CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- May 18, 2018
121 N. LaSalle Street- 2nd Floor City Council Chambers

Approval of the minutes from the April 27, 2018 regular meeting of the Board.
Approval of the agenda for the May 18, 2018 regular meeting of the Board.

9:00 A.M.

205-18-Z **ZONING DISTRICT: RT-4** **WARD: 48**
APPLICANT: Michael Neims
OWNER: Same as applicant
PREMISES AFFECTED: 1467 W. Summerdale Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.61' to 2', east setback from 2' to zero (west to be zero), combined side setback from 5' to zero for a proposed bridge connection to a proposed garage roof deck that will serve a three story building.

206-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 1907 Schiller, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1907 W. Schiller Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 11.4' to 5', the rear setback from 15.46' to zero, west setback from 5' to 0.42' (east to be 4.88'), combined side setback from 10' to 5.3' for a proposed three- story, three dwelling unit building with side open porch and one and two car garage.

207-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 1907 Schiller, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1907 W. Schiller Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 263.11 square feet to zero for a proposed three-story, three dwelling unit building with side open porch and 1 and 2 car garage.

208-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 1907 Schiller, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1911 W. Schiller Street
SUBJECT: Application for a variation to reduce the front setback on Evergreen Avenue from the required 11.4' to 0.5', the required setback from the front property line on W. Evergreen to prevent obstruction of the sidewalk by parked cars from 20' to 0.5', west setback from 3.68' to 2' (east to be 3') combined side setback from 9.2' to 5' for a proposed three-story, four dwelling unit building with rooftop stair enclosure and a detached four car garage on a through lot.

209-18-S **ZONING DISTRICT: C1-3** **WARD: 25**
APPLICANT: ME Wentworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2353 S. Wentworth Avenue
SUBJECT: Application for a special use to establish a one hundred sixty-eight room hotel within a proposed four-story addition and ground floor of an existing two-story mixed use building.

210-18-Z **ZONING DISTRICT: C1-3** **WARD: 25**
APPLICANT: ME Wentworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2353 S. Wentworth Avenue
SUBJECT: Application for a variation to eliminate the one required 10' x 50' loading berth for a proposed four story addition for an existing one hundred sixty-eight room hotel on to an existing two-story, mixed use building.

211-18-S **ZONING DISTRICT: B3-2** **WARD: 16**
APPLICANT: Loyal Enterprises, LLC
OWNER: Jorge Ramirez
PREMISES AFFECTED: 1507 W. 51st Street
SUBJECT: Application for a special use to establish a barber shop.

212-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Fauzia Khan
OWNER: Same as applicant
PREMISES AFFECTED: 1802 N. Mozart St
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 21.8" south setback from 2' to zero for a proposed rear open stair to access a proposed rooftop deck with open pergola and trellis wall on the existing garage.

213-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Fauzia Khan
OWNER: Same as applicant
PREMISES AFFECTED: 1802 N. Mozart Street
SUBJECT: Application for a variation to relocate the rear yard open space to the proposed garage rooftop deck which will have an open stair for access, an open pergola and trellis wall on the existing garage.

214-18-S **ZONING DISTRICT: C2-1** **WARD: 36**
APPLICANT: Crystal George
OWNER: Springleaf Properties, Inc.
PREMISES AFFECTED: 2211 N. Cicero Avenue
SUBJECT: Application for a special use to establish a fortune telling service.

215-18-S **ZONING DISTRICT: B1-1** **WARD: 19**
APPLICANT: Christine Johnson
OWNER: New Horizon Investments
PREMISES AFFECTED: 2145 W. 95th Street
SUBJECT: Application for a special use to establish a hair salon.

216-18-S **ZONING DISTRICT: B1-1** **WARD: 47**
APPLICANT: Ankeedo Qassada
OWNER: Safir Dervisevic
PREMISES AFFECTED: 2024 W. Montrose Avenue
SUBJECT: Application for a special use to establish a hair salon.

217-18-S **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: 2357 Chase, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2357 W. Chase Avenue
SUBJECT: Application for a special use to establish residential use below the second floor to convert a one and three story building to a four dwelling unit building.

218-18-Z **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: 2357 Chase, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2357 W. Chase Avenue
SUBJECT: Application for a variation to reduce the required parking from two parking stalls to one parking stall to convert an existing one and three story building to a four dwelling unit building.

219-18-Z **ZONING DISTRICT: RM-5** **WARD: 1**
APPLICANT: 1325 Wicker Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1327 N. Wicker Park Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 24' to 7.33', south setback from 2' to zero (north to be 3'), combined side setback from 5' to 3' for a proposed three-story, three dwelling unit building with open porch, rear balconies and an attached two car garage.

220-18-Z **ZONING DISTRICT: RM-5** **WARD: 1**
APPLICANT: 1325 Wicker Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1327 N. Wicker Park Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 108 square feet to zero for a proposed three-story, three dwelling unit building with side open porch, rear balconies and an attached two-car garage.

221-18-Z **ZONING DISTRICT: RM-5** **WARD: 1**
APPLICANT: 1325 Wicker Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1327 N. Wicker Park Avenue
SUBJECT: Application for a variation to reduce the parking requirement from three stalls to two stalls for a proposed three-story, three dwelling unit building with side open porch, rear balconies and an attached two car garage.

222-18-Z **ZONING DISTRICT: B3-3** **WARD: 47**
APPLICANT: Sunset Woods Development
OWNER: Same as applicant
PREMISES AFFECTED: 1615 W. Irving Park Road
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 10' on floors containing dwelling units for a proposed four story, six dwelling unit building with first floor retail and interior parking for six vehicles.

223-18-S **ZONING DISTRICT: B3-1** **WARD: 37**
APPLICANT: Shamika Hall dba The QueenMek Collection
OWNER: Lisa Collins
PREMISES AFFECTED: 5365 W. North Avenue
SUBJECT: Application for a special use to establish a beauty salon.

224-18-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Kirch-LO, Inc. dba Reclaimed Bar and Restaurant
OWNER: Fasano-Bell, LLC
PREMISES AFFECTED: 3655 N. Western Avenue
SUBJECT: Application for a special use to expand an existing tavern on the first floor to the second floor and outdoor patio located in the rear.

225-18-Z **ZONING DISTRICT: C1-2 (P)** **WARD: 33**
APPLICANT: Only Sports Corp.
OWNER: Grace M. & Seung W. Yoo
PREMISES AFFECTED: 3040 W. Lawrence Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for an indoor soccer facility.

226-18-S **ZONING DISTRICT: C1-2** **WARD: 27**
APPLICANT: The Salvation Army, an Illinois Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 2511-33 W. Madison Street
SUBJECT: Application for a special use to expand an existing off-site parking lot by establishing a non-required accessory parking lot which shall be 240' x 123' and will serve an existing community center which is located at 20 S. Campbell Avenue.

227-18-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Faha Management, LLC- 1535 W. Montana Series
OWNER: Same as applicant
PREMISES AFFECTED: 1535 W. Montana Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.58' to zero for a proposed catwalk to connect the existing three unit building with a garage roof deck.

228-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Michael Walczak
OWNER: Same as applicant
PREMISES AFFECTED: 1835 N. Honore Street
SUBJECT: Application for a variation to reduce the south setback from the required 2' to 1.62' (north to be 2') for a proposed two-story, single family residence with back yard wood deck, roof top deck and a detached two car garage with stairs and roof top deck.

229-18-S **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.

230-18-Z **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J, Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the lot area from the required 6,000 square feet to 5,834 square feet for a proposed four-story, six dwelling unit building.

231-18-Z **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit building.

232-18-Z **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a variation to increase the height from the maximum 45' to 47.16' which in not more than 10% for a proposed four-story, six dwelling unit building.

233-18-S **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.

234-18-Z **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the required lot area from 6,000 square feet to 5,833 square feet for a proposed four-story, six dwelling unit building.

235-18-Z **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit building.

236-18-Z **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a variation to increase the height from the maximum 45' to 47.16' which in not more than 10% for a proposed four-story, six dwelling unit building.

237-18-S **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.

238-18-Z **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the required minimum lot area from the required 6,000 square feet to 5,833 square feet for a proposed four-story, six dwelling unit building.

239-18-Z **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero, west setback which abuts an RT-4 district from 5' to zero to allow for two detached garages with roof decks attached by an open bridge that will serve a proposed four-story, six dwelling unit building.

240-18-Z **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue
SUBJECT: Application for a variation to increase the maximum height from 45' to 47.16' for a proposed four-story, six dwelling unit building.

241-18-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 832 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12' to 7', rear setback from 30' to zero, east and west setback from 5' each to zero, combined side setback from 10' to zero for a proposed three-story, five dwelling unit building with an open bridge to connect to a garage roof deck.

242-18-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 832 W. Cullerton Avenue
SUBJECT: Application for a variation to relocate the required 325 square feet of rear yard open space to a proposed garage roof top deck that will serve a proposed three-story, five dwelling unit building.

243-18-Z **ZONING DISTRICT: B3-3** **WARD: 47**
APPLICANT: Peerless Capital Management, LLC-2434 W Montrose
OWNER: Same as applicant
PREMISES AFFECTED: 4906-18 N. Clark Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, retail and fifty-four dwelling unit building.

244-18-A **ZONING DISTRICT: RM-6** **WARD: 46**
APPLICANT: Go! Grocer Pine Grove
OWNER: Lake Park Plaza Condo Association
PREMISES AFFECTED: 3930 N. Pine Grove Avenue
SUBJECT: Application for an appeal of the office of the Zoning Administrator in refusing to allow a 48 square foot on-premise sign in an RM-6 zoning district. Pursuant to section 17-12-092 a residential support service is allowed one sign per ground floor business establishment with a MAXIMUM sign face of 16 square feet. As submitted, the sign face area in the permit application is exceeded by 32 square feet.

245-18-S **ZONING DISTRICT: B3-2** **WARD: 46**
APPLICANT: Parsa Condominium Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 4840 N. Sheridan Road
SUBJECT: Application for a special use to establish residential use below the second floor of an existing four-story residential building.

246-18-Z **ZONING DISTRICT: B3-2** **WARD: 46**
APPLICANT: Parsa Condominium Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 4840 N. Sheridan Road
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four -car garage accessory to an existing four-story, three dwelling unit building to be converted to a four dwelling unit building.

247-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: Chicago Title land Trust Company (7-31-13 - # 8002362533)
OWNER: Same as applicant
PREMISES AFFECTED: 1866-70 N. Howe Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.17' to .38', rear property line setback from 2' to .38', north setback from 5' to .33', south setback from 5' to .35' for a proposed attached garage with a 15' high privacy wall that will serve an existing single family residence.

248-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: Chicago Title and Land Trust (7/31/13 - #80023662533)
OWNER: Same as applicant
PREMISES AFFECTED: 1866-70 N. Howe Street
SUBJECT: Application for a variation to relocate the 652 square feet of rear yard open space to the roof top of a proposed attached garage with a 15' high privacy wall that will serve an existing single family residence.

249-18-Z **ZONING DISTRICT: RM-5.5** **WARD: 27**
APPLICANT: 955 Grand Adventures, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 955 W. Grand Avenue
SUBJECT: Application for a variation to reduce the front set back from the required 15' for a proposed four-story, lateral addition to an existing school.

250-18-S **ZONING DISTRICT: M2-3** **WARD: 27**
APPLICANT: 1301 North Kingsbury Owner, LLC
OWNER: Chicago Title and Land Trust, Trust no. 3112
PREMISES AFFECTED: 1301 N. Kingsbury Street
SUBJECT: Application for a special use to establish the required twenty-six off-site accessory parking spaces to serve the three-story office building use located at 860 W. Evergreen Avenue.

251-18-S **ZONING DISTRICT: M2-3** **WARD: 27**
APPLICANT: 1301 North Kingsbury Owner, LLC
OWNER: Chicago Title and Land Trust No. 3112
PREMISES AFFECTED: 1301 N. Kingsbury Street
SUBJECT: Application for a special use to establish twenty off-site non-required accessory parking spaces to serve a new retail use located at 1422 N. Kingsbury Street.

252-18-Z **ZONING DISTRICT: M2-3** **WARD: 27**
APPLICANT: 1301 N. Kingsbury Street
OWNER: Chicago Title and Land Trust, Trust no. 3112
PREMISES AFFECTED: 1301 N. Kingsbury Street
SUBJECT: Application for a variation to establish shared parking of twenty six non-required accessory parking spaces after 5:00 P.M. to serve the retail use located at 1422 N. Kingsbury Street.

253-18-S **ZONING DISTRICT: DX-7** **WARD: 25**
APPLICANT: Alta Grand Central, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 207 W. Harrison Street
SUBJECT: Application for a special use to establish a fourteen- story, one hundred seventy-three dwelling unit building with accessory ground floor uses.

254-18-S **ZONING DISTRICT: DX-7** **WARD: 25**
APPLICANT: Alta Grand Central, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 221 W. Harrison Street
SUBJECT: Application for a special use to establish a fourteen-story, one hundred seventy-three unit building with accessory uses on the ground floor.

255-18-Z **ZONING DISTRICT: DX-7** **WARD: 25**
APPLICANT: Alta Grand Central, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 221 W. Harrison Street
SUBJECT: Application for a variation to reducer the rear setback from 30' to zero for an enclosed rear stair access from the residential use for a proposed fourteen story, one hundred, seventy-three unit building with accessory uses on the ground floor.

256-18-S **ZONING DISTRICT: B3-1** **WARD: 19**
APPLICANT: Gaelic Fire Brigade Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 10627 S. Pulaski Road
SUBJECT: Application for a special use to establish a private club.

CONTINUANCES

155-18-S **ZONING DISTRICT: B3-1** **WARD: 6**
APPLICANT: Art Life Art Inc.
OWNER: Equity Properties Inc.
PREMISES AFFECTED: 606 E. 75th Street
SUBJECT: Application for a special use to establish a tavern.

156-18-Z **ZONING DISTRICT: B3-1** **WARD: 6**
APPLICANT: Art Life Art Inc.
OWNER: Equity Properties, Inc.
PREMISES AFFECTED: 606 E. 75th Street
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and a cover charge for a proposed tavern.

168-18-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Dan White and Jennifer Haro
OWNER: Same as applicant
PREMISES AFFECTED: 1909 W. Wabansia Avenue
SUBJECT: Application for a variation to relocate the required 125.84 square feet of rear yard open space to a proposed garage rood deck that will serve a proposed three- story, single family residence with an attached garage.

169-18-S **ZONING DISTRICT: B3-1** **WARD: 12**
APPLICANT: Alfred A. Garza dba Triune Logistics, LLC
OWNER: Jose De Jesus Cortes Trust
PREMISES AFFECTED: 3354-58 W. 25th Street
SUBJECT: Application for a special use to establish a day laborer employment agency.

179-18-S	**ZONING DISTRICT: B3-1**	**WARD: 38**
APPLICANT:	Confluent Development, LLC	
OWNER:	First Nations Bank Trust No. 1833 dated March 19, 2015	
PREMISES AFFECTED:	8345 W. Irving Park Road	
SUBJECT:	Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.	

181-18-S	**ZONING DISTRICT: B3-2**	**WARD: 39**
APPLICANT:	Dolyva Development. LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6115 N. Elston Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building.	

182-18-S	**ZONING DISTRICT: B3-2**	**WARD: 39**
APPLICANT:	Dolyva Development, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6109 N. Elston Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building.	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 27, 2018.

Adjournment.