

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY- June 15, 2018
121 N. LaSalle Street- 2nd Floor City Council Chambers**

Approval of the minutes from the May 18, 2018 regular meeting of the Board.

Approval of the agenda for the June 15, 2018 regular meeting of the Board.

9:00 A.M.

257-18-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Venancio Escuita Jr.
OWNER: Same as applicant
PREMISES AFFECTED: 2218 W. Cullerton Street
SUBJECT: Application for a variation to reduce the west setback from 2' to 0.3' (east to be 3.25') for a proposed rear three-story addition, a third floor addition and a rear open porch for the existing two-story, front building to be deconverted from three units to two units.

258-18-S **ZONING DISTRICT: B3-1** **WARD: 1**
APPLICANT: Than H. Tran
OWNER: CP-2841 Armitage, LLC
PREMISES AFFECTED: 2849 W. Armitage Avenue
SUBJECT: Application for a special use to establish a nail salon.

259-18-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 22.4' to 0.5' for a proposed garage with a roof top deck, open stairs that shall also contain the relocated rear yard open space to serve the existing single family residence.

260-18-S **ZONING DISTRICT: B1-2** **WARD: 26**
APPLICANT: Fernado Tello d/b/a/ The Penny Barber Shop, LLC
OWNER: Angelica Brakowski
PREMISES AFFECTED: 3919 W. North Avenue
SUBJECT: Application for a special use to establish a barber shop.

261-18-S **ZONING DISTRICT: B3-3** **WARD: 33**
APPLICANT: 2813 W Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2823-33 W. Belmont Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, mixed use building.

262-18-S **ZONING DISTRICT: B3-3** **WARD: 26**
APPLICANT: CHI Partners, LLC Grand Series
OWNER: Same as applicant
PREMISES AFFECTED: 2344 W. Grand Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building.

263-18-S **ZONING DISTRICT: M1-1 / M2-2** **WARD: 15**
APPLICANT: McDonald's USA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. 47th Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.

264-18-Z **ZONING DISTRICT: M1-2/ M2-2** **WARD: 15**
APPLICANT: McDonald's USA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. 47th Street
SUBJECT: Application for a variation to increase the 4,000 square feet maximum gross floor area of a commercial establishment by not more than 10% (58 square feet) for a proposed one story addition to an existing fast food restaurant.

265-18-S **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Victoria Nguyen
OWNER: Same as applicant
PREMISES AFFECTED: 2719 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.

266-18-S **ZONING DISTRICT: C2-2** **WARD: 27**
APPLICANT: Fonia Oil, Inc.
OWNER: JBS 1 Property, LLC
PREMISES AFFECTED: 2748-50 W. Madison Street
SUBJECT: Application for a special use to establish a new gas station use at an existing one-story, retail building with the installation of three new gas pumps.

267-18-Z **ZONING DISTRICT: C2-2** **WARD: 27**
APPLICANT: Fonia Oil, Inc.
OWNER: JBS 1 Property, LLC
PREMISES AFFECTED: 2748-50 W. Madison Street
SUBJECT: Application for a variation to reduce the required minimum lot area for a gas station to 13,664 square feet for a proposed new gas station.

268-18-Z ZONING DISTRICT: RT-4 WARD: 36
APPLICANT: Albert Zaucha
OWNER: Same as applicant
PREMISES AFFECTED: 2200 N. Mango Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2' to 0.49' (south to be 2.7'), combined side setback from 5' to 3.19' for a proposed rear open story addition for the existing three-story building to be converted from two dwelling units to three dwelling units.

269-18-S ZONING DISTRICT: C3-3 WARD: 25
APPLICANT: New Market Inc.
OWNER: New Chan, LLC
PREMISES AFFECTED: 2110 S. Jefferson Street/ 601 W. 21st Street
SUBJECT: Application for a special use to establish an eighty-two required parking space parking lot to serve an existing one and five story retail, office and warehouse building located at 2105 W. Jefferson Street.

270-18-S ZONING DISTRICT: B3-3 WARD: 3
APPLICANT: Renaissance Bronzeville, LLC
OWNER: 4641 S. King Drive Trust
PREMISES AFFECTED: 4641 S. Dr. Martin Luther King Jr. Drive
SUBJECT: Application for a special use to establish an outdoor patio at the rear of an existing tavern.

271-18-Z ZONING DISTRICT: RS-3 WARD: 32
APPLICANT: George Gonzalez
OWNER: Same as applicant
PREMISES AFFECTED: 2116 W. Shakespeare Avenue / 2117 W. Webster Avenue
SUBJECT: Application for a variation to reduce the front setback from (Webster Avenue) from 20' to 0.5', west setback from 2' to 1' (east to be 3'), combined side setback from 4.8' to 4', reduce the required midway of unobstructed 21.04' separation between buildings from 76.3' to 48.33' for a proposed two-story, single family residence with rear open deck, open terrace, and detached two-car garage.

272-18-S ZONING DISTRICT: B1-1 WARD: 40
APPLICANT: Amartuvshin Erdene d/b/a/ 9 Stars, LLC
OWNER: Balmoral & Ravenswood Building, LLC
PREMISES AFFECTED: 1748 W. Balmoral Avenue, 1st Floor
SUBJECT: Application for a special use to establish a nail salon.

273-18-Z **ZONING DISTRICT: RM-5** **WARD: 48**
APPLICANT: Vesna Zuric
OWNER: Same as applicant
PREMISES AFFECTED: 1067 W. Balmoral Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2.75', east setback from 3.2' to zero for a proposed chimney exceeding 15' in height and a rear open porch/ bridge to access a proposed garage roof deck which shall also contain the relocated 168 square feet of rear yard open space on the existing two-car garage.

274-18-Z **ZONING DISTRICT: RM-6** **WARD: 33**
APPLICANT: 4701 N. Albany, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4701-07 N. Albany Avenue
SUBJECT: Application for a variation to reduce the parking requirement from three stalls to zero in order to convert an existing three-story nineteen dwelling unit building to a twenty-two dwelling unit building.

275-18-Z **ZONING DISTRICT: B1-3** **WARD: 4**
APPLICANT: Dolyva Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3108 S. Giles Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 2' to zero for a proposed four-car garage to serve an existing four-story, eight dwelling unit building.

276-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Ken Liss
OWNER: Same as applicant
PREMISES AFFECTED: 1934 N. Wood Street
SUBJECT: Application for a variation to reduce the north setback from the required 3.36' to 0.17'. south setback from 3.36' to zero, combined side setback from 8.4' to 0.17', rear setback from 34.82' to zero for a proposed garage roof top deck with pergola, trellis walls and solid stone wall, new one-story open stair to access the roof deck and an as-built rear masonry fence that exceeds 6' in height.

277-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Wentworth 50, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1203 W. Superior Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed three-story, nine dwelling unit building with roof decks and roof top penthouse stair enclosures, front open balconies, walk out patios and nine-car garage with roof deck.

278-18-Z	ZONING DISTRICT: RM-6	WARD: 44
APPLICANT:	544-46 W Wellington, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	544 W. Wellington Avenue	
SUBJECT:	Application for a variation to eliminate one required parking space for a three-story, seven dwelling unit building to be converted to an eight dwelling unit building.	
279-18-Z	ZONING DISTRICT: C1-1	WARD: 1
APPLICANT:	The Joinery, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2533-37 W. Homer Street	
SUBJECT:	Application for a variation to establish a public place of amusement license for a medium event space (banquet hall) within an existing rental gallery / artist workspace which is located within 125' of a residential zoning district.	
280-18-Z	ZONING DISTRICT: C1-1	WARD: 1
APPLICANT:	The Joinery, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2533-37 W. Homer Street	
SUBJECT:	Application for a variation to establish a transit served location to allow the reduction of on-site required parking in excess of 50% of the required parking spaces. The building property line measures 1,123 feet from the existing CTA rail station.	
281-18-Z	ZONING DISTRICT: B2-3	WARD: 44
APPLICANT:	Artis Senior Living of Lakeview, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3535 N. Ashland Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 16' to zero for a proposed 8' high fence for an existing five-story, assisted living facility.	
282-18-S	ZONING DISTRICT: B3-2	WARD: 5
APPLICANT:	The Medici Gallery and Coffee House, Inc.	
OWNER:	Katherine S. Morsbach	
PREMISES AFFECTED:	1327 E. 57th Street	
SUBJECT:	Application for a special use to establish an outdoor second floor roof top patio accessory to an existing restaurant.	
283-18-S	ZONING DISTRICT: M1-2	WARD: 6
APPLICANT:	75th State Food, Inc.	
OWNER:	State Group Management	
PREMISES AFFECTED:	7453 S. State Street	
SUBJECT:	Application for a special use to replace an existing service station building with a one-story building with retail space.	

284-18-S **ZONING DISTRICT: M1-2** **WARD: 6**
APPLICANT: 75th State Food, Inc.
OWNER: State Group Management
PREMISES AFFECTED: 7453 S. State Street
SUBJECT: Application for a special use to establish a one-lane drive through facility to serve a proposed fast food restaurant.

285-18-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: Pandix Group, LLC
OWNER: JM Bee, LLC
PREMISES AFFECTED: 1641 W. Chicago Avenue
SUBJECT: Application for a special use to establish an outdoor patio to be located on the first floor roof deck to serve an existing restaurant.

286-18-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: BSEM, LLC
OWNER: BSEM, LLC and Brian Goldstein
PREMISES AFFECTED: 3748-52 N. Bell Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.75' to 20.50' for a proposed breezeway, north side deck and stairs for the existing garage roof deck on an existing single family residence.

287-18-S **ZONING DISTRICT: C1-1** **WARD: 19**
APPLICANT: Emmet's, Inc.
OWNER: Four Brands Enterprises, LLC
PREMISES AFFECTED: 10934-36 S. Western Avenue
SUBJECT: Application for a special use to establish a rooftop outdoor patio to serve an existing tavern.

288-18-Z **ZONING DISTRICT: RS-2** **WARD: 17**
APPLICANT: Shawn D. Gowder
OWNER: Same as applicant
PREMISES AFFECTED: 7533 S. Winchester Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.8' to zero, the combined side setback combination from 9' to zero on the north and south, front setback from 20' to zero to permit an existing rear 12.33' high wrought iron fence and gate and a 6.41' high wrought iron fence in the front of the existing single family residence.

289-18-Z **ZONING DISTRICT: RS-2** **WARD: 38**
APPLICANT: Judy Marth
OWNER: Same as applicant
PREMISES AFFECTED: 4425 N. Marmora Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 17.58' to 16.25'. north setback from 4' to 3.11', south setback from 4' to 2.86', combined side setback from 9' to 5.97' for a proposed second floor addition for an existing single family residence.

290-18-S ZONING DISTRICT: B3-2 WARD: 44
APPLICANT: JCHA Enterprises d/b/a Saloncha
OWNER: Hydrocarbon Holdings. Ltd
PREMISES AFFECTED: 3161 N. Halsted Street
SUBJECT: Application for a special use to establish a hair salon.

291-18-Z ZONING DISTRICT: RT-4 WARD: 1
APPLICANT: Kyle Cole and Edith Juarez
OWNER: Same as applicant
PREMISES AFFECTED: 1317 W. Huron Street
SUBJECT: Application for a variation to reduce the front setback on W. Ancona Avenue from the required 13.2' to 2' on a through lot for a proposed detached two car garage with an attached fireplace and covered patio to serve an existing two-story, two dwelling unit building.

292-18-Z ZONING DISTRICT: RT-4 WARD: 1
APPLICANT: Kyle Cole and Edith Juarez
OWNER: Same as applicant
PREMISES AFFECTED: 1317 W. Huron Street
SUBJECT: Application for a variation to reduce the setback from the front property line along W. Ancona Street to the proposed parking from the required 20' to 2' for a proposed detached two car garage with attached fireplace and covered patio for the existing two-story, two dwelling unit building.

293-18-Z ZONING DISTRICT: RM-5 WARD: 43
APPLICANT: Environs Investor Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1820 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2' to 0.5' (south to be 2.41') combined side setback from 4.8' to 2.91' for a proposed three-story, single family residence with rooftop enclosure, rear open deck and attached two car garage with roof deck.

294-18-Z ZONING DISTRICT: B3-1 WARD: 50
APPLICANT: Toledo LLC, d/b/a/ Toledo Restaurant
OWNER: KHL McCormick, LLC / Phillip Cha
PREMISES AFFECTED: 6251 N. McCormick Road, Suite C
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music and public events within a restaurant that is located within 125' of a residential zoning district.

295-18-S ZONING DISTRICT: B3-1 WARD: 23
APPLICANT: Man Huynh d/b/a/ Glossy Nails Corporation
OWNER: Joseph Riggio
PREMISES AFFECTED: 6950 W. Archer Avenue
SUBJECT: Application for a special use to establish a nail salon.

296-18-Z **ZONING DISTRICT: RT-4** **WARD: 39**
APPLICANT: Central Elston Co.
OWNER: Same as applicant
PREMISES AFFECTED: 5979 N. Elston Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12.96' to 12', rear setback from 32.4' to 7.67' for a proposed three-story, three dwelling unit building with two unenclosed parking stalls.

297-18-Z **ZONING DISTRICT: RT-4** **WARD: 39**
APPLICANT: Central Elston Co.
OWNER: Same as applicant
PREMISES AFFECTED: 5975 N. Elston Avenue
SUBJECT: Application for a variation to reduce the off- street parking requirement by no more than one space from three to two for a proposed three-story, three dwelling unit building.

CONTINUANCES

195-18-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building and detached eight car garage.

196-18-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 8,000 sq. ft. to 7,350 sq. ft. for a proposed four-story, eight dwelling unit building and a detached eight car garage.

197-18-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to increase the permitted building height from the maximum 45' to 48.7' for a proposed four-story, eight dwelling unit building with a detached eight car garage.

198-18-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-1624 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback from 1,323.0 square feet to 1,442.4 square feet for a proposed eight car detached garage that will serve a proposed four-story eight dwelling unit building.

2:00 P.M.

298-18-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Patrick Ryan
OWNER: Patrick Ryan and
PREMISES AFFECTED: 2715 N. Mildred Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.21' to 29.8' for proposed unenclosed stairs to access a roof top deck and trellis on the detached garage stair leading to the existing two level open stair case serving the three- story, two dwelling unit building.

299-18-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: Zen for Men, Inc.
OWNER: Maria Chavez
PREMISES AFFECTED: 1721 N. Western Avenue
SUBJECT: Application for a special use to establish a hair salon.

300-18-Z **ZONING DISTRICT: RS-3** **WARD: 36**
APPLICANT: Christopher House
OWNER: Chicago Board of Education
PREMISES AFFECTED: 5233 -59 W. Belden Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 50' to 5.42' for a proposed three-story addition to the existing three-story, school building.

301-18-Z **ZONING DISTRICT: RS-3** **WARD: 36**
APPLICANT: Christopher House
OWNER: Chicago Board of Education
PREMISES AFFECTED: 5235 -59 W. Belden Avenue
SUBJECT: Application for a variation to increase the floor area ratio from .9 to 1.4 for a proposed three-story addition to the existing three-story school.

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.

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.

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.

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.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of May 18, 2018.

Adjournment.