

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

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Blake Sercye, Chairman
Shaina Doar
Sam Toia
Amanda Williams**

Chairman Sercye called the meeting to order at 9:12 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Sercye, Doar, Toia, and Williams).

Motion to approve the minutes from the May 18, 2018 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas - Sercye, Doar, Toia, and Williams.

Motion to approve the June 15, 2018 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas - Sercye, Doar, Toia and Williams.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

350-17-S ZONING DISTRICT: C3-3 WARD: 32
APPLICANT: Vienna Beef Ltd
OWNER: Vienna Beef / City of Chicago
PREMISES AFFECTED: 2401-21 N. Damen Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through to serve a proposed one-story fast food restaurant.
Application approved by voice vote. 3-0; yeas – Doar, Toia, and Williams (Sercye recused).

351-17-S ZONING DISTRICT: C3-3 WARD: 32
APPLICANT: Vienna Beef Ltd.
OWNER: Vienna Beef Ltd. / City of Chicago
PREMISES AFFECTED: 1900-16 W. Fullerton Avenue
SUBJECT: Application for a special use to permit the establishment of a dual lane drive-through to serve a proposed fast food restaurant.
Application approved by voice vote. 3-0; yeas – Doar, Toia, and Williams (Sercye recused).

REGULAR CALL

257-18-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Venancio Escuita Jr.
OWNER: Same as applicant
PREMISES AFFECTED: 2218 W. Cullerton Street
SUBJECT: Application for a variation to reduce the west setback from 2' to 0.3' (east to be 3.25') for a proposed rear three-story addition, a third floor addition and a rear open porch for the existing two-story, front building to be deconverted from three units to two units.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

258-18-S **ZONING DISTRICT: B3-1** **WARD: 1**
APPLICANT: Than H. Tran
OWNER: CP-2841 Armitage, LLC
PREMISES AFFECTED: 2849 W. Armitage Avenue
SUBJECT: Application for a special use to establish a nail salon.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar absent).

259-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Patrick Sebring
OWNER: Same as applicant
PREMISES AFFECTED: 1803 W. Wabansia Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 22.4' to 0.5' for a proposed garage with a roof top deck, open stairs that shall also contain the relocated rear yard open space to serve the existing single family residence.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar absent).

260-18-S **ZONING DISTRICT: B1-2** **WARD: 26**
APPLICANT: Fernando Tello d/b/a/ The Penny Barber Shop, LLC
OWNER: Angelica Brakowski
PREMISES AFFECTED: 3919 W. North Avenue
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar absent).

261-18-S **ZONING DISTRICT: B3-3** **WARD: 33**
APPLICANT: 2813 W Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2823-33 W. Belmont Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, mixed use building.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar absent).

262-18-S **ZONING DISTRICT: B3-3** **WARD: 26**
APPLICANT: CHI Partners, LLC Grand Series
OWNER: Same as applicant

PREMISES AFFECTED: 2344 W. Grand Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar absent).

263-18-S **ZONING DISTRICT: M1-1 / M2-2** **WARD: 15**
APPLICANT: McDonald's USA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. 47th Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.
Continued to August 17, 2018 at 9:00 a.m.

264-18-Z **ZONING DISTRICT: M1-2/ M2-2** **WARD: 15**
APPLICANT: McDonald's USA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. 47th Street
SUBJECT: Application for a variation to increase the 4,000 square feet maximum gross floor area of a commercial establishment by not more than 10% (58 square feet) for a proposed one story addition to an existing fast food restaurant.
Continued to August 17, 2018 at 9:00 a.m.

265-18-S **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Victoria Nguyen
OWNER: Same as applicant
PREMISES AFFECTED: 2719 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

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

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

268-18-Z **ZONING DISTRICT: RT-4** **WARD: 36**
APPLICANT: Albert Zaucha
OWNER: Same as applicant
PREMISES AFFECTED: 2200 N. Mango Avenue
SUBJECT: Application for a variation to reduce the north setback from the required 2' to 0.49' (south to be 2.7'), combined side setback from 5' to 3.19' for a proposed rear one-story addition for the existing three-story building to be converted from two dwelling units to three dwelling units.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

269-18-S **ZONING DISTRICT: C3-3** **WARD: 25**
APPLICANT: New Market Inc.
OWNER: New Chan, LLC
PREMISES AFFECTED: 2110 S. Jefferson Street/ 601 W. 21st Street
SUBJECT: Application for a special use to establish an eighty-two required parking space parking lot to serve an existing one and five story retail, office and warehouse building located at 2105 W. Jefferson Street.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

270-18-S **ZONING DISTRICT: B3-3** **WARD: 3**
APPLICANT: Renaissance Bronzeville, LLC
OWNER: 4641 S. King Drive Trust
PREMISES AFFECTED: 4641 S. Dr. Martin Luther King Jr. Drive
SUBJECT: Application for a special use to establish an outdoor patio at the rear of an existing tavern.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

271-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: George Gonzalez
OWNER: Same as applicant
PREMISES AFFECTED: 2116 W. Shakespeare Avenue / 2117 W. Webster Avenue
SUBJECT: Application for a variation to reduce the front setback from (Webster Avenue) from 20' to 0.5', west setback from 2' to 1' (east to be 3'), combined side setback from 4.8' to 4', reduce the required midway of unobstructed 21.04' separation between buildings from 76.3' to 48.33' for a proposed two-story, single family residence with rear open deck, open terrace, and detached two-car garage.
Variation to reduce the front setback from (Webster Avenue) from 20' to 0.5', west setback from 2' to 1' (east to be 3'), and combined side setback from 4.8' to 4' approved by voice vote. 4-0; yeas – Sercye, Doar, Toia and Williams; Variation to reduce the required midway of unobstructed 21.04' separation between buildings from 76.3' to 48.33' denied by voice vote; 0-4; nays – Sercye, Doar, Toia and Williams.

<p>272-18-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:</p>	<p>ZONING DISTRICT: B1-1 WARD: 40 Amartuvshin Erdene d/b/a/ 9 Stars, LLC Balmoral & Ravenswood Building, LLC 1748 W. Balmoral Avenue, 1st Floor Application for a special use to establish a nail salon. Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.</p>
<p>273-18-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:</p>	<p>ZONING DISTRICT: RM-5 WARD: 48 Vesna Zuric Same as applicant 1067 W. Balmoral Avenue Application for a variation to reduce the rear setback from the required 30' to 2.75', east setback from 3.2' to zero for a proposed chimney exceeding 15' in height and a rear open porch/ bridge to access a proposed garage roof deck which shall also contain the relocated 168 square feet of rear yard open space on the existing two-car garage. Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar absent).</p>
<p>274-18-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:</p>	<p>ZONING DISTRICT: RM-6 WARD: 33 4701 N. Albany, LLC Same as applicant 4701-07 N. Albany Avenue Application for a variation to reduce the parking requirement from three stalls to zero in order to convert an existing three-story nineteen dwelling unit building to a twenty-two dwelling unit building. Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams (Doar absent).</p>
<p>275-18-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:</p>	<p>ZONING DISTRICT: B1-3 WARD: 4 Dolyva Properties, LLC Same as applicant 3108 S. Giles Avenue Application for a variation to reduce the south setback from the required 2' to zero for a proposed four-car garage to serve an existing four-story, eight dwelling unit building. Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia absent).</p>
<p>276-18-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:</p>	<p>ZONING DISTRICT: RS-3 WARD: 32 Ken Liss Same as applicant 1934 N. Wood Street Application for a variation to reduce the north setback from the required 3.36' to 0.17'. south setback from 3.36' to zero, combined side setback from 8.4' to 0.17', rear setback from 34.82' to zero for a proposed garage roof top deck with pergola, trellis walls and</p>

solid stone wall, new one-story open stair to access the roof deck and an as-built rear masonry fence that exceeds 6' in height.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia absent).

277-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Wentworth 50, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1203 W. Superior Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed three-story, nine dwelling unit building with roof decks and roof top penthouse stair enclosures, front open balconies, walk out patios and nine-car garage with roof deck.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

278-18-Z **ZONING DISTRICT: RM-6** **WARD: 44**
APPLICANT: 544-46 W Wellington, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 544 W. Wellington Avenue
SUBJECT: Application for a variation to eliminate one required parking space for a three-story, seven dwelling unit building to be converted to an eight dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

279-18-Z **ZONING DISTRICT: C1-1** **WARD: 1**
APPLICANT: The Joinery, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2533-37 W. Homer Street
SUBJECT: Application for a variation to establish a public place of amusement license for a medium event space (banquet hall) within an existing rental gallery / artist workspace which is located within 125' of a residential zoning district.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia (Williams absent).

280-18-Z **ZONING DISTRICT: C1-1** **WARD: 1**
APPLICANT: The Joinery, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2533-37 W. Homer Street
SUBJECT: Application for a variation to establish a transit served location to allow the reduction of on-site required parking in excess of 50% of the required parking spaces. The building property line measures 1,123 feet from the existing CTA rail station.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia (Williams absent).

281-18-Z **ZONING DISTRICT: B2-3** **WARD: 44**

APPLICANT: Artis Senior Living of Lakeview, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3535 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 16' to zero for a proposed 8' high fence for an existing five-story, assisted living facility.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia (Williams absent).

282-18-S **ZONING DISTRICT: B3-2** **WARD: 5**
APPLICANT: The Medici Gallery and Coffee House, Inc.
OWNER: Katherine S. Morsbach
PREMISES AFFECTED: 1327 E. 57th Street
SUBJECT: Application for a special use to establish an outdoor second floor roof top patio accessory to an existing restaurant.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).

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.
Continued to July 20, 2018 at 2:00 p.m.

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.
Continued to July 20, 2018 at 2:00 p.m.

285-18-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: Pandix Group, LLC
OWNER: JM Bee, LLC
PREMISES AFFECTED: 1641 W. Chicago Avenue
SUBJECT: Application for a special use to establish an outdoor patio to be located on the first floor roof deck to serve an existing restaurant.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).

286-18-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: BSEM, LLC
OWNER: BSEM, LLC and Brian Goldstein
PREMISES AFFECTED: 3748-52 N. Bell Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.75' to 22.7* for a proposed breezeway, north side deck and stairs for the existing garage roof deck on an existing single

family residence.

Application approved by voice vote. 3-0; yeas – Sercye, Doar, Toia and Williams.

Motion to recess for thirty minutes made by the Chairman at 1:35 PM. Second by Williams. Motion carries 4-0 (Sercye, Doar, Toia and Williams). Meeting reconvened at 2:10 PM.

287-18-S ZONING DISTRICT: C1-1 WARD: 19
APPLICANT: Emmet's, Inc.
OWNER: Four Brands Enterprises, LLC
PREMISES AFFECTED: 10934-36 S. Western Avenue
SUBJECT: Application for a special use to establish a rooftop outdoor patio to serve an existing tavern.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

288-18-Z ZONING DISTRICT: RS-2 WARD: 17
APPLICANT: Shawn D. Gowder
OWNER: Same as applicant
PREMISES AFFECTED: 7533 S. Winchester Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.8' to zero, the combined side setback combination from 9' to zero on the north and south, front setback from 20' to zero to permit an existing rear 12.33' high wrought iron fence and gate and a 6.41' high wrought iron fence in the front of the existing single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

289-18-Z ZONING DISTRICT: RS-2 WARD: 38
APPLICANT: Judy Marth
OWNER: Same as applicant
PREMISES AFFECTED: 4425 N. Marmora Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 17.58' to 16.25'. north setback from 4' to 3.11', south setback from 4' to 2.86', combined side setback from 9' to 5.97' for a proposed second floor addition for an existing single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

290-18-S ZONING DISTRICT: B3-2 WARD: 44
APPLICANT: JCHA Enterprises d/b/a Saloncha
OWNER: Hydrocarbon Holdings. Ltd
PREMISES AFFECTED: 3161 N. Halsted Street
SUBJECT: Application for a special use to establish a hair salon.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

291-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Kyle Cole and Edith Juarez
OWNER: Same as applicant
PREMISES AFFECTED: 1317 W. Huron Street
SUBJECT: Application for a variation to reduce the front setback on W. Ancona Avenue from the required 13.2' to 2' on a through lot for a proposed detached two car garage with an attached fireplace and covered patio to serve an existing two-story, two dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

292-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Kyle Cole and Edith Juarez
OWNER: Same as applicant
PREMISES AFFECTED: 1317 W. Huron Street
SUBJECT: Application for a variation to reduce the setback from the front property line along W. Ancona Street to the proposed parking from the required 20' to 2' for a proposed detached two car garage with attached fireplace and covered patio for the existing two-story, two dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

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.
Continued to July 20, 2018 at 2:00 p.m.

294-18-Z **ZONING DISTRICT: B3-1** **WARD: 50**
APPLICANT: Toledo LLC, d/b/a/ Toledo Restaurant
OWNER: KHL McCormick, LLC / Phillip Cha
PREMISES AFFECTED: 6251 N. McCormick Road, Suite C
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music and public events within a restaurant that is located within 125' of a residential zoning district.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).

295-18-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Man Huynh d/b/a/ Glossy Nails Corporation
OWNER: Joseph Riggio

PREMISES AFFECTED: 6950 W. Archer Avenue
SUBJECT: Application for a special use to establish a nail salon.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

296-18-Z **ZONING DISTRICT: RT-4** **WARD: 39**
APPLICANT: Central Elston Co.
OWNER: Same as applicant
PREMISES AFFECTED: 5979 N. Elston Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12.96' to 12', rear setback from 32.4' to 7.67' for a proposed three-story, three dwelling unit building with two unenclosed parking stalls.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

297-18-Z **ZONING DISTRICT: RT-4** **WARD: 39**
APPLICANT: Central Elston Co.
OWNER: Same as applicant
PREMISES AFFECTED: 5979 N. Elston Avenue
SUBJECT: Application for a variation to reduce the off- street parking requirement by no more than one space from three to two for a proposed three-story, three dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

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.
Continued to July 20, 2018 at 2:00 p.m.

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.
Continued to July 20, 2018 at 2:00 p.m.

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.
Continued to July 20, 2018 at 2:00 p.m.

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.
Continued to July 20, 2018 at 2:00 p.m.

2:00 P.M.

298-18-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Patrick Ryan
OWNER: Same as applicant
PREMISES AFFECTED: 2715 N. Mildred Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.21' to 29.8' for proposed unenclosed stairs to access a roof top deck and trellis on the detached garage stair leading to the existing two level open stair case serving the three- story, two dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

299-18-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Zen for Men, Inc.
OWNER: Maria Chavez
PREMISES AFFECTED: 1721 N. Western Avenue
SUBJECT: Application for a special use to establish a hair salon.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

300-18-Z **ZONING DISTRICT: RS-3** **WARD: 36**
APPLICANT: Christopher House
OWNER: Chicago Board of Education
PREMISES AFFECTED: 5233 -59 W. Belden Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 50' to 5.42' for a proposed three-story addition to the existing three-story, school building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

301-18-Z **ZONING DISTRICT: RS-3** **WARD: 36**
APPLICANT: Christopher House
OWNER: Chicago Board of Education
PREMISES AFFECTED: 5235 -59 W. Belden Avenue
SUBJECT: Application for a variation to increase the floor area ratio from .9 to 1.4 for a proposed three-story addition to the existing three-story school.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

CONTINUANCES

637-17-S **ZONING DISTRICT: C1-3** **WARD: 33**
APPLICANT: 3280 N California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3280 N. California Avenue
SUBJECT: Application for a special use to establish residential use and parking below the second floor for a proposed five-story, twenty-five dwelling unit building with enclosed parking.
Continued to August 17, 2018 at 9:00 a.m.

638-17-Z **ZONING DISTRICT: C1-3** **WARD: 33**
APPLICANT: 3280 N California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3280 N. California Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 4.75' to 2', rear setback from 30' to zero on floors containing dwelling units, the enclosed garage setback from the rear property line from 2' to zero for a proposed five-story, twenty-five dwelling unit building with enclosed parking.
Continued to August 17, 2018 at 9:00 a.m.

639-17-Z **ZONING DISTRICT: C1-3** **WARD: 33**
APPLICANT: 3280 N California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3280 N. California Avenue
SUBJECT: Application for a variation to reduce the required loading stall from one to zero for a proposed five-story, twenty-five dwelling unit building with enclosed parking.
Continued to August 17, 2018 at 9:00 a.m.

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.
Continued to July 20, 2018 at 2:00 p.m.

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.
Continued to July 20, 2018 at 2:00 p.m.

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.
Application denied by voice vote. 0-4; nays - Sercye, Doar, Toia, and Williams; matter is continued to July 20, 2018 at 2:00 PM for vote by fifth member Flores.

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.
Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.

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.
Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.

232-18-Z **ZONING DISTRICT: C1-2** **WARD: 11**
APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a variation to increase the height from the maximum 45' to 47.16' which in not more than 10% for a proposed four-story, six dwelling unit building.
Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.

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.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams; matter is continued to July 20, 2018 at 2:00 PM for vote by fifth member Flores.

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.
Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.

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.
Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.

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.
Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.

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.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams; matter is continued to July 20, 2018 at 2:00 PM for vote by fifth member Flores.

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.
Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.

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.
Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.

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. **Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.**

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. **Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.**

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. **Split vote, two for and two against. 2-2; yeas – Sercye, Toia; nays – Doar, Williams; Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to July 20, 2018 at 2:00 PM for vote by fifth board member Flores.**

244-18-A ZONING DISTRICT: RM-6 WARD: 46
APPLICANT: Go! Grocer Pine Grove
OWNER: Lake Park Plaza Condo Association
PREMISES AFFECTED: 3930 N. Pine Grove Avenue
SUBJECT: Application for an appeal of the office of the Zoning Administrator in refusing to allow a 48 square foot on-premise sign in an RM-6 zoning district. Pursuant to section 17-12-092 a residential support service is allowed one sign per ground floor business establishment with a MAXIMUM sign face of 16 square feet. As submitted, the sign face area in the permit application is exceeded by 32 square

feet.

Withdrawn

245-18-S ZONING DISTRICT: B3-2 WARD: 46
APPLICANT: Parsa Condominium Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 4840 N. Sheridan Road
SUBJECT: Application for a special use to establish residential use below the second floor of an existing four-story residential building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

246-18-Z ZONING DISTRICT: B3-2 WARD: 46
APPLICANT: Parsa Condominium Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 4840 N. Sheridan Road
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four -car garage accessory to an existing four-story, three dwelling unit building to be converted to a four dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting went into closed session at 7:30 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting returned to open session at 8:05 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 27, 2018, for Board Cal. Nos. 183-18-Z, 185-18-S, and 123-18-Z made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of May 18, 2018, made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

The Chairman moved to adjourn at 8:12 PM. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting adjourned.

*Amended at hearing