CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- April 19, 2019
121 N. LaSalle Street- City Council Chambers- 2nd Floor

Approval of the minutes from the March 15, 2019 regular meeting of the Board.

Approval of the agenda for the April 19, 2019 regular meeting of the Board.

9:00 A.M.

182-19-Z	**ZONING DISTRICT: RS-3**	**WARD: 32**
APPLICANT:	Barbara and Stanislaw Pluta	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1755-57 N. Wolcott Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 33.88' to zero, north and south setback from 4.48' each to zero each, combined side setback from 11.2' to zero, the enclosed rooftop setback from 20' to 16' for a proposed two-story single family residence with an attached five-car garage with roof deck.	

183-19-S	**ZONING DISTRICT: M1-2**	**WARD: 47**
APPLICANT:	Stocking Urban, LLC	
OWNER:	ALL-ROB, LLC	
PREMISES AFFECTED:	4510-20 N. Ravenswood Avenue	
SUBJECT:	Application for a special use to establish an indoor sports and recreation use (6,720 square foot gymnasium) within an existing 13,785 square foot building.	

184-19-S	**ZONING DISTRICT: C1-2**	**WARD: 8**
APPLICANT:	Eagle Eye Nesting Ground Ministries, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	901-07 E. 75th Street	
SUBJECT:	Application for a special use to establish a religious assembly in an existing one-story building with six new unenclosed onsite parking stalls.	

185-19-S	**ZONING DISTRICT: DX-7**	**WARD: 3**
APPLICANT:	1407-1411 S Michigan, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1407-11 S. Michigan Avenue	
SUBJECT:	Application for a special use to establish a non-accessory public garage with ninety-seven parking spaces within a mixed use building.	

186-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: Bryan and Jessica Berumen
OWNER: Same as applicant
PREMISES AFFECTED: 1949 W. Race Street
SUBJECT: Application for a variation to reduce the front setback from the required 7.83' to 5.17', rear setback from 26.6' to 5', west setback from 2' to zero (east to be zero), combined side setback from 4.8' to zero for a proposed three-story, single family residence with an attached garage.

187-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: Bryan and Jessica Berumen
OWNER: Same as applicant
PREMISES AFFECTED: 1949 W. Race Avenue
SUBJECT: Application for a variation to relocate the 148 square feet of rear yard open space to roof deck of the proposed attached garage which will serve the proposed three-story, single family residence.

188-19-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: 755 Ada, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 755 N. Ada Street
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to zero for a proposed five-story mixed use building with ground floor retail, twenty- four dwelling units above and twenty-four parking spaces.

189-19-Z **ZONING DISTRICT: RT-4** **WARD: 28**
APPLICANT: Gerald Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 1220 W. Flournoy Street
SUBJECT: Application for a variation to increase the floor area ratio from 1.2 to 1.65 for a proposed rear three-story addition with roof deck for the existing four-story, three dwelling unit building.

190-19-Z **ZONING DISTRICT: RM-5** **WARD: 28**
APPLICANT: Rosario Sanchez
OWNER: Same as applicant
PREMISES AFFECTED: 3110 W. Jackson Boulevard
SUBJECT: Application for a variation to reduce the west setback from the required 2' to zero, (east to be 4'), combined setback from 4.8' to 4' for a proposed two-story addition and two-story open deck and stairs to the existing two-story, two dwelling unit building.

191-19-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Prop-RT Residential realtors & Developers, LLC series 1928 N Cleveland
OWNER: Same as applicant
PREMISES AFFECTED: 1928 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35.77' to 25.5', north setback from 2' to 1' (south to be 3'), combined side setback from 4.9' to 4' for a proposed three-story, single family residence with a roof deck over a semi-attached garage.

192-19-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Phu Tran d/b/a/ Tego Nail Spa
OWNER: R & R properties Group, LLC
PREMISES AFFECTED: 1731 N. Western Avenue
SUBJECT: Application for a special use to establish a nail salon.

193-19-S **ZONING DISTRICT: B3-2** **WARD: 6**
APPLICANT: Memfis Naturals, LLC
OWNER: 211 E. 79th St., LLC
PREMISES AFFECTED: 211 E. 79th Street
SUBJECT: Application for a special use to establish a hair salon.

194-19-S **ZONING DISTRICT: B1-2** **WARD: 19**
APPLICANT: Sojo's Studios 3, Inc.
OWNER: Beverly SPE, LLC
PREMISES AFFECTED: 2320-22 W. 95th Street
SUBJECT: Application for a special use to establish a hair and nail salon.

195-19-S **ZONING DISTRICT: B3-2** **WARD: 2**
APPLICANT: Underground Nail Art Salon, LLC
OWNER: Shanti Development Corp.
PREMISES AFFECTED: 938 N. Damen Avenue
SUBJECT: Application for a special use to establish a nail salon.

196-19-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Edna Cisneros
OWNER: Same as applicant
PREMISES AFFECTED: 7006 W. Archer Avenue
SUBJECT: Application for a special use to establish a hair salon.

197-19-S **ZONING DISTRICT: B1-5** **WARD: 2**
APPLICANT: Celina's Nail Spa, LLC
OWNER: 1205 West Webster, LLC
PREMISES AFFECTED: 1205 W. Webster Avenue
SUBJECT: Application for a special use to establish a nail salon.

198-19-S **ZONING DISTRICT: B3-1** **WARD: 37**
APPLICANT: Alexis Gonzalez
OWNER: DSK, LLC
PREMISES AFFECTED: 4058 W. Division Street
SUBJECT: Application for a special use to establish a nail salon.

199-19-S **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: Jesus Arreola d/b/a Darlene's Unisex
OWNER: Rogelio Llamedo
PREMISES AFFECTED: 3442 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a beauty salon.

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.

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.

76-19-Z (B) **ZONING DISTRICT: RM-5** **WARD: 2**
APPLICANT: Grief Properties, Inc.
OWNER: Gregory Griief
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.

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.

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.

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) and to relocate the 216 square feet of rear yard open space to the garage roof deck for a proposed one-story attached three car garage with roof deck to serve the existing four-story, three dwelling unit building.

140-19-Z **ZONING DISTRICT: C1-1** **WARD: 21**
APPLICANT: Beverage Art II dba Wild Blossom II Southworks Brewing Co.
OWNER: 9015 S. Hermitage, LLC
PREMISES AFFECTED: 9016-30 S. Hermitage Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment and retail space within an existing brewery which is located within 125' of a residential district.

148-19-S **ZONING DISTRICT: B3-5** **WARD: 28**
APPLICANT: Chicago Fuel, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 43 N. Homan Boulevard
SUBJECT: Application for a special use to establish a gas station with nine pumps and a one-story accessory retail building.

172-19-Z **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: 3741 W. Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3743 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story building with ground floor retail and fourteen dwelling units above.

173-19-Z	**ZONING DISTRICT: C1-2**	**WARD: 30**
APPLICANT:	3741 W. Belmont, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3743 W. Belmont Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 14,000 square feet to 13,250 square feet for a proposed four-story building with ground floor retail and fourteen dwelling units above.	

2:00 P.M.

200-19-S **ZONING DISTRICT: B3-1** **WARD: 29**
APPLICANT: Belmont Real Estate, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3200 N. Harlem Avenue
SUBJECT: Application for a special use to expand an existing gas station with a proposed rear one-story addition to the existing convenience store and a new one-story car wash.

201-19-Z **ZONING DISTRICT: B3-1** **WARD: 29**
APPLICANT: Belmont Real Estate, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3200 N. Harlem Avenue
SUBJECT: Application for a variation to reduce the south end reverse corner lot setback from the required 7.5' to zero, west end setback from 5' to zero for a proposed one-story rear addition to the existing convenience store and a new one-story car wash.

202-19-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Jonathan Helton & Megan Webster
OWNER: Same as applicant
PREMISES AFFECTED: 1512 N. Paulina Street
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 2', north setback from 2' to zero, south from 2' to zero, combined side setback from 4.8' to zero for a new roof deck and stairs with trellis walls and fireplace on the existing two car garage and a new one-story open deck to serve the existing single family residence.

203-19-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Jonathan Helton and Megan Webster
OWNER: Same as applicant
PREMISES AFFECTED: 1512 N. Paulina Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 156 square feet to 101.87 square feet for a proposed garage roof deck with trellis walls, fire place and stairs on the existing garage and a new one-story open deck to serve the existing single family residence.

204-19-Z **ZONING DISTRICT: RS-3** **WARD: 39**
APPLICANT: Adan Nieto
OWNER: Same as applicant
PREMISES AFFECTED: 4640 N. Kasson Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 18.38' to 11.66', rear setback from 37.5' to 32.33' for a proposed front, one-story addition, third floor addition and a canopy extended from the existing garage to serve the existing three-story, three dwelling unit building.

205-19-Z **ZONING DISTRICT: RS-3** **WARD: 39**
APPLICANT: Adan Nieto
OWNER: Same as applicant
PREMISES AFFECTED: 4640 N. Kasson Avenue
SUBJECT: Application for a variation to increase the floor area ratio from 0.9 to 0.97 for a proposed front, one-story addition, third floor addition and canopy extended from the existing garage which serves the existing three-story, three dwelling unit building.

206-19-Z **ZONING DISTRICT: RS-3** **WARD: 39**
APPLICANT: Adan Nieto
OWNER: Same as applicant
PREMISES AFFECTED: 4640 N. Kasson Avenue
SUBJECT: Application for a variation to increase the building height from the maximum 30' to 32.33' for a proposed front, one-story addition, third floor addition and a canopy extended from the existing garage which serves the existing three-story, three dwelling unit building.

207-19-S **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: 4911 N Western, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4911 N. Western 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 an attached three car garage.

208-18-Z **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: 4911 N Western, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4911 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, three dwelling unit building with an attached three car garage.

209-19-S **ZONING DISTRICT: C1-2** **WARD: 12**
APPLICANT: 1732 Pershing, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1746 W. Pershing Road / 3848 S. Hermitage Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for two proposed three-story, four unit townhouse buildings with rooftop enclosures and attached garages.

210-19-S **ZONING DISTRICT: M1-2** **WARD: 33**
APPLICANT: Chicago Mudcats Sport and Social Club
OWNER: 2930 N Campbell, LLC
PREMISES AFFECTED: 2932 N. Campbell Avenue
SUBJECT: Application for a special use to establish a sports and recreation participant facility for youth sports training and rental of batting cages.

211-19-S **ZONING DISTRICT: DC-16** **WARD: 42**
APPLICANT: Intrinsic Schools
OWNER: Monroe Office, LLC
PREMISES AFFECTED: 79 W. Monroe Street
SUBJECT: Application for a special use to establish a high school.

212-19-Z **ZONING DISTRICT: RS-2** **WARD: 23**
APPLICANT: Rogelio Richart
OWNER: Same as applicant
PREMISES AFFECTED: 5218 S. Massasoit Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 5' to 1' (north to be 2.50'), combined side setback from 15' to 3.50' for a proposed detached covered roof patio canopy to serve the front single family residence and rear single family residence coach house.

213-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: SST Real Estate Group, LLC Series 1821 Sawyer
OWNER: Same as applicant
PREMISES AFFECTED: 1821 N. Kimball Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2.16' to zero (south to be 3'), combined side setback from 5.4' to 3.0' for a proposed four-story, five dwelling unit building with five rear unenclosed parking stalls.

214-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: SST Real Estate Group, LLC Series 1821 Sawyer
OWNER: Same as applicant
PREMISES AFFECTED: 1821 N. Kimball Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 311.6 square feet to 245.92 square feet for a proposed four-story, five dwelling unit building with five unenclosed parking stalls.

215-19-Z **ZONING DISTRICT: RM-6** **WARD: 11**
APPLICANT: Cloud Property Management, LLC 3132-34 Series
OWNER: Same as applicant
PREMISES AFFECTED: 3132 S. Lituanica Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 10.72' to 1.49', rear setback from 26.79' to 10.67', north setback from 5' to 4.26' (south to be 5.30'), combined side setback from 10' to 9.56' to convert an existing three-story building to a four-story, seven dwelling unit building.

216-19-Z **ZONING DISTRICT: RM-6** **WARD: 11**
APPLICANT: Cloud Property Management, LLC 3132-34 Series
OWNER: Same as applicant
PREMISES AFFECTED: 3132 S. Lituanica Avenue
SUBJECT: Application for a variation to reduce the number of parking spaces from the required seven to six for the proposed conversion of an existing three-story building into a four-story, seven dwelling unit building.

217-19-Z **ZONING DISTRICT: RS-2** **WARD: 23**
APPLICANT: John J. Burke II
OWNER: Same as applicant
PREMISES AFFECTED: 5347 S. Melvina Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 5' to 3.74' (south to be 23'), front setback from 19.62' to 15.21' for a proposed second floor addition to the existing single family residence.

218-19-S **ZONING DISTRICT: M1-3** **WARD: 2**
APPLICANT: S.M.A.R.T. Golf Fitness Instruction, Inc.
OWNER: Elston Industrial Lofts
PREMISES AFFECTED: 1452 W. Willow Street
SUBJECT: Application for a special use to establish an indoor participant sports and recreation facility in an existing one and two- story, multi-use building.

219-19-S **ZONING DISTRICT: B3-1** **WARD: 39**
APPLICANT: Lashtec, Inc.
OWNER: 6015 N. Cicero, Inc.
PREMISES AFFECTED: 6017 N. Cicero Avenue
SUBJECT: Application for a special use to establish a body art service (micro-blading).

220-19-S **ZONING DISTRICT: B3-1** **WARD: 45**
APPLICANT: 4328 W Irving Park, LLC
OWNER: Irving Park / Lowell Building, LLC
PREMISES AFFECTED: 4328 W. Irving Park Road
SUBJECT: Application for a special use to establish a tavern.

221-19-Z **ZONING DISTRICT: B3-5** **WARD: 1**
APPLICANT: 1966 N Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1962-66 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rea setback from the required 30' to 10' for a proposed six-story building with retail on the ground floor and twenty-eight residential units above. Four of the twenty-eight units will be efficiency units.

222-19-S **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: Edison Restaurant Group, LLC
OWNER: 6724 NW Hwy, LLC
PREMISES AFFECTED: 6724 N. Northwest Highway
SUBJECT: Application for a special use to establish an outdoor rooftop patio to serve a proposed restaurant in the existing two-story, mixed use building.

223-19-Z **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: 3235 Wilton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3235 N. Wilton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 32.99' to 27.33' for a proposed four-story, four dwelling unit building with two indoor and two exterior parking spaces.

224-19-Z **ZONING DISTRICT: RM-5** **WARD: 44**
APPLICANT: 3235 Wilton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3235 N. Wilton Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 144.05 square feet to 51 square feet for a proposed four-story, four dwelling unit building with two indoor and two exterior parking spaces.

225-19-S **ZONING DISTRICT: B3-1** **WARD: 39**
APPLICANT: 6148 Milwaukee, Inc.
OWNER: John P. Ehsoo
PREMISES AFFECTED: 6148 N. Milwaukee Avenue
SUBJECT: Application for a special use to expand an existing tavern with an outdoor patio.

226-19-Z **ZONING DISTRICT: RS-3** **WARD: 31**
APPLICANT: Erica Velecia
OWNER: Same as applicant
PREMISES AFFECTED: 2624 N. McVicker Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2.66' to 1.66' for a proposed rear one-story addition to the existing single family residence.

227-19-Z **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: Avondale Bowl, LLC
OWNER: Milwaukee & Haussen, LLC
PREMISES AFFECTED: 3118 N. Milwaukee Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to serve a proposed bowling alley.

228-19-S **ZONING DISTRICT: C1-2** **WARD: 8**
APPLICANT: A.I.M. (Art In Motion)
OWNER: Galactica Partners, LLC
PREMISES AFFECTED: 7401-45 S. East End Avenue
SUBJECT: Application for a special use to establish a high school.

229-19-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Albany Bank and Trust Company ATUT # 11-3320
OWNER: Same as applicant
PREMISES AFFECTED: 2016 N. Winchester Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2' to .58' (south to be 2.91'), combined side setback from 4.8' to 3.49' for proposed third floor dormer addition and to lower the basement of the existing four dwelling unit building.

230-19-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Albany Bank and Trust Company ATUT # 11-3220
OWNER: Same as applicant
PREMISES AFFECTED: 2016 N. Winchester Avenue
SUBJECT: Application for a variation to increase the existing flor area ration from 3,330.39 square feet to 3,826.732 square feet (addition of 496.342 square feet) for a proposed third floor dormer addition and to lower the basement in the existing four dwelling unit building.

231-19-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Albany Bank and Trust Company ATUT #11-3220
OWNER: Same as applicant
PREMISES AFFECTED: 2016 N. Winchester Avenue
SUBJECT: Application for a variation to increase the height of the existing four dwelling unit building which is 30.83' in height by no more than 10% to 33.83' for proposed third floor dormer addition and to lower the basement of the existing building.

232-19-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Albany Bank and Trust Company ATUT # 11-3220
OWNER: Same as applicant
PREMISES AFFECTED: 2016 N. Winchester Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 1,137 square feet to 678 square feet to provide three new parking spaces at the rear of the lot for the existing four dwelling unit building with proposed third floor dormer and a lowered basement.

233-19-Z **ZONING DISTRICT: RS-2** **WARD: 33**
APPLICANT: The Philip R.H. Goldbroch 2018 Revocable Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2854 W. Giddings Street
SUBJECT: Application for a variation to reduce the front setback from the required 20.93' to 17.42', east setback from 6.09' to 1.37' (west to be 9.71'), combined side setback from 18.26' to 11.08 for a proposed three-story, single family residence with covered terrace and two unenclosed parking spaces.

234-19-Z **ZONING DISTRICT: RS-3** **WARD: 43**
APPLICANT: Paula and Kelley Thornton
OWNER: Same as applicant
PREMISES AFFECTED: 1238 W. Altgeld Street
SUBJECT: Application for a variation to increase the existing floor area of 2,576 square feet to 2,956 square feet (209.5 square foot addition) for a propose garage addition, access stairway and a two-story addition to the existing single family residence.

235-19-Z **ZONING DISTRICT: RS-3** **WARD: 43**
APPLICANT: Paula and Kelley Thornton
OWNER: Same as applicant
PREMISES AFFECTED: 1238 W. Altgeld Street
SUBJECT: Application for a variation to relocate the required 225 square feet of rear yard open space to a garage roof deck which will serve the existing two-story single family residence.

236-19-Z **ZONING DISTRICT: RS-3** **WARD: 43**
APPLICANT: Paula and Kelley Thornton
OWNER: Same as applicant
PREMISES AFFECTED: 1238 W. Altgeld Street
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 2', west setback from 2.4' to zero east to be 0.79'), combined side setback from 6' to 0.79' for a proposed garage addition, access stairway and a two story addition to the existing single family residence.

237-19-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Randall and Michelle Thomure
OWNER: Same as applicant
PREMISES AFFECTED: 2032 N. Fremont Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 2', north setback from 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero for a proposed two car garage, with roof deck, pool, rooftop trellis and access stair to serve the existing single family residence.

238-19-Z	**ZONING DISTRICT: RS-2**	**WARD: 41**
APPLICANT:	Susan Kamin	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5800 N. Overhill Avenue	
SUBJECT:	Application for a variation to reduce the north setback from the required 8.4' to 8.07', south setback from 8.4' to 5.98', combined side setback from 25.22' to 14.05' for a proposed second floor addition and front open porch to the existing single family residence.	

Approval of the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 126-19-A.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of March 15, 2019.

Adjournment.