CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- February 15, 2019
121 N. LaSalle Street- City Council Chambers - 2nd Floor

Approval of the minutes from the January 18, 2019 regular meeting of the Board.

Approval of the agenda for the February 15, 2019 regular meeting of the Board.

9:00 A.M.

76-19-Z (B)	**ZONING DISTRICT: RM-5**	**WARD: 2**
APPLICANT:	Grief Properties, Inc.	
OWNER:	Gregory Grief	
PREMISES AFFECTED:	1638 N. Sedgwick Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 25.93' to 9.45', north from 2' to zero (south to be 3.33'), combined side setback from 4.80' to 3.33' for a proposed four-story, two dwelling unit building and an existing two car garage.	

77-19-S	**ZONING DISTRICT: B3-3**	**WARD: 47**
APPLICANT:	DeVry University, Inc.	
OWNER:	SB 1900 West Lawrence Avenue	
PREMISES AFFECTED:	1900-30 W. Lawrence Avenue	
SUBJECT:	Application for a special use to establish a high school as part of a dual enrollment high school / university.	

78-19-Z	**ZONING DISTRICT: RS-2**	**WARD: 19**
APPLICANT:	Campbell General Construction, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10452 S. Troy Avenue	
SUBJECT:	Application for a variation to reduce the north setback from 4' to 3', south setback from 4' to 3', combined side setback from 7.5' to 6' for a proposed two-story single family residence and rear open deck.	

79-19-Z	**ZONING DISTRICT: RM-4.5**	**WARD: 43**
APPLICANT:	Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1877 N. Halsted Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 39.38' to 5' for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with rood decks and access stairs.	

80-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series
OWNER: Same as applicant
PREMISES AFFECTED: 1877 N. Halsted Street
SUBJECT: Application for a variation to relocate the required 832.35 square feet of rear yard open space to a deck or patio which is more than 4' above grade for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and access stairs.

81-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: Shepherd Real Estate Subsidiary, LLC- 1901 Halsted Series
OWNER: Same as applicant
PREMISES AFFECTED: 1877 N. Halsted Street
SUBJECT: Application for a variation to allow a 16' wide driveway along a pedestrian street to access required parking on a lot that does not have alley access for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and stairs for access.

82-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series
OWNER: Same as applicant
PREMISES AFFECTED: 1877 N. Halsted Street
SUBJECT: Application for a variation to reduce the required 25% of street facing transparent window area from the required 291.6 square feet to 218.7 square feet for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and stairs to access.

83-19-S **ZONING DISTRICT: B1-2** **WARD: 26**
APPLICANT: 1204 N Spaulding, LLC
OWNER: Dickens Central Properties, Inc.
PREMISES AFFECTED: 1204 N. Spaulding Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building.

84-19-S **ZONING DISTRICT: C1-2** **WARD: 28**
APPLICANT: Thorntons Inc. c/o Drew Zazofsky
OWNER: Crossroads Ogden, LLC
PREMISES AFFECTED: 2335-61 W. Ogden / 2300-36 W. 13th St. / 1230-52 S. Oakley
SUBJECT: Application for a special use to establish a gas station with a one-story accessory retail building.

85-19-S **ZONING DISTRICT: C2-1** **WARD: 20**
APPLICANT: Shedeh Abu- Khalil
OWNER: Same as applicant
PREMISES AFFECTED: 5831-51 S. Wentworth Avenue
SUBJECT: Application for a special use to establish a gas station with a one-story convenience store.

86-19-Z **ZONING DISTRICT: RS-2** **WARD: 39**
APPLICANT: Ryan Barkan
OWNER: Same as applicant
PREMISES AFFECTED: 6218 N. Lenox Avenue
SUBJECT: Application for a variation to increase the maximum floor area from 0.65 to 0.74 for a proposed two-story addition at the rear of the existing single family residence.

87-19-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: C & N Land Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2329-31 W. Monroe Street
SUBJECT: Application for a variation to reduce the on-site parking by two spaces for an existing three-story, six dwelling unit building to be converted to an eight-dwelling unit building with five existing on-site parking spaces.

88-19-S **ZONING DISTRICT: B3-2** **WARD: 7**
APPLICANT: Drew Martin
OWNER: Same as applicant
PREMISES AFFECTED: 2724 E. 83rd Street
SUBJECT: Application for a special use to establish a barber shop.

89-19-Z **ZONING DISTRICT: RS-2** **WARD: 19**
APPLICANT: John Difilippo
OWNER: Same as applicant
PREMISES AFFECTED: 2645 W. 107th Street
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback from the maximum 1,008 square feet to 1,102.90 square feet (16.34’ x 20.10') which serves the existing single family residence.

90-19-S **ZONING DISTRICT: M3-2** **WARD: 8**
APPLICANT: 7934 South Chicago, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 7934 S. South Chicago Avenue
SUBJECT: Application for a special use to establish a Class V Recycling Facility.

91-19-S **ZONING DISTRICT: B1-5** **WARD: 47**
APPLICANT: 2232 Lawrence, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4802 N. Bell Avenue
SUBJECT: Application for a special use to establish a hair salon.

92-19-S **ZONING DISTRICT: B1-3** **WARD: 47**
APPLICANT: 2242 W. Lawrence, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2242-46 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a hair salon.

93-19-Z **ZONING DISTRICT: M2-2** **WARD: 12**
APPLICANT: J. Luis Cazares
OWNER: Same as applicant
PREMISES AFFECTED: 3610 S. Albany Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to zero for a proposed 18.5' tall rolling fence along a portion of the east property line of a lot containing a two-story building.

94-19-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: YLS, Inc., an Illinois Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 1851 N. Wilmot Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 37.02' to 10' for a proposed two-story single family residence.

95-19-Z **ZONING DISTRICT: RS-3** **WARD: 43**
APPLICANT: Michael Facchini
OWNER: Michael and Ashley Facchini
PREMISES AFFECTED: 1231 W. Lill Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 19.13’ to 5', east setback from 2' to zero (west to be 5.54'), combined side setback from 10.5' to 5.54' for a proposed second floor addition, attached two car garage with roof and new side deck to the existing single family residence.

96-19-Z **ZONING DISTRICT: RS-3** **WARD: 43**
APPLICANT: Michael Facchini
OWNER: Michael and Ashley Facchini
PREMISES AFFECTED: 1231 W. Lill Avenue
SUBJECT: Application for a variation to relocate the required 233.21 square feet of rear yard open space onto the roof deck of the proposed garage which will serve the existing single family residence.

97-19-Z **ZONING DISTRICT: RS-3** **WARD: 36**
APPLICANT: Andres and Zaira Salazar
OWNER: Same as applicant
PREMISES AFFECTED: 2359 N. Moody Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 19.08' to 7.75', north setback from 2.4' to 2.02' (south to be 3.08'), combined side setback from 6' to 5.1' for a proposed below grade entry stair to the basement dwelling unit and to replace the existing rear three- story enclosed porch with a three-story open porch for the existing three-story, three dwelling unit building.

98-19-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: June Dang Nguyen dba Happy Nails Boutique, Inc.
OWNER: The Desco Group-TDG Ashland, LLC
PREMISES AFFECTED: 2908 N. Ashland Avenue
SUBJECT: Application for a special use to establish a nail salon.

99-19-Z **ZONING DISTRICT: RS-3** **WARD: 31**
APPLICANT: Steven B. Friedle
OWNER: Y-Not Property Management, LLC- Series Montana St.
PREMISES AFFECTED: 5138 W. Montana Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.22' to zero for a proposed 8'-6" wrought iron sliding gate that serves the existing two-story, two dwelling unit building.

100-19-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Charles Patterson
OWNER: Same as applicant
PREMISES AFFECTED: 1720 W. Balmoral Avenue
SUBJECT: Application for a variation to increase the pre-existing floor area ratio by 447.18 square feet from 4,372.87 square feet to 4,820.05 square feet for a proposed rear two-story enclosed porch for the existing two-story, two dwelling unit building.

101-19-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Charles Patterson
OWNER: Same as applicant
PREMISES AFFECTED: 1720 W. Balmoral Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.572' to 31.187', west setback from 2' to 0.281' (east to be 2.57'), combined side setback from 5' to 2.851' for a proposed enclosed porch on the existing two-story, two dwelling unit building.

102-19-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Charles Patterson
OWNER: Same as applicant
PREMISES AFFECTED: 1720 W. Balmoral Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from 450 square feet to 151 square feet for a proposed enclosed porch for the existing two-story, two dwelling unit building.

103-19-Z **ZONING DISTRICT: RS-2** **WARD: 39**
APPLICANT: Richard and Laura Doyle
OWNER: Same as applicant
PREMISES AFFECTED: 4308 N. Kostner Avenue
SUBJECT: Application for a variation to reduce the north setback from 5' to 1.42' (south setback to be 18.58') combined side set back shall be 20' for a proposed rear second floor addition to the existing two-story, single family residence.

104-19-Z **ZONING DISTRICT: RS-2** **WARD: 38**
APPLICANT: Eminent Living, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4103 N. Mango Street
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 18.87', north setback from 5' to 1.54' (south to be 28') combined side setback to be 29.54' for a proposed front addition, second floor addition, rear second floor balcony and rear open deck on the existing two-story, two dwelling unit building to be deconverted to a single family residence.

105-19-S **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: Jared Sorkin, Voso, LLC
OWNER: C/O David Gassman, 1900-06 W. Montrose Inc.
PREMISES AFFECTED: 1902 W. Montrose Avenue
SUBJECT: Application for a special use to establish a barber shop.

106-19-Z **ZONING DISTRICT: RS-2** **WARD: 39**
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 4257 N. Tripp Avenue
SUBJECT: Application for a variation to reduce the rear yard from the required 46.71' to 28.87' for two separate three-story upper building additions on an existing four-story school.

107-19-Z **ZONING DISTRICT: RS-2** **WARD: 39**
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 4257 N. Tripp Avenue
SUBJECT: Application for a variation to increase the floor area ratio from 0.65 to 0.89 for two separate three story upper building additions to an existing four-story school building.

108-19-Z **ZONING DISTRICT: RS-3** **WARD: 15**
APPLICANT: Domingo Martinez
OWNER: Same as applicant
PREMISES AFFECTED: 5758 S. Hoyne Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2.44' to 1.03' (south to be 7.5') combined side setback shall be 8.54' for a proposed two-story rear addition on the existing single family residence.

109-19-Z **ZONING DISTRICT: B2-3** **WARD: 44**
APPLICANT: Sawbill Properties, LLC (Series 2)
OWNER: Same as applicant
PREMISES AFFECTED: 1048-50 W. Cornelia Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to 18.21' for a proposed four-story, nine dwelling unit (one efficiency and eight dwelling units) building.

110-19-S **ZONING DISTRICT: M2-3** **WARD: 12**
APPLICANT: CIBC Bank USA
OWNER: Bruce Fong
PREMISES AFFECTED: 3010 S. Kedzie Avenue
SUBJECT: Application for a special use to establish a three-lane drive through facility to serve an existing bank.

111-19-S **ZONING DISTRICT: M1-2** **WARD: 32**
APPLICANT: The Night Ministry
OWNER: 1735 N Ashland Partners LP
PREMISES AFFECTED: 1735 N. Ashland Avenue
SUBJECT: Application for a special use to establish a temporary overnight shelter for up to twenty-five homeless youth on the first floor of an existing four-story commercial building.

112-19-S **ZONING DISTRICT: B3-1** **WARD: 14**
APPLICANT: Modern Guapos Company
OWNER: Freddie Estrada
PREMISES AFFECTED: 6020 S. Archer Avenue
SUBJECT: Application for a special use to establish a barber shop.

113-19-S **ZONING DISTRICT: RS-3** **WARD: 6**
APPLICANT: Kathy Hardin Earl dba Amani Maskani House, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 634 E. 72nd Street
SUBJECT: Application for a special use to establish a transitional residence for up to ten adult female clients.

VOTE ONLY

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.	

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.	

2:00 P.M.

114-19-S **ZONING DISTRICT: B3-1** **WARD: 34**
APPLICANT: Sabrina Thomas dba Creative Handz Salon
OWNER: Yitzhak Green dba 103rd & Halsted, LLC
PREMISES AFFECTED: 10316 S, Halsted Street
SUBJECT: Application for a special use to establish a hair and nail salon.

115-19-Z **ZONING DISTRICT: B3-3** **WARD: 46**
APPLICANT: Broadway 4437, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4437 N. Broadway
SUBJECT: Application for a variation to reduce the required off-street parking space to zero to convert a commercial use to a mixed use with a general restaurant on the first and second floor and a one dwelling unit on the second floor in an existing two-story building.

116-19-Z **ZONING DISTRICT: RS-2** **WARD: 36**
APPLICANT: Carlos Gutierrez
OWNER: Same as applicant
PREMISES AFFECTED: 2634 N. Rutherford Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 4' to zero, combined side setback from 7.5' to 1.31' to legalize an existing roof structure for the existing single family home.

117-19-Z **ZONING DISTRICT: B2-2** **WARD: 25**
APPLICANT: Zocalo Development, LLC -Morgan
OWNER: Same as applicant
PREMISES AFFECTED: 1838 S. Morgan Street
SUBJECT: Application for a variation to reduce the rear setback from 30' to 22.67' for a proposed roof deck on the existing garage with a new catwalk to connect the existing porch to the roof deck which will serve the existing three-story, two dwelling unit building.

118-19-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: SU Chaplin Chicago, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1749 W. Chicago Avenue
SUBJECT: Application for a variation for an increase in height from the maximum 50' to 51.92' to replace a flat roof with a gabled roof on the existing building to be converted from four dwelling units with ground floor retail to six dwelling units with ground floor artist work / sales use.

119-19-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: SU Chaplin Chicago, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1749 W. Chicago Avenue
SUBJECT: Application for a variation to reduce the required on site accessory parking from four parking spaces to three for an existing four-story mixed use building with four dwelling units with ground floor retail to be converted to six dwelling units with ground floor artist work / sales use.

120-19-S **ZONING DISTRICT: B1-3** **WARD: 4**
APPLICANT: Bronze Beauty Chicago, LLC - Jacqueline Crittle
OWNER: Mike Ouyang / 219 E. 31st, LLC
PREMISES AFFECTED: 219 E. 31st Street
SUBJECT: Application for a special use to establish a beauty salon.

121-19-Z **ZONING DISTRICT: RT-3.5** **WARD: 32**
APPLICANT: Chicago Title Land Trust Company as Trustee under Trust No. 8002378072, dated 5/17/18
OWNER: Same as applicant
PREMISES AFFECTED: 2930 N. Lakewood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 10.29' to 8.58', rear setback from 24.01' to 10.8' for a proposed two-story, single family residence with an attached two car garage, rooftop stairway enclosure, decks and balcony.

122-19-Z **ZONING DISTRICT: RT-3.5** **WARD: 32**
APPLICANT: Chicago Title Land Trust Company as trustee under trust No. 8002378072, dated 5/17/18
OWNER: Same as applicant
PREMISES AFFECTED: 2930 N. Lakewood Avenue
SUBJECT: Application for a variation to relocate the rear yard open space to a proposed garage roof deck which will serve the proposed two-story, single family residence.

123-19-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Marc Lifshin
OWNER: Same as applicant
PREMISES AFFECTED: 1921 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 4' to 1' (south to be 2') combined side setback from 10' to 3' for a proposed two story addition and a raised rear patio on the existing three-story, single family residence.

124-19-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 1351 Damen, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1351 N. Damen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 22.5' to .25', south setback from 4.44' to .25' (north to be zero as allowed for an abutting alley) for a proposed one-story attached three car garage with roof deck to serve the existing four-story, three dwelling unit building.

125-19-Z **ZONING DISTRICT: C1-1** **WARD: 26**
APPLICANT: Premise to Premise, LLC
OWNER: Eddie Miranda
PREMISES AFFECTED: 3609 W. North Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide event space/gaming lounge (live entertainment, music, entrance fee) offering virtual games, console game tables and pool which is located within 125' of a residential district.

126-19-A **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Zoom Properties Hermitage, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1926 N. Hermitage Avenue
SUBJECT: Application for an appeal of the office of the Zoning Administrator in refusing to recognize three dwelling units in an existing building. City records indicate two dwelling units at this location.

127-19-Z **ZONING DISTRICT: RM-5.5** **WARD: 47**
APPLICANT: Lift Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4040 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 49.5' to 25.38', south setback from 5' to zero to convert an existing three-story manufacturing building to a twelve dwelling unit building with a fourth story addition.

128-19-Z **ZONING DISTRICT: RM-5.5** **WARD: 47**
APPLICANT: Lift Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4040 N. Hermitage Avenue
SUBJECT: Application for a variation to eliminate the one required off street loading zone to convert an existing manufacturing building to a twelve dwelling unit residential building.

129-19-S **ZONING DISTRICT: C2-2** **WARD: 28**
APPLICANT: M & S Series, LLC, 831 Series
OWNER: Same as applicant
PREMISES AFFECTED: 831 S. Western Avenue
SUBJECT: Application for a special use to expand an existing ground floor residential use for a proposed three-story rear addition, a rear third floor addition and a new one car garage connected to the front building and a rear building to be used as general retail sales and five dwelling units.

130-19-Z **ZONING DISTRICT: C2-2** **WARD: 28**
APPLICANT: M & S Series LLC, 831 Series
OWNER: Same as applicant
PREMISES AFFECTED: 831 S. Western 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 three-story rear addition, rear third floor addition and a one car garage connecting the front building to the rear building to be used as general retail sales and five dwelling units.

131-19-S **ZONING DISTRICT: B1-1** **WARD: 23**
APPLICANT: Marco Antonio Santay dba Marco's Barber Shop, Inc.
OWNER: Audelio Arteaga
PREMISES AFFECTED: 4008 W. 63rd Street
SUBJECT: Application for a special use to establish a barber shop.

132-19-S **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Wrigley Field Parking Operations
OWNER: Same as applicant
PREMISES AFFECTED: 1102 W. Waveland Avenue
SUBJECT: Application for a special use to establish a non-accessory parking lot with a canopy located at the south end of the subject site with new fencing.

133-19-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Wrigley Field Parking Operations, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1102 W. Waveland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 50' to zero for a non-accessory parking lot with a canopy located at the south end of the subject property with new fencing.

134-19-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Wrigley Field Parking Operations, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1102 W. Waveland Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 2,647.1 square feet to zero for a non-accessory parking lot with a canopy located at the south end of the subject site and new fencing.

135-19-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Wrigley Field Parking Operations, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1102 W. Waveland Avenue
SUBJECT: Application for a variation to the Landscape Ordinance for the following items: reduce the landscape setback from 7' to 5' on Seminary Avenue, eliminate the landscape setback on W. Waveland and W. Grace, eliminate 28 trees and 223 shrubs for screening on Seminary, Waveland and Grace. Reduce interior landscape area from 3,610 square feet to zero, eliminate 29 interior trees, increase ornamental fence height from 6' to 8' on Waveland, replace 678.9' of solid screen fence or hedge with 8' high chain link fence along the alley for a non-accessory parking lot with a canopy located at the south end of the subject site and new fencing.

CONTINUANCES

528-18-Z **ZONING DISTRICT: RS-2** **WARD: 33**
APPLICANT: 2805 Eastwood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2805 W. Eastwood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093', rear yard open space from 400 square feet to 268 square feet for a proposed two-story, single family residence.

622-18-Z (A) **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.84' to 5' for a proposed three-story, three dwelling unit building.

623-18-Z (A) **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from 1,000 to 993.32 (which is less than 10%) for a proposed Three-story, three dwelling unit building.

642-18-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Peter Paraskevoulakos
OWNER: Same as applicant
PREMISES AFFECTED: 4707 N. Talman Avenue
SUBJECT: Application for a variation to convert an existing non-conforming two dwelling unit building to a three dwelling unit building.

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.

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 three0story mixed use building.

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.

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 1.47', west setback from 12.01' to 6.41' combined side setback from 36.02' to 7.88' to divide an existing zoning lot into two zoning lots. The existing building at 2939 W. Catalpa shall remain. A single family residence is proposed for 2947 W. Catalpa.

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.

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 east 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.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 404-18-Z, 577-18-S, 582-18-S, 583-18-S, 584-18-S, 532-18-Z, 543-18-Z, 544-18-Z, and 545-18-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of January 18, 2019.

Adjournment.