

305-18-Z **ZONING DISTRICT: RT-3.5** **WARD: 44**
APPLICANT: CA Residential 3415 N Bosworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3415 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 3,750 square feet to 3,713.7 square feet for a proposed three story, three unit building with garage.

306-18-Z **ZONING DISTRICT: RT-3.5** **WARD: 44**
APPLICANT: CA Residential 3415 N Bosworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3415 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.14' to 2' for a proposed three-story, three dwelling unit building with garage.

307-18-Z **ZONING DISTRICT: RT-3.5** **WARD: 44**
APPLICANT: CA Residential 3415 N Bosworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3415 N. Bosworth Avenue
SUBJECT: Application for a variation to relocate the required 300 square feet of rear yard open space to the garage roof deck.

308-18-Z **ZONING DISTRICT: RM-5.5** **WARD: 48**
APPLICANT: Kenmore 5029, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5029 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the north setback from 5' to zero for an 8' high fence wall; 8' trash enclosure and a 10' high rolling gate for an existing three-story, forty dwelling unit building.

309-18-Z **ZONING DISTRICT: RM-5.5** **WARD: 48**
APPLICANT: Kenmore 5029, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5029 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the required parking by no more than twenty per cent from twenty-one spaces to eighteen spaces for an existing three story, forty dwelling unit building.

310-18-Z **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: Corn Productions
OWNER: 4200-10 Building Trust
PREMISES AFFECTED: 4210 N. Lincoln Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for a live theater and theatrical school which is located within 125' of a residential zoning district.

311-18-S **ZONING DISTRICT: C2-2** **WARD: 17**
APPLICANT: Chicago Innovation Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 7051 S. Western Avenue
SUBJECT: Application for a special use to establish a gas station with six pumps and a new one-story retail building.

312-18-S **ZONING DISTRICT: C1-3** **WARD: 3**
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust- IL
PREMISES AFFECTED: 207 E. 35th Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.

313-18-S **ZONING DISTRICT: B1-1** **WARD: 31**
APPLICANT: Exclusive Hair Studios, LLC
OWNER: 5237 W Diversey, LLC
PREMISES AFFECTED: 5243 W. Diversey Avenue
SUBJECT: Application for a special use to establish a barber shop.

314-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Michael S. Hollander
OWNER: Same as applicant
PREMISES AFFECTED: 2333 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 3.2' to zero, (north to be 7'- 1 ½"), combined side setback from 8' to 7' -1½" for a proposed rear three story addition with decks on the first and second floor and a third floor balcony.

315-18-Z **ZONING DISTRICT: B1-3** **WARD: 1**
APPLICANT: 1722 W. Grand, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 504 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 6' on floor containing dwelling units for a proposed forty-story building with ground floor retail and five dwelling units above with an attached garage.

316-18-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: DCR Builders Group, LLC, Series B
OWNER: Same as applicant
PREMISES AFFECTED: 1718-20 W. Julian Street
SUBJECT: Application for a variation to reduce the east setback from the required 3.2' to zero (west to be 4.25'), combined side setback from 8' to 4.25', rear setback from 30' to 2' for access to a connection for a proposed roof deck on a new detached five car garage to serve a proposed three-story, four dwelling unit building.

317-18-Z	ZONING DISTRICT: RT-4	WARD: 2
APPLICANT:	DCR Builders Group, LLC, Series B	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1718-20 W. Julian Street	
SUBJECT:	Application for a variation to relocate 19.46 square feet of the 318 square feet of required rear yard open space to the roof of a proposed five car garage which shall serve a proposed three-story, four dwelling unit building.	
318-18-S	ZONING DISTRICT: B3-1	WARD: 35
APPLICANT:	Sully Jimenez dba Doll Revolution	
OWNER:	Jose Raul Jimenez	
PREMISES AFFECTED:	3635 W. Montrose Avenue	
SUBJECT:	Application for a special use to establish a body art service (permanent makeup).	
319-18-Z	ZONING DISTRICT: RM-4.5	WARD: 1
APPLICANT:	Nathan Anderson and Sally Arundell	
OWNER:	Same as above	
PREMISES AFFECTED:	1833 W. Evergreen Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 42' to 3.21', east setback from 2' to 0.03, (west setback to be 2.72') combined side setback from 5' to 2.75', for a proposed rear three story addition including an attached two car garage, second floor addition at the east side light court, fourth floor addition with roof deck and deck storage. The existing three- story two dwelling unit building shall be de-converted to a single family residence.	
320-18-Z	ZONING DISTRICT: B3-3	WARD: 44
APPLICANT:	3200 North Southport Acquisitions, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3200 N. Southport Avenue	
SUBJECT:	Application for a variation to reduce the rear yard setback from the required 30' to 16' on floors containing dwelling units for a proposed five-story building with ground floor retail and twenty four dwelling units above.	
321-18-S	ZONING DISTRICT: PMD-4A	WARD: 27
APPLICANT:	Performance Training System Chicago Corp.	
OWNER:	CHP-DRH Portfolio, LLC	
PREMISES AFFECTED:	1513-17 W. Hubbard Street	
SUBJECT:	Application for a special use to establish a sports and recreation participant (physical fitness center).	

322-18-S **ZONING DISTRICT: PMD-4A** **WARD: 27**
APPLICANT: Performance Training Systems Chicago Corp.
OWNER: CHP-DRH Portfolio, LLC
PREMISES AFFECTED: 401-05 N. Ashland Avenue/ 1526-36 W. Kinzie Street
SUBJECT: Application for a special use to establish an off-site accessory parking lot with five required parking spaces to serve the proposed physical fitness center located at 1515 W. Hubbard Street.

323-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: PF Investments, LLC 2451 W. Haddon
OWNER: Same as applicant
PREMISES AFFECTED: 2451 W. Haddon Street
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 960.8 square feet to convert an existing three-story two dwelling unit building to a three dwelling unit building.

324-18-Z **ZONING DISTRICT: RS-1 / SD-8** **WARD: 19**
APPLICANT: Barbara Lucente
OWNER: Same as applicant
PREMISES AFFECTED: 9914 S. Longwood Drive
SUBJECT: Application for a variation to reduce the rear setback from the required 57.06' to 24.95' for a proposed one-story, rear screened porch for the existing single family residence.

325-18-Z **ZONING DISTRICT: C3-5** **WARD: 27**
APPLICANT: 1422 Kingsbury Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 905 W. Eastman Street
SUBJECT: Application for a variation to eliminate one of the required loading berths to serve an existing building to be converted to retail with an interior second floor addition.

326-18-Z **ZONING DISTRICT: C3-5** **WARD: 27**
APPLICANT: 1422 Kingsbury Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 905 W. Eastman Street
SUBJECT: Application for a variation to reduce the length of a single loading berth from 50' to 25' to serve the existing building that shall be converted to retail with an interior second floor addition.

327-18-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Jean & Jerome Turbyville
OWNER: Same as applicant
PREMISES AFFECTED: 2212 W. Leland Avenue
SUBJECT: Application for a variation to reduce the front setback from 7' to 5.75', the combined side setback from 6' to 5.8' (east shall be 3', west to be 2.8'), for a proposed two-story front porch for the existing two-story, two dwelling unit building.

328-18-Z **ZONING DISTRICT: C1-3** **WARD: 27**
APPLICANT: 669-71 North Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 667-71 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,800 square feet to 4,505.33 square feet which is not more than 90% for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance.

329-18-Z **ZONING DISTRICT: C1-3** **WARD: 27**
APPLICANT: 669-71 North Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 667-71 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero on floors containing dwelling units for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance.

330-18-S **ZONING DISTRICT: C1-3** **WARD: 27**
APPLICANT: 669-71 North Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 667-71 N. Milwaukee Avenue
SUBJECT: Application for a special use to reduce the required parking from twelve stalls to two stalls for a proposed four-story building with ground floor retail and twelve dwelling units above which is located within 1,276 feet of a CTA rail entrance.

331-18-S **ZONING DISTRICT: B3-3** **WARD: 26**
APPLICANT: Jester Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1709 N. Kedzie Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with a detached three car garage.

332-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: John Dingfield
OWNER: Same as applicant
PREMISES AFFECTED: 3023-25 N. Belden Avenue
SUBJECT: Application for a variation to reduce the east setback from the required 2' to 1.11' (west to be 3.08'), combined side setback from 5' to 4.19' to permit the subdivision of zoning lot. The two-story single family residence at 3025 W. Belden shall remain.

333-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Noble Walton Venture, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1366 W. Walton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1' on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and a detached six car garage with roof deck.

334-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Noble Wilton Venture, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1370 W. Walton Street
SUBJECT: Application for a variation to reduce the rear setback from 30' to 1' on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and detached six car garage with roof deck.

335-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Noble Walton Venture, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1334 W. Walton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1' on floors containing dwelling units for a proposed four-story, six-dwelling unit building with roof deck and attached six car garage with roof deck.

336-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Noble Walton Venture, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1340 W. Montrose Avenue
SUBJECT: Application for a variation to reduce the rear yard from the required 30' to 15.25 on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and detached six car garage with roof deck.

337-18-S **ZONING DISTRICT: B1-2** **WARD: 11**
APPLICANT: Lacoste Le Salon
OWNER: Hase Management
PREMISES AFFECTED: 3440 S. Morgan Street
SUBJECT: Application for a special use to establish a hair salon.

338-18-Z **ZONING DISTRICT: RM-5.5** **WARD: 11**
APPLICANT: James D. Vittori
OWNER: Same as applicant
PREMISES AFFECTED: 3300 S. Wallace Street
SUBJECT: Application for a variation to reduce the south setback from the required 2.1' to 0.4' (north to be zero) for the proposed subdivision of a zoning lot. The existing five dwelling unit building shall remain at 3300 S. Wallace. A single family residence is proposed for 3302 S. Wallace

339-18-Z **ZONING DISTRICT: RM-5.5** **WARD: 11**
APPLICANT: James D. Vittori
OWNER: Same as applicant
PREMISES AFFECTED: 3300 S. Wallace Street
SUBJECT: Application for a variation to reduce the required off-street parking spaces from five to three to permit the subdivision of one zoning lot into two zoning lots. The existing five dwelling unit building with three car garage shall remain at 3300 S. Wallace. A single family residence is proposed for 3302 S. Wallace.

340-18-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Yaping Lu d/b/a/ Pink Nails
OWNER: Wicker Park Investments, LLC
PREMISES AFFECTED: 2204 W. North Avenue
SUBJECT: Application for a special use to establish a nail salon.

341-18-Z **ZONING DISTRICT: C3-2** **WARD: 47**
APPLICANT: Redline VR, LLC
OWNER: Megara Properties, LLC- Series 2
PREMISES AFFECTED: 4700 N. Ravenswood Avenue
SUBJECT: Application for a variation to establish a public place of amusement license which is located within 125' of a residential zoning district.

342-18-Z **ZONING DISTRICT: RS-2** **WARD: 50**
APPLICANT: Betzalel Schur
OWNER: Same as applicant
PREMISES AFFECTED: 2812 W. Coyle Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 4.25' to 0.51' (east to be 4.54') combined side setback from 12.75' to 5.05' for a proposed two-story rear addition, a one story east addition an unenclosed stair way and new rear open patio.

343-18-S **ZONING DISTRICT: B3-1** **WARD: 15**
APPLICANT: John Carothers dba Snootie Fox Grooming Spa
OWNER: Royalty Acre Consultation and Investments
PREMISES AFFECTED: 7122 S. Ashland Avenue
SUBJECT: Application for a special use to establish a barber shop / beauty salon.

344-18-Z **ZONING DISTRICT: DX-3** **WARD: 27**
APPLICANT: 114 N Aberdeen Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 114 N. Aberdeen Street
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to zero on floors containing dwelling units for a proposed one and two story rear addition with ground floor garage and roof decks to serve the existing three-story building.

2:00 P.M.

345-18-Z **ZONING DISTRICT: RT-3.5** **WARD: 26**
APPLICANT: Oleg Minkevitch
OWNER: Same as applicant
PREMISES AFFECTED: 2643 W. Rice Street
SUBJECT: Application for a variation to reduce the west setback from 2' to zero (east to be 3') combined side setback from 5' to 3', rear setback from 32.84' to 31.91' for a proposed rear two story addition and rear two story open deck for the existing two-story, two dwelling unit building to be deconverted to a single family residence.

346-18-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: Cortes Y Estilios La Villita, Inc.
OWNER: T & J Investors, LLC
PREMISES AFFECTED: 2701 S. Central Park Avenue
SUBJECT: Application for a special use to establish a hair salon.

347-18-Z **ZONING DISTRICT: C2-3** **WARD: 27**
APPLICANT: Pipefitters Local No. 597, UA
OWNER: 14 N. Bishop, LLC
PREMISES AFFECTED: 1448 W. Madison Street
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2.14' for a proposed five-story building with ground floor retail sales and thirty-two dwelling units above.

348-18-Z **ZONING DISTRICT: B2-3** **WARD: 32**
APPLICANT: 1741 N. Western Ave. Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1741 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to zero on floors containing dwelling units and to reduce the enclosed parking setback from alleys from 2' to zero for a proposed four-story, twenty five dwelling unit building with roof deck and attached garage.

349-18-S **ZONING DISTRICT: B1-1.5** **WARD: 47**
APPLICANT: 4625 Inc. / Zainab Aljanabi
OWNER: Pioneer Lincolneastwood, LLC
PREMISES AFFECTED: 4621 N. Lincoln Avenue
SUBJECT: Application for a special use to establish a hair salon.

350-18-Z **ZONING DISTRICT: B2-5** **WARD: 44**
APPLICANT: JAB Merger, LLC
OWNER: The Bishop and Trustees of the Protestant Episcopal Church in the Diocese of Chicago
PREMISES AFFECTED: 621 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 8.05' to zero feet, west setback from 2' to zero for the subdivision of one zoning lot into two zoning lots. The existing religious assembly shall remain at 619 W. Belmont. The three story building at 621 W. Belmont shall be converted to a twenty dwelling unit building.

351-18-Z **ZONING DISTRICT: B2-3** **WARD: 2**
APPLICANT: RDL D Build, LLC 1425 Fullerton
OWNER: Same as applicant
PREMISES AFFECTED: 1425 W. Fullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to zero for a proposed fourth story addition to an existing two-story building with a new third story addition, new side four-story addition, new attached three car garage with roof deck, new attached five car garage at rear interior of first story, new roof deck accessed from new fourth story addition and conversion from financial service use to residential use for eight new dwelling units.

352-18-Z **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: Billar el Carrizo, Inc.
OWNER: Fernando Padilla & Raul Padilla
PREMISES AFFECTED: 4078 W. 26th Street
SUBJECT: Application for a variation to establish a public place of amusement license to provide a pool hall which is located within 125' of a residential zoning district.

353-18-Z **ZONING DISTRICT: RS-3** **WARD: 44**
APPLICANT: Mortimer P. Ames trust Dated December 9, 2011
OWNER: Same as applicant
PREMISES AFFECTED: 1133 W. George Street
SUBJECT: Application for a variation to reduce the front setback from the required 10.45' to 8.41', west setback from 2' to 0.41' (east to be 3.64'), combined side setback from 5' to 4.05' for a proposed front entrance canopy, rear open porch and to expand the existing building.

354-18-Z **ZONING DISTRICT: RS-3** **WARD: 44**
APPLICANT: Mortimer P. Ames Trust dated December 9, 2011
OWNER: Same as applicant
PREMISES AFFECTED: 1133 W. George Street
SUBJECT: Application for a variation to increase the height of the existing building by no more than 10% from 33.83' to 34.4' to change the existing sloped roof to a flat roof.

355-18-Z **ZONING DISTRICT: RS-3** **WARD: 44**
APPLICANT: Mortimer P. Ames Trust dated December 9, 2011
OWNER: Same as applicant
PREMISES AFFECTED: 1133 W. George Street
SUBJECT: Application for a variation to increase the existing floor area by no more than 15% from 3,077 square feet top 3,309.32 square feet to expand the existing building.

356-18-Z **ZONING DISTRICT: RS-3** **WARD: 44**
APPLICANT: Mortimer P. Ames Trust dated December 9, 2011
OWNER: Same as applicant
PREMISES AFFECTED: 1133 W. George Street
SUBJECT: Application for a variation to reduce the required parking from two parking spaces to one parking space in order to establish a one-car garage with accessory storage and roof deck.

357-18-Z **ZONING DISTRICT: C1-2** **WARD: 47**
APPLICANT: Clear Irons Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1811 W. Cornelia Avenue
SUBJECT: Application for a variation to reduce the front setback from 4.33' to 0.79', east setback from 2' to 0.58', west setback from 2' to zero, combined side setback from 5' to 0.58', rear setback from 30' to 8.5' for a new second and third story addition to an existing one-story building for new residential unit above the existing limited manufacturing use.

358-18-A **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Philip W. Franchi & Linda Franchi
OWNER: Same as appellent
PREMISES AFFECTED: 3543 N. Claremont Avenue
SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to recognize three dwelling units in an existing building. There is insufficient evidence to confirm that the basement dwelling unit is more than 50 years old.

359-18-S	ZONING DISTRICT: C3-1	WARD: 9
APPLICANT:	Chicago Collegiate Charter School	
OWNER:	Salem Baptist Church	
PREMISES AFFECTED:	10909 S. Cottage Grove Avenue	
SUBJECT:	Application for a special use to establish a school.	
360-18-S	ZONING DISTRICT: C3-1	WARD: 9
APPLICANT:	Salem Baptist Church	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10909 S. Cottage Grove Avenue	
SUBJECT:	Application for a special use to establish a religious assembly facility.	
361-18-S	ZONING DISTRICT: B3-3	WARD: 28
APPLICANT:	Monroe Street Church of Christ	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3355 W. Fifth Avenue	
SUBJECT:	Application for a special use to establish a religious facility.	
362-18-Z	ZONING DISTRICT: RM-5	WARD: 3
APPLICANT:	Mark Sasadeusz	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4400 S. Calumet Avenue	
SUBJECT:	Application for a variation to reduce the south setback from the required 7.92' to zero (north to be zero), combined side setback from 19.8' to zero to establish three new parking stalls for the existing three-story building to be converted from twenty-eight units to thirty-one units.	
363-18-Z	ZONING DISTRICT: RM-5	WARD: 3
APPLICANT:	Marek Sasadeusz	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4400 S. Calumet Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 1,116 square feet to zero to establish three new parking stalls to serve the existing building to be converted from twenty eight dwelling units to thirty-one dwelling units.	
364-18-S	ZONING DISTRICT: B3-2	WARD: 8
APPLICANT:	Fleek Nails, LLC	
OWNER:	Joseph Caldwell	
PREMISES AFFECTED:	8443 S. Cottage Grove Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	

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 square feet to 7,350 square feet 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.

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.

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.

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.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 15, 2018 with exception of 271-18-Z, 300-18-Z and 301-18-Z.

FOR VOTE ONLY – NO FURTHER TESTIMONY TO BE TAKEN

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 is 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.

Adjournment.