed front one story addition to the existing single family residence.

124-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Chicago Title Land Trust Company under Trust Agreement dated October 17, 2017 Trust # 8002376138
OWNER: Same as applicant
PREMISES AFFECTED: 1830 N. Mohawk Street
SUBJECT: Application for a variation to reduce the front setback from the required 6.6' to zero, rear setback from 33.32' to zero, north setback from 2' to zero (south to be zero), combined side setback from 4.8' to zero for a proposed four-story, single family residence with roof deck, front stairs and landing, fences, and rear open patio.

125-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Chicago Title Land Trust Company, as Trustee under Trustee Agreement dated October 17, 2017 Trust # 8002376138
OWNER: Same as applicant
PREMISES AFFECTED: 1830 N. Mohawk Street
SUBJECT: Application for a variation to relocate the required rear yard open space on the garage roof deck which will serve a proposed four-story, single family residence with roof deck, front stairs and landing, fences, and rear open patio.

126-18-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: 2247 W. Armitage Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2247 W. Armitage Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 20' for a proposed stair connection to access a garage roof deck which shall also contain the 156 square feet of relocated rear yard open space.

127-18-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: 2315 Armitage Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2315 W. Armitage Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 21.5' for a proposed bridge to access a garage roof deck which shall also contain the 155.83 square feet of relocated rear yard open space.

128-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 27**
APPLICANT: EZMB, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1448 W. Erie Street
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 12.5', rear setback from 37.5' to 21.17' for a proposed three-story, three dwelling unit building with front balconies, rooftop stairway enclosure, rear open porch and detached three-car garage with roof deck.

129-18-S **ZONING DISTRICT: B1-1** **WARD: 31**
APPLICANT: Imagen Beauty Salon, Ltd.
OWNER: Farshad Davatgar
PREMISES AFFECTED: 5147 W. Diversey Avenue
SUBJECT: Application for a special use to establish a hair salon.

130-18-S **ZONING DISTRICT: B3-1** **WARD: 10**
APPLICANT: David Chavez
OWNER: Same as applicant
PREMISES AFFECTED: 10121 S. Ewing Avenue
SUBJECT: Application for a special use to establish a beauty salon.

131-18-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: Development Group, LLC Montauk
OWNER: Same as applicant
PREMISES AFFECTED: 1233 N. Paulina Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with four indoor parking spaces located at the rear.

132-18-S **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: River Spa Inc.
OWNER: Lee & Jack Investments, LLC
PREMISES AFFECTED: 7222 N. Harlem Avenue
SUBJECT: Application for a special use to establish a massage establishment.

133-18-S **ZONING DISTRICT: B3-1** **WARD: 16**
APPLICANT: Carter Paradise Missionary Baptist Church
OWNER: Same as applicant
PREMISES AFFECTED: 6220 S. Damen Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.

CONTINUANCES

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.

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.

673-17-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: 1941, 1943 & 1945 Larabee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1943 N. Larabee Street
SUBJECT: Application for a variation to reduce the rear setback from the required 38.1' to 23.5' for a rear open stair that exceeds six feet in height to access two proposed garage roof decks which shall also contain the relocated rear yard open space.

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.

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.

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.

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 / 5149-57 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.

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.	

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).	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of January 19, 2018.

Adjournment.