CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- January 18, 2019
121 N. LaSalle Street- Room 200

Approval of the minutes from the December 21, 2018 regular meeting of the Board.
Approval of the agenda for the January 18, 2019 regular meeting of the Board.

9:00 A.M.

1-19-S **ZONING DISTRICT: C1-1** **WARD: 30**
APPLICANT: PI Tower Development
OWNER: Marco Investments, LLC
PREMISES AFFECTED: 3394 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a free standing 105' high wireless communication tower.

2-19-Z **ZONING DISTRICT: C1-1** **WARD: 30**
APPLICANT: PI Tower Development, LLC
OWNER: Marco Investments, LLC
PREMISES AFFECTED: 3394 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 8.2' for a proposed free standing 105' high wireless communication tower.

3-19-Z **ZONING DISTRICT: C1-1** **WARD: 30**
APPLICANT: PI Tower Development, LLC
OWNER: Marco Investments, LLC
PREMISES AFFECTED: 3394 N. Milwaukee Avenue
SUBJECT: Application for a variation to increase the maximum height from 75' to 105' for a proposed free standing wireless communication facility.

4-18-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 1963 N Dayton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1963 N. Dayton Street
SUBJECT: Application for a variation to reduce the front setback from the required 10.08' to 9', north setback from 2' to 1' (south setback to be 3'), combined side setback to be 4' for a proposed three-story, single family residence with a detached garage with a roof deck.

5-19-S **ZONING DISTRICT: C2-5** **WARD: 27**
APPLICANT: Chicago 925 Investment Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 925 W. Chicago Avenue
SUBJECT: Application for a special use to expand an existing special use for two new dwelling units in the basement of an existing building with retail at ground floor and thirty- four dwelling units above for a total of thirty-six dwelling units.

6-19-S **ZONING DISTRICT: C2-5** **WARD: 27**
APPLICANT: Chicago Investment Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 925 W. Chicago Avenue
SUBJECT: Application for a special use to reduce the number of required parking spaces from the required thirty-six spaces to seventeen for the expansion of an existing special use from thirty-four dwelling units to thirty-six dwelling units. This is a transit served location.

7-19-S **ZONING DISTRICT: B2-5** **WARD: 27**
APPLICANT: Van Hardin, LLC
OWNER: CA Residential 713 N Milwaukee, LLC
PREMISES AFFECTED: 713 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a barber shop.

8-19-Z **ZONING DISTRICT: RS-3** **WARD: 23**
APPLICANT: Maria Rico
OWNER: Same as applicant
PREMISES AFFECTED: 5223 S. Kilbourn Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2.4' to 1.1 (south to be 6.4'), combined side setback shall be 7.5' for a proposed second floor addition to the existing two-story, three dwelling unit building being converted to a single family residence.

9-19-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Faha Management, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2731 N. Southport Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 37.25' to 2' for a proposed bridge connection from the rear of the existing building to a proposed roof deck.

10-19-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Cory Krieger
OWNER: Same as applicant
PREMISES AFFECTED: 2131 W. Race Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 10.30' to 3', rear setback from 25.20' to 2' combined side setback from 5' to zero for a proposed two-story, single family residence with two car garage with roof deck and stairs.

11-19-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Cory Krieger
OWNER: Same as applicant
PREMISES AFFECTED: 2131 W. Race Avenue
SUBJECT: Application for a variation to relocate the 143 square feet of the required 225 square feet of rear yard open space to the garage roof deck which is more than 4' above grade to serve a proposed two-story, single family residence.

12-19-S **ZONING DISTRICT: B3-2** **WARD: 18**
APPLICANT: Guz Tzoumas
OWNER: Same as applicant
PREMISES AFFECTED: 8500-02 S. Pulaski Road
SUBJECT: Application for a special use to establish a one lane drive-through to serve a proposed one-story restaurant.

13-19-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2402-06 W. Cuyler Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit town house building.

14-19-Z **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2402-06 W. Cuyler Avenue
SUBJECT: Application for a variation to reduce the front wall facing a public street for a townhome from the required 12' to .33', the rear setback for a townhome end facing wall from a public street from 5' to .25', the rear wall facing a side property line from 12' to zero, for a proposed three dwelling unit townhouse building.

15-19-Z **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2402-06 W. Cuyler Avenue
SUBJECT: Application for a variation to relocate the required 200 square feet of private yard area per unit to be located on a deck or patio that is greater than 4' from grade for a proposed three-story, three dwelling unit townhouse building with private roof decks, rear open balconies and garage with roof deck and access stair.

16-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 33**
APPLICANT: 3217 Troy, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3215 N. Troy Street
SUBJECT: Application for a variation to reduce the front setback from the required 13.09' to 7.58' for a proposed three-story, three dwelling unit building with a detached three-car garage.

17-19-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: George Street Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1246 W. George Street
SUBJECT: Application for a variation to reduce the front setback from 4.25' to zero, east setback from 2' to zero, west setback from 2' to zero, combined side setback from 5' to zero for a proposed third story addition, rear roof decks, and open stairs for roof deck access on the existing office building to be converted to a single family residence.

18-19-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: George Street Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1246 W. George Street
SUBJECT: Application for a variation to relocate the required 199.88 square feet of rear yard open space to a deck that is more than 4' above grade for an existing office building to be converted to a single family residence.

19-19-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: George Street Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1246 W. George Street
SUBJECT: Application for a variation to expand the existing floor area by no more than14.98% (640.07 square feet) for a total of 4,906.82 square feet for a proposed third floor addition, roof deck and open stairs to access roof decks for the existing office building to be converted to a single family residence.

20-19-Z **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: L2W, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3801 W. Fullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 24.75' for a proposed second floor addition with two dwelling units to an existing one-story building with retail, restaurant with outdoor patio at grade.

21-19-Z **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: L2W, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3801 W. Fullerton Avenue
SUBJECT: Application for a variation to reduce the required on-site parking spaces from three to two for a proposed second floor addition with two dwelling units to the existing one-story building with retail, restaurant with outdoor patio at grade.

22-19-Z **ZONING DISTRICT: C3-1** **WARD: 29**
APPLICANT: Tauhida Melendez dba House of Thrones Events
OWNER: Luxe Galewood Owner, LLC
PREMISES AFFECTED: 6528 W. North Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge within an event space which is located within 125' of a residential zoning district.

23-19-S **ZONING DISTRICT: RM-5** **WARD: 24**
APPLICANT: Greater Rock Development Corporation
OWNER: Greater rock Missionary Baptist Church
PREMISES AFFECTED: 700 S. Independence Boulevard
SUBJECT: Application for a special use to establish a community center.

24-19-S **ZONING DISTRICT: B3-2** **WARD: 26**
APPLICANT: Celebrity Lashes Inc. / Valentyna Parashchak
OWNER: Dalivu, LLC Bernard Huang
PREMISES AFFECTED: 910 N. Western Avenue
SUBJECT: Application for a special use to establish a hair/ nail salon.

25-19-Z **ZONING DISTRICT: B2-2** **WARD: 32**
APPLICANT: EZMB, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2016 W. Webster Avenue
SUBJECT: Application for a variation to reduce the lot are from the required 3,000 square feet to 2,725 square feet for a proposed four-story, three dwelling unit building.

26-19-Z **ZONING DISTRICT: B2-2** **WARD: 32**
APPLICANT: EZMB, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2016 W. Webster Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 18'-6" for a proposed garage roof deck with access from the porch of the proposed four-story, three dwelling unit building.

27-19-Z **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: MF Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2246 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 3' on floors containing dwelling units for a proposed four- story building with ground floor commercial and three dwelling units above with an attached three car garage.

28-19-Z **ZONING DISTRICT: DX-5** **WARD: 42**
APPLICANT: Hans Kebritchi
OWNER: Same as applicant
PREMISES AFFECTED: 714 N. Wells Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1.96' for a proposed rear three-story addition with roof deck and roof deck and attached three car garage for the existing three-story mixed use building.

29-19-Z **ZONING DISTRICT: DX-5** **WARD: 42**
APPLICANT: Hans Kebritchi
OWNER: Same as applicant
PREMISES AFFECTED: 714 N. Wells Street
SUBJECT: Application for a variation to reduce the required off street parking spaces from two to one for a proposed rear three-story addition with roof deck and stairs and an attached one car garage for the existing three-story mixed use building.

30-19-S **ZONING DISTRICT: B3-1** **WARD: 29**
APPLICANT: Altine Collier
OWNER: Sameh Abuaqel
PREMISES AFFECTED: 5842 W. North Avenue
SUBJECT: Application for a special use to establish a hair braiding salon.

31-19-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Emer Gomez
OWNER: Monica Magdaleno
PREMISES AFFECTED: 7008 W. Archer Avenue
SUBJECT: Application for a special use to establish a hair salon.

32-19-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: The Fade Lounge, LLC
OWNER: Perducci, LLC
PREMISES AFFECTED: 3035 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a barber shop.

33-19-Z **ZONING DISTRICT: RS-1** **WARD: 41**
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 6530 W. Bryn Mawr Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 50' to 11.33', south side setback from 28.75' to 16.17' (north to be 28.75'), for proposed accessory recreational equipment including a turf field with backstop, bleachers with pressbox, light poles, 20' high chain link fence, and two new tennis courts to serve the existing high school.

34-19-S **ZONING DISTRICT: B3-1** **WARD: 39**
APPLICANT: Mariana C. Deaconu dba MCD Defined Beauty Inc.
OWNER: Ladd Kulhanek
PREMISES AFFECTED: 6318 N. Cicero Avenue
SUBJECT: Application for a special use to establish a beauty salon.

35-19-S **ZONING DISTRICT: B3-1** **WARD: 39**
APPLICANT: Mariana C Deaconu dba MCD Defined Beauty, Inc.
OWNER: Ladd Kulhanek
PREMISES AFFECTED: 6318 N. Cicero Avenue
SUBJECT: Application for a special use to establish a body art service (micro-blading, machine and blade).

36-19-S **ZONING DISTRICT: B3-1** **WARD: 50**
APPLICANT: Congregation Ohel Tefilah
OWNER: Same as applicant
PREMISES AFFECTED: 2733 W. Touhy Avenue
SUBJECT: Application for a special use to establish a religious assembly within an existing one-story building.

37-19-S **ZONING DISTRICT: B3-1** **WARD: 50**
APPLICANT: Congregation Ohel Tefillah
OWNER: 2723 Touhy, LLC
PREMISES AFFECTED: 2723 W. Touhy Avenue
SUBJECT: Application for a special use to establish nine accessory offsite parking spaces to serve the proposed religious assembly located at 2733 W. Touhy Avenue.

38-19-S **ZONING DISTRICT: C2-3** **WARD: 47**
APPLICANT: FBF, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1212 W. Carmen Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed five-story, nine dwelling unit building.

39-19-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Joseph and Joanne Siciliano
OWNER: Same as applicant
PREMISES AFFECTED: 3131 N. Hoyne Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 11.40' to 5.42', north setback from 3' to .93' for a proposed open front porch and a second floor addition to the existing single family residence.

40-19-S **ZONING DISTRICT: C2-3** **WARD: 28**
APPLICANT: Raina Western, LLC
OWNER: Trust 5025983, LLC series 2000 S Western
PREMISES AFFECTED: 2000 S. Western Avenue
SUBJECT: Application for a special use to establish a one-lane drive through for a proposed fast food restaurant.

41-19-Z **ZONING DISTRICT: RT-4** **WARD: 49**
APPLICANT: Touhy Court Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 1813-19 W. Touhy Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to zero, east setback from 5' to zero (west to be zero), combined side setback from 10' to zero for a 6.42' high iron fence at the front of the existing three-story building.

42-19-Z **ZONING DISTRICT: RS-3** **WARD: 37**
APPLICANT: Rafael Brisuela
OWNER: Same as applicant
PREMISES AFFECTED: 3959 W. Ontario Street
SUBJECT: Application for a variation to reduce the east setback from 2' to zero, (west to be zero), combined side setback from 3.2' to zero for a proposed rear one-story addition on to an existing single family residence.

43-19-Z **ZONING DISTRICT: RS-3** **WARD: 28**
APPLICANT: Marek Sasadeusz
OWNER: Same as applicant
PREMISES AFFECTED: 4931 W. Monroe
SUBJECT: Application for a variation to increase the density not to exceed more than one unit from the original two units to three units in an existing two-story building.

44-19-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: Nader Yahya
OWNER: Same as applicant
PREMISES AFFECTED: 2010 W. Division Street
SUBJECT: Application for a special use to expand an existing liquor store located at 2006 W. Division Street into 2010 W. Division Street.

45-19-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Alvaro Santamaria
OWNER: Same as applicant
PREMISES AFFECTED: 3358 W. Cuyler Street
SUBJECT: Application for a variation to reduce the front setback from the required 12.13' to 9.09', west setback from 2' to 0.57', east setback from 2' to 1.83', combined side setback from 5' to 2.4' for a proposed third story dormer addition, front one story open porch with roof, rear two story open porch for the existing three-story, three dwelling unit building.

46-19-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Alvaro Santamaria
OWNER: Same as applicant
PREMISES AFFECTED: 3358 W. Cuyler Avenue
SUBJECT: Application for a variation to expand the existing floor area of 3,051.73 square feet by 82.08 square feet which is no more than 2.69% with a proposed third story dormer addition to the existing three-story, three dwelling unit building.

47-19-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Dayton 1909, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1909 N. Dayton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 2', north setback from 2' to zero (south to be zero), combined side setback from 5' to zero for a proposed three-story, single family residence with roof deck and an attached garage with roof deck.

48-19-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: Ashler, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1734 N. California Avenue
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed four-story, three dwelling unit building with an attached three car garage.

49-19-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Matt and Julie Simon
OWNER: Same as applicant
PREMISES AFFECTED: 1938 N. Dayton Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to zero for a proposed 10' masonry privacy wall with a wood and steel sliding gate 2' from the rear lot line of the existing single family residence with one parking space.

CONTINUANCES

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.

537-18-S **ZONING DISTRICT: M1-1** **WARD: 14**
APPLICANT: Maquella Management, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5252 S. Archer Avenue
SUBJECT: Application for a special use to establish a six pump gas station with an accessory one-story retail sales and restaurant with drive-through use building and a two-story car wash use building.

538-18-S **ZONING DISTRICT: M1-1** **WARD: 14**
APPLICANT: Maquella Management
OWNER: Same as applicant
PREMISES AFFECTED: 5252 S. Archer Avenue
SUBJECT: Application for a special use to establish a drive through facility for a proposed accessory restaurant on a lot containing a gas station, a retail sales building and a car wash building.

VOTE ONLY

532-18-Z **ZONING DISTRICT: RT-4** **WARD: 45**
APPLICANT: Chicago Title and Land Trust 8002361424
OWNER: Same as applicant
PREMISES AFFECTED: 3721 N. Parkview Terrace
SUBJECT: Application for a variation to reduce the east front setback from 15' to zero, north setback from 7.47' to zero, to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single family residence.

2:00 P.M.

50-19-Z **ZONING DISTRICT: RS-2** **WARD: 6**
APPLICANT: The LYTE Collective
OWNER: Same as applicant
PREMISES AFFECTED: 7604 S. St. Lawrence Avenue
SUBJECT: Application for a variation to increase the existing floor area from 0.65 to 1.463 for a proposed two-story elevator addition on the existing three story community center building.

51-19-Z **ZONING DISTRICT: RS-2** **WARD: 6**
APPLICANT: The LYTE Collective
OWNER: Same as applicant
PREMISES AFFECTED: 7604 S. St. Lawrence Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 15, to zero (north to be zero) for a proposed two-story elevator addition on an existing three-story, community center building.

52-19-Z **ZONING DISTRICT: B3-5** **WARD: 1**
APPLICANT: Oasis of Bucktown, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2400 W. Wabansia Avenue / 1700-08 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed five-story building with ground floor retail, twenty-nine car interior garage and sixty dwelling units.

53-19-Z **ZONING DISTRICT: B3-5** **WARD: 1**
APPLICANT: Oasis of Bucktown
OWNER: Same as applicant
PREMISES AFFECTED: 2400 W. Wabansia Avenue / 1700-08 N. Western Avenue
SUBJECT: Application for a variation to reduce one 8' x 18' parking space for a proposed five-story building with ground floor retail, twenty-nine interior parking spaces and sixty dwelling units above.

54-19-Z **ZONING DISTRICT: B3-5** **WARD: 1**
APPLICANT: Oasis of Bucktown, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2400 W. Wabansia Avenue / 1700-08 N. Western Avenue
SUBJECT: Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed five-story building with ground floor retail, twenty-nine interior parking spaces and sixty dwelling units above.

55-19-S **ZONING DISTRICT: RM-6** **WARD: 48**
APPLICANT: Loyola University of Chicago c/o Wayne Magdziaz
OWNER: Same as applicant
PREMISES AFFECTED: 6314 N. Winthrop Avenue
SUBJECT: Application for a special use to establish an eight-story, four hundred and two bed residence hall (Group Living not otherwise classified) building with two dwelling units.

56-19-Z **ZONING DISTRICT: RM-6** **WARD: 48**
APPLICANT: Loyola University of Chicago c/o Wayne Magdziarz
OWNER: Same as applicant
PREMISES AFFECTED: 6314 N. Winthrop Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to zero, north and south setback from 20' to zero, rear setback from 45' to 24.66' for a proposed eight story, four-hundred and two bed residence hall building (group living not otherwise classified) with two dwelling units.

57-19-Z **ZONING DISTRICT: B3-3** **WARD: 25**
APPLICANT: Kings 23 Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 219 W. 23rd Street
SUBJECT: Application for a variation to reduce the front setback from 0.63' to zero, rear setback from 30' to 20' on floors containing dwelling units for a proposed four-story building with ground floor office and six dwelling units above.

58-19-Z **ZONING DISTRICT: B3-3** **WARD: 25**
APPLICANT: Kings 23 Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 217 W. 23rd Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story building with ground floor office and six dwelling units above.

59-19-Z **ZONING DISTRICT: B1-3** **WARD: 5**
APPLICANT: 312 Properties, LLC- 1645 E. 53rd Street
OWNER: Same as applicant
PREMISES AFFECTED: 1645 E. 53rd Street
SUBJECT: Application for a variation to reduce the west setback from 2' to zero for a proposed third and fourth floor addition and a rear three-story addition to convert the existing two-story office building to a mixed use building with medical office on the first floor and four dwelling unit

60-19-S **ZONING DISTRICT: B3-3** **WARD: 2**
APPLICANT: Sandler Innovations, LLC
OWNER: Chabad Living Room, LLC
PREMISES AFFECTED: 1632 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a barber shop.

61-19-Z **ZONING DISTRICT: RS-1** **WARD: 40**
APPLICANT: Avi Ron
OWNER: Andrew Rubenstein
PREMISES AFFECTED: 2939-47 W. Catalpa Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 22.88' to 20', east setback from 12.01' to 6.41', combined side setback from 36.02' to 7.88' for the existing one story, single family residence to remain at 2939 W. Catalpa. A single family residence is proposed for 2947 W. Catalpa Avenue.

62-19-Z **ZONING DISTRICT: RS-3** **WARD: 48**
APPLICANT: Jack Tusk
OWNER: Same as applicant
PREMISES AFFECTED: 5343 N. Wayne Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36.9' to 1.59', north and south side setback from 2.4' to zero each, combined side setback from 6' to zero, rear setback feature from 2' to 1.59' for a proposed three-car garage with roof deck access from an existing rear open porch.

63-19-S **ZONING DISTRICT: M3-2** **WARD: 41**
APPLICANT: Touhy Avenue Operating Company
OWNER: Touhy Avenue Land Company, LLC
PREMISES AFFECTED: 12521 W. Touhy Avenue
SUBJECT: Application for a special use to establish an adult book store in an existing one-story building. The applicant wishes to modify an existing special use which was granted in Cal. No. 279-02-S, provided Anthony Musso, Joseph Musso and Touhy Avenue Operating Company remained the sole shareholder.

64-19-S **ZONING DISTRICT: B3-3** **WARD: 44**
APPLICANT: Jose A. Flores dba Platinum Fades
OWNER: Woody Slaymaker
PREMISES AFFECTED: 3309 N. Clark Street
SUBJECT: Application for a special use to establish a barber shop.

65-19-S **ZONING DISTRICT: B3-1** **WARD: 15**
APPLICANT: Javier Lebron
OWNER: Same as applicant
PREMISES AFFECTED: 4454-56 S. Western Avenue
SUBJECT: Application for a special use to establish a tavern on the first and second floor of an existing building.

66-19-Z **ZONING DISTRICT: B3-1** **WARD: 15**
APPLICANT: Javier Lebron
OWNER: Same as applicant
PREMISES AFFECTED: 4454-59 S. Western Avenue
SUBJECT: Application for a variation to establish a public place of amusement license on the first and second floor of a proposed tavern to provide live entertainment, music, DJ, and cover charge within an existing building which is located within 125' of a residential zoning district.

67-19-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: 2230 Seeley, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2232 N. Avondale Avenue / 2230 N. Seeley Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 6.68' to zero, rear setback from 16.72' to 2', front rooftop enclosure setback from 20' to 17' for a proposed three-story, four dwelling unit building with four car garage and a nine foot fence.

68-19-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: 2230 Seeley, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2232 N. Avondale Avenue / 2230 N. Seeley Avenue
SUBJECT: Application for a variation to relocate the required 278.97 square feet of rear yard open space to the proposed garage roof deck which will serve the proposed three-story, four dwelling unit building.

69-19-S **ZONING DISTRICT: C1-2** **WARD: 25**
APPLICANT: Jefferson Street Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1835-39 S. Canalport Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with rear detached two and four car garage with roof deck and two open parking spaces.

70-19-Z **ZONING DISTRICT: C1-2** **WARD: 25**
APPLICANT: Jefferson Street Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1835-39 S. Canalport Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit building with rear detached two and four car garages it roof decks and open bridge from the rear porch to the roof deck.

71-19-S **ZONING DISTRICT: B3-2** **WARD: 48**
APPLICANT: Plan 9, LLC dba Rocket Tattoo
OWNER: Ljubo and Carolyn Pejovic
PREMISES AFFECTED: 1008 W. Argyle Street
SUBJECT: Application for a special use to establish a body art service (tattoo).

72-19-S **ZONING DISTRICT: B3-3** **WARD: 28**
APPLICANT: Alexander Memmen
OWNER: Zonia Borda & Timothy J.K. Griffiths
PREMISES AFFECTED: 713-15 S. Western Avenue
SUBJECT: Application for a special use to establish a residential use below the second floor for the conversion of an existing at grade commercial space to a residential dwelling unit. There will be a total of two dwelling units.

73-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: Dubbs Enterprise, LLC / Jason Williams
OWNER: Same as applicant
PREMISES AFFECTED: 1406-12 N. Washtenaw Street
SUBJECT: Application for a variation to subdivide an existing lot which will result in two new zoning lots which shall reduce the front setback from the required 15' to zero, south setback from 3.56' to zero, (north to be 8.98') , rear yard setback from 37.5' to zero for 1408-12 N. Washtenaw, 1406 N. Washtenaw shall reduce the front setback from 15' to 4', north and south setback shall be zero each, rear yard setback from 37.5' to zero to subdivide one zoning lot into two lots. The lot at 1406 shall contain a one and three story four dwelling unit building. 1408-12 shall contain three dwelling units in front and a rear single family coach house.

74-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: Dubbs Enterprises/ LLC, Jason Williams
OWNER: Same as applicant
PREMISES AFFECTED: 1406 N. Washtenaw Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 252.93 square feet to zero for a subdivided zoning lot. The existing one and three story building shall remain and be converted to a four-dwelling unit building.

75-19-Z **ZONING DISTRICT: C1-2** **WARD: 47**
APPLICANT: Big Blue Swim School, LLC
OWNER: 4207 N. Western, LLC
PREMISES AFFECTED: 4207 N. Western Avenue
SUBJECT: Application for a variation to reduce the eats setback from the required 6.7' to zero for a proposed 8.25' high solid fence along the east property line on a lot containing an existing one-story building.

76-19-S	**ZONING DISTRICT: B3-3**	**WARD: 47**
APPLICANT:	Frances M. Vera	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1338 W. Irving Park Road	
SUBJECT:	Application for a special use to establish a business live / work unit in an existing three-story, mixed use building.	

CONTINUANCES

534-18-S	**ZONING DISTRICT: C1-2**	**WARD: 2**
APPLICANT:	1913 Northco, LLC	
OWNER:	JFS 1913-19 North Avenue, LLC	
PREMISES AFFECTED:	1913-17 W. North Avenue	
SUBJECT:	Application for a special use to establish an outdoor roof top patio to serve an existing restaurant.	

535-18-Z	**ZONING DISTRICT: C1-2**	**WARD: 2**
APPLICANT:	1913 Northco, LLC	
OWNER:	JFS 1913-19 North Avenue, LLC	
PREMISES AFFECTED:	1913-17 W. North Avenue	
SUBJECT:	Application for a variation to establish a transit served location to allow a reduction of the on-site required parking by up to 100% for a proposed outdoor roof top patio to serve an existing restaurant.	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of December 21, 2018.

Adjournment.