CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- April 21, 2017
121 N. LaSalle Street- Room 200

Approval of the minutes from the March 17, 2017 regular meeting of the Board.

Approval of the agenda for the April 21, 2017 regular meeting of the Board.

9:00 A.M.

163-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: J. Gary Fencik Trust dated July 1, 1984
OWNER: Same as applicant
PREMISES AFFECTED: 1134 W. Schubert Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30.80' to zero for a proposed 7'-6" x 100'-11" wood fence.

164-17-Z **ZONING DISTRICT: B3-5** **WARD: 25**
APPLICANT: BR Allport, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1801-03 S. Throop Street
SUBJECT: Application for a variation to reduce the required parking from three parking spaces to two parking spaces for the proposed four-story building being converted from twelve dwelling units to eighteen dwelling units and a new two car garage.

165-17-Z **ZONING DISTRICT: RT-3.5** **WARD: 47**
APPLICANT: David Spielfogel and Lee Crandell
OWNER: Same as applicant
PREMISES AFFECTED: 4022 N. Ravenswood Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 35.06' to zero, west setback from 1.75' to zero (east to be zero), for a proposed two-story single family residence and rear privacy walls which shall be 8' in height.

166-17-Z **ZONING DISTRICT: RT-3.5** **WARD: 47**
APPLICANT: David Spiefogel and Lee Crandell
OWNER: Same as applicant
PREMISES AFFECTED: 4022 N. Ravenswood Avenue
SUBJECT: Application for a variation to reduce the required off-street parking from the required one space to zero for a proposed two story single family residence.

167-17-S **ZONING DISTRICT: B1-1** **WARD: 18**
APPLICANT: The Church of Jesus Christ International
OWNER: Same as applicant
PREMISES AFFECTED: 7711-23 S. Kedzie Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.

168-17-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Sonia Dua D/B/A Sonia Beauty Salon
OWNER: Same as applicant
PREMISES AFFECTED: 5053 N. Clark Street
SUBJECT: Application for a special use to establish a barber shop.

169-17-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: SDC 16002, LLC
OWNER: 5555 W. Irving Park, LLC
PREMISES AFFECTED: 5533-57 W. Irving Park Road
SUBJECT: Application for a special use to establish a one-lane drive-through to serve a proposed fast food restaurant.

170-17-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Chicago Jewish Day School
OWNER: Same as applicant
PREMISES AFFECTED: 3730 N. California Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37'-6" to 20'-9" for a proposed one-story addition to an existing school.

171-17-S **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Chicago Jewish Day School
OWNER: same as applicant
PREMISES AFFECTED: 3755 N. Mozart Street
SUBJECT: Application for a special use to establish an off-site accessory parking lot to serve an existing school and a new addition located at 3730 N. California Avenue.

172-17-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Chicago Jewish Day School
OWNER: Same as applicant
PREMISES AFFECTED: 3755 N. Mozart Street
SUBJECT: Application for a variation to reduce the west front setback from the required 20' to 15'-10", south setback from 12' to 4'-4" for a proposed off-site accessory parking lot to serve an existing school and addition located at 3730 N. California Avenue.

173-17-S **ZONING DISTRICT: PMD-8, Sub District A** **WARD: 20**
APPLICANT: Brodsen Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1356 W. 47th Street
SUBJECT: Application for a special use to establish a one-lane drive-through to serve a proposed fast food restaurant.

174-17-S **ZONING DISTRICT: DC-12** **WARD: 42**
APPLICANT: Motorola Solutions, Inc.
OWNER: Piedmont 500 West Monroe Fee, LLC
PREMISES AFFECTED: 500 W. Monroe Street
SUBJECT: Application for a special use to establish an on-premise wall sign.

175-17-Z **ZONING DISTRICT: RS-2** **WARD: 19**
APPLICANT: Niall T. McGrath
OWNER: Same as applicant
PREMISES AFFECTED: 3648 W. 107th Street
SUBJECT: Application for a variation to reduce the west setback from the required 4' to 3', east from 4' to 3', combined setback from 12' to 6' for a proposed two-story single family residence

176-17-Z **ZONING DISTRICT: RS-2** **WARD: 8**
APPLICANT: Grove Heights Baptist Church
OWNER: Same as applicant
PREMISES AFFECTED: 9800 S. Greenwood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20.85' to 12.69' for an elevator enclosure addition with interior alterations for an accessible toilet within an existing church.

177-17-S **ZONING DISTRICT: C1-3** **WARD: 33**
APPLICANT: 3300 N. California Avenue, LLC
OWNER: same as applicant
PREMISES AFFECTED: 3300 N. California Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with two interior parking stalls and two exterior parking stalls at the rear.

178-17-Z **ZONING DISTRICT: C1-3** **WARD: 33**
APPLICANT: 3300 N. California, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3300 N. California Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to 20' on floors containing dwelling units for a proposed four-story, four dwelling unit building with two interior parking stalls and two exterior parking spaces at the rear of the building.

179-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: David and Cara Castenada
OWNER: Same as applicant
PREMISES AFFECTED: 920 W. Wrightwood Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.50' to 21.33' for a proposed bridge to connect a rear stair to a proposed roof deck on the existing three-car garage.

180-17-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Fletch Development
OWNER: Same as applicant
PREMISES AFFECTED: 3258 N. Clifton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37'-1" to 21' for a proposed open stair/ bridge to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space.

181-17-Z **ZONING DISTRICT: RS-2** **WARD: 38**
APPLICANT: Agnieszka Salwach
OWNER: Same as applicant
PREMISES AFFECTED: 3842 N. Paris Avenue
SUBJECT: Application for a variation to reduce the required average front yard setback from 41.66' to 21' for a proposed two-story single family residence with a rear two-story open porch and a two-car detached garage.

182-17-S **ZONING DISTRICT: C2-2** **WARD: 12**
APPLICANT: Joe Skiba
OWNER: Same as applicant
PREMISES AFFECTED: 1814 W. 33rd Place
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story single family residence with an attached two-car garage with front driveway access.

183-17-S **ZONING DISTRICT: C2-2** **WARD: 12**
APPLICANT: Joe Skiba
OWNER: Same as applicant
PREMISES AFFECTED: 1816 W. 33rd Place
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, single family residence with an attached two-car private garage with front driveway access.

184-17-S **ZONING DISTRICT: C2-2** **WARD: 12**
APPLICANT: Joe Skiba
OWNER: Same as applicant
PREMISES AFFECTED: 1822 W. 33rd Place
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story single family residence with an attached two-car private garage.

185-17-Z **ZONING DISTRICT: C2-2** **WARD: 12**
APPLICANT: Joe Skiba
OWNER: Same as applicant
PREMISES AFFECTED: 1822 W. 33rd Place
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 20.2' for a proposed three-story, single family residence with an attached two car garage with front driveway access.

186-17-S **ZONING DISTRICT: C2-2** **WARD: 12**
APPLICANT: Joe Skiba
OWNER: Same as applicant
PREMISES AFFECTED: 1820 W. 33rd Place
SUBJECT: Application for a special use to establish a residential use below the second floor for a proposed three-story, single family residence with an attached garage with front driveway access.

187-17-S **ZONING DISTRICT: C2-2** **WARD: 12**
APPLICANT: Joe Skiba
OWNER: Same as applicant
PREMISES AFFECTED: 1824 W. 33rd Place
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, single family residence with an attached two-car private garage with front driveway access.

188-17-Z **ZONING DISTRICT: C2-2** **WARD: 12**
APPLICANT: Joe Skiba
OWNER: Same as applicant
PREMISES AFFECTED: 1824 W. 33rd Place
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 0.33' for a proposed three-story, single family residence with an attached two-car garage with front driveway access.

189-17-S **ZONING DISTRICT: C2-2** **WARD: 12**
APPLICANT: Joe Skiba
OWNER: Same as applicant
PREMISES AFFECTED: 1830 W. 33rd Place
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, single family residence with an attached two-car garage with front driveway access.

190-17-Z **ZONING DISTRICT: C2-2** **WARD: 12**
APPLICANT: Joe Skiba
OWNER: Same as applicant
PREMISES AFFECTED: 1830 W. 33rd Place
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1'-6" for a proposed three-story, single family residence with an attached two car garage.

191-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Katherine and Jeffery Johnson
OWNER: Same as applicant
PREMISES AFFECTED: 2027 W. Grace Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35.03' to 24' for an open stair to access a proposed garage roof deck on the existing garage.

192-17-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Sustainabuild, LLC- 1541 Wood Series
OWNER: Same as applicant
PREMISES AFFECTED: 1541 N. Wood Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 21' for an open stair / bridge to access a proposed garage rooftop deck which shall also contain the relocated rear yard open space on the existing two-car garage.

193-17-Z **ZONING DISTRICT: RS-2** **WARD: 39**
APPLICANT: David Schulman
OWNER: Same as applicant
PREMISES AFFECTED: 5802 N. Kirby Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 33.43' to zero, the south setback from 4' to zero (north to be at 8.7'), the combined total width of side setbacks from 13.33' to 8.7' for a three-car garage with roof deck and an exterior stair to access the roof deck.

194-17-S **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: HUTUP Inc.
PREMISES AFFECTED: 1932 W. Irving Park Road
SUBJECT: Application for a special use to establish a barber shop.

195-17-S **ZONING DISTRICT: B1-2** **WARD: 17**
APPLICANT: Nidal Nasrawi
OWNER: Same as applicant
PREMISES AFFECTED: 7745 S. Halsted Street
SUBJECT: Application for a special use to establish a barber shop.

196-17-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Ken and Lisa Amann
OWNER: Same as applicant
PREMISES AFFECTED: 2523 N. Southport Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.2' to 0.92', north setback from 4' to zero (south to be at 0.27'), combined side setback from 10' to 0.27' for a proposed privacy screen wall with roof with a maximum height of 19.55' on the existing garage roof deck.

197-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: 734 W. Buckingham, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 734 W. Buckingham Place
SUBJECT: Application for a variation to reduce the rear setback from the required 39.85' to 20' for a proposed open bridge /catwalk to access a proposed garage roof deck which shall also contain the relocated rear yard open space.

198-17-S **ZONING DISTRICT: PMD-4, Sub District A** **WARD: 27**
APPLICANT: Wolcott School
OWNER: Same as applicant
PREMISES AFFECTED: 1938-58 W. Hubbard St. / 439-51 N. Damen Ave. / 1939-59 W. Ferdinand St.
SUBJECT: Application for a special use to establish a 17,000 square foot indoor sports and recreation facility.

199-17-S **ZONING DISTRICT: PMD-8** **WARD: 11**
APPLICANT: Grand Mere. LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3601-11 S. Iron Street
SUBJECT: Application for a special use to establish a vehicle storage and towing facility.

200-17-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Robert Vana
OWNER: Same as applicant
PREMISES AFFECTED: 6743 W. Archer Avenue 1st Flr.
SUBJECT: Application for a special use to establish a barber shop.

201-17-S **ZONING DISTRICT: RM-5** **WARD: 7**
APPLICANT: Waterfront Terrace Inc.
OWNER: 7760 South Shore Drive Building, LLC
PREMISES AFFECTED: 7760 S. South Shore Drive
SUBJECT: Application for a special use to establish a non-required, accessory parking lot to serve the nursing home located at 7750 S. South Shore Drive.

202-17-Z **ZONING DISTRICT: RM-5** **WARD: 7**
APPLICANT: Waterfront Terrace Inc.
OWNER: 7760 South Shore Drive Building, LLC
PREMISES AFFECTED: 7760 S. South Shore Drive
SUBJECT: Application for a variation to reduce the front yard setback from the required 20' to 7' for a proposed non-required, accessory parking lot to serve the nursing home located at 7750 S. South Shore Drive.

203-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Development Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 850 W. Lill Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37'-7" to 21'-2" for a proposed open stair / bridge to access a proposed garage roof deck which shall also contain the relocated rear yard open space.

204-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Development Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 818 W. Wrightwood Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.7' to 21.2' for a proposed open stair/ bridge to access a proposed garage roof deck which shall also contain the relocated rear yard open space.

205-17-Z **ZONING DISTRICT: RM-6.5** **WARD: 2**
APPLICANT: Thomas Elden 2013 Trust
OWNER: Same as applicant
PREMISES AFFECTED: 1550 N. State Parkway
SUBJECT: Application for a variation to reduce the rear setback from the required 39.6' to 8.5' and the south setback from 5' to zero for a proposed private roof deck with steel pergola and fixed planters to serve a dwelling unit in an existing three and twelve story multi-residential unit building.

206-17-S **ZONING DISTRICT: B3-1** **WARD: 31**
APPLICANT: Diamaris Quiles D/B/A La Rogue
OWNER: Jianyun Hu
PREMISES AFFECTED: 2702 N. Laramie Avenue
SUBJECT: Application for a special use to establish a beauty/ nail salon.

2:00 P.M.

207-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Joshua and Summer Thornton
OWNER: Same as applicant
PREMISES AFFECTED: 901 W. Webster Avenue
SUBJECT: Application for a variation to increase the existing front building floor area by no more than 8.8% from the existing 3169.17 square feet by 278.89 square feet for a proposed three-story addition, third floor bay addition and a rear open stair to access a proposed second floor balcony and a privacy wall which shall be 7.83' in height on the existing three-story, single family residence.

208-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Joshua and Summer Thornton
OWNER: Same as applicant
PREMISES AFFECTED: 901 W. Webster Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 2.4' to zero (east to be zero which is meeting the required side setback for abutting a public street) for a rear three story addition, a third floor bay addition, a rear open stair way to access a proposed second floor balcony and a privacy wall which shall be 7.83' in height on the existing three-story, single family residence.

209-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: GSXR, LLC 3302 Hamilton Series
OWNER: Same as applicant
PREMISES AFFECTED: 3302 N. Hamilton
SUBJECT: Application for a variation to reduce the rear setback from the required 34.70' to 2', south setback to be zero and north setback to be 2', combined side setback from 5’ to 2’ for a proposed screened pergola which exceeds 15' from grade.

210-17-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Anna Volkman, Valerie Isotalo
OWNER: Mindy Sullivan
PREMISES AFFECTED: 1830 W. Wilson Avenue
SUBJECT: Application for a special use to establish a beauty salon.

211-17-S **ZONING DISTRICT: B1-1** **WARD: 18**
APPLICANT: Aquilla Resha Johnson
OWNER: Azmi Barakat
PREMISES AFFECTED: 2503 W. 79th Street
SUBJECT: Application for a special use to establish a beauty salon.

212-17-Z **ZONING DISTRICT: RT-4** **WARD: 3**
APPLICANT: Dennis Kern
OWNER: Same as applicant
PREMISES AFFECTED: 3744 S. Michigan Avenue
SUBJECT: Application for a variation to increase the floor area ratio by not more than 15% (1,065 square feet) of the floor area that has existed for more than 50 years (7,415 square feet) for a proposed three-story rear addition, a rear open deck, a patio enclosed with foundation walls and rails for the existing three-story, single family residence.

213-17-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Volo Holdings, LLC 2863 W. Lyndale Series
OWNER: Same as applicant
PREMISES AFFECTED: 2861 W. Lyndale Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 20'-10" for a proposed open stair/ bridge to access a proposed roof deck which shall also contain the relocated rear yard open space.

214-17-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Marshfield Home, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1085 N. Marshfield Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 39' to 23' -4" for an open stair/ bridge to access a proposed garage roof deck which shall also contain the relocated rear yard open space.

215-17-S **ZONING DISTRICT: B3-1** **WARD: 22**
APPLICANT: Gente Bella Beauty Salon
OWNER: Jack R. Epstein
PREMISES AFFECTED: 4346 W. 26th Street
SUBJECT: Application for a special use to establish a beauty salon.

216-17-S **ZONING DISTRICT: C1-1** **WARD: 40**
APPLICANT: Michael J. Quinlan
OWNER: Same as applicant
PREMISES AFFECTED: 1775 W. Rosehill Drive
SUBJECT: Application for a special use to convert an existing one and two story commercial building to a single family residence.

217-17-Z **ZONING DISTRICT: C1-1** **WARD: 40**
APPLICANT: Michael J. Quinlan
OWNER: Same as applicant
PREMISES AFFECTED: 1775 W. Rosehill Drive
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for the conversion of an existing one and two story commercial building to a single family residence.

218-17-S **ZONING DISTRICT: B3-1** **WARD: 21**
APPLICANT: Eco-Site Inc.
OWNER: Andrew Durity
PREMISES AFFECTED: 8601-05 S. Racine Avenue
SUBJECT: Application for a special use to establish a 120' wireless communication facility. The proposed tower will accommodate three carriers.

219-17-S **ZONING DISTRICT: DS-5** **WARD: 3**
APPLICANT: Board of Education - City of Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 1601 S. Dearborn Street
SUBJECT: Application for a special use to establish a four-story elementary school.

220-17-Z **ZONING DISTRICT: DS-5** **WARD: 3**
APPLICANT: Board of Education -City of Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 1601 S. Dearborn Street
SUBJECT: Application for a variation to reduce the required eight on-site parking spaces by not more than one for a total of seven on-site parking spaces to serve a proposed four-story elementary school.

221-17-Z **ZONING DISTRICT: DS-5** **WARD: 3**
APPLICANT: Board of Education- City of Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 1601 S. Dearborn Street
SUBJECT: Application for a variation to eliminate the required 10' x 50' loading berth for a proposed four-story elementary school.

222-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 800 W Wisconsin, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1900 N. Halsted Street
SUBJECT: Application for a variation to reduce the front setback from the required 6.77' to zero, the rear setback from 16.93' to 4.5', south setback from 2.32' to 0.2' (north to be 1.13'), combined side setback from 5.8' to 1.33' for a proposed third floor addition, a first floor front wall and partial side wall replacement and a third floor rear deck on to the existing three- story three dwelling unit building.

223-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 800 W. Wisconsin, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1900 N. Halsted Street
SUBJECT: Application for a variation to increase the pre-existing floor area of 3,440.24 square feet with the addition of 492.09 square feet which is an increase of not more than 14.31% for a proposed third floor addition, a first floor front wall and partial side wall replacement and a third floor rear deck on to the existing three- story three dwelling unit building.

224-17-S **ZONING DISTRICT: B3-2** **WARD: 8**
APPLICANT: Anastasie Nchouandoungam
OWNER: Same as applicant
PREMISES AFFECTED: 1750 E. 79th Street
SUBJECT: Application for a special use to establish a hair salon.

225-17-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Cleveland Menomonee, LLC
OWNER: The Dolores J. Roth Living Trust, dated July 31, 2002
PREMISES AFFECTED: 509 W. Menomonee Street
SUBJECT: Application for a variation to reduce the front wall setback facing a public street located on a corner from the required 5' to 3', rear wall setback to a side property line from 10; to 8.06', the rear end wall setback facing a public street from 10' to 8' for a three-story, five dwelling unit townhouse building with thirteen enclosed parking stalls and roof terraces.

226-17-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: 1734 Humboldt Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1728 N. Humboldt Boulevard
SUBJECT: Application for a variation to increase the maximum building height from the maximum 30' to 33' for a proposed canopy roof above the second floor of the existing two-story, single family residence.

227-17-Z **ZONING DISTRICT: RS-3** WARD: 26
APPLICANT: 1734 Humboldt Acquisitions, LLC
PREMISES AFFECTED: 1728 N. Humboldt Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 22' for a proposed spiral stair to access the garage roof deck.

228-17-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: 1734 Humboldt Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1726 N. Humboldt Boulevard
SUBJECT: Application for a variation to increase the building height from the maximum 30' to 33' for a roof addition over the roof deck on the existing two-story single family residence.

229-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Westford Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4131 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34'-10" to 2', north setback from 2' to zero (south to be 2'-6"), combined setback from 5' to 2'-6" for a proposed open stair which shall also contain the relocated rear yard open space and a pergola which will be 19.6’ in height.

230-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Westford Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3933 N. Hamilton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34'-10" to 2', north setback from 2.4' to zero (south to be 2'-10"), combined setback from 6' to 2'-10" for a proposed open stair which shall also contain the relocated rear yard open space and a pergola which will be 19'-6" in height.

231-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Westford Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4120 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.75' to 2' for an open stair and landing for a proposed garage roof deck which shall also contain the relocated rear yard open space and a pergola.

232-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Westford Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4133 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.1' to 2', north setback from 2' to zero (south to be 2.6'), combined setback from 5' to 2.6' for an open stair to access a garage roof deck which shall also contain the relocated rear yard open space and a pergola.

233-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Westford Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4129 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34'-10" to 2', north setback from 2' to zero (south to b 2'-6"), combined side setback from 5' to 2'-6" for an open stair to access a garage roof deck which shall contain the relocated rear yard open space and a pergola.

234-17-Z **ZONING DISTRICT: B3-3** **WARD: 32**
APPLICANT: Chicago Equities LLC & Land Equities, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1667 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story building with retail and twenty -five indoor parking spaces on the ground floor and thirty dwelling units above.

235-17-Z **ZONING DISTRICT: B3-3** **WARD: 32**
APPLICANT: Chicago Equities, LLC and Land Equities, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1667 N. Western Avenue
SUBJECT: Application for a variation to reduce the required loading space from one to zero for a proposed four-story building with retail and twenty-five indoor parking spaces on the ground floor and thirty dwelling units above.

236-17-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: 1222-26 Ohio, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1224 W. Ohio Street
SUBJECT: Application for a variation to reduce the rear setback from the required 47'-3" to 36' for an open stair/ bridge to access the proposed garage roof deck which shall also contain the relocated rear yard open space.

237-17-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Phoenix Builders Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1020 W. Diversey Parkway
SUBJECT: Application for a variation to reduce the rear setback from the required 37.35' to 21.17' for a catwalk connection to a proposed garage roof deck and to relocate the 202.31 square feet of rear yard open space to a deck which more than 4' above grade.

238-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Chicago Title Land Trust Co ATUT # 120430
OWNER: Same as applicant
PREMISES AFFECTED: 2327 W. McLean Avenue
SUBJECT: Application for a variation to increase the non-conforming floor area not to exceed 3% of the 4453.89 square feet to 4567.84 square feet for a proposed three story elevator addition to the existing three-story, five dwelling unit building .

239-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Chicago Title land trust Co ATUT # 120430
OWNER: Same as applicant
PREMISES AFFECTED: 2327 W. McLean Avenue
SUBJECT: Application for a variation to increase the existing height of up to 4% from 35.8' to 37.12' for a proposed three-story elevator addition for an existing three-story, five dwelling unit building.

240-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Chicago Title Land Trust Co ATUT #120430
OWNER: Same as applicant
PREMISES AFFECTED: 2327 W. McLean Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 20.67', rear property line setback for garages accessing from a public alley from 2' to 1.5' for a detached two car garage with a roof deck and a bridge connection at the rear of the existing three-story , five dwelling unit building.

241-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Chicago Title Land Trust Co ATUT # 120430
OWNER: Same as applicant
PREMISES AFFECTED: 2327 W. McLean Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the minimum 1,125 square feet to 127.15 square feet for a proposed garage with roof deck and a bridge connection from the existing three-story building to access the garage roof deck.

242-17-Z **ZONING DISTRICT: RS-3** **WARD: 45**
APPLICANT: Mariusz Stanisz & Amanda Earley
OWNER: Same as applicant
PREMISES AFFECTED: 5059 N. Northwest Highway
SUBJECT: Application for a variation to reduce the rear setback from the required 37.5' to 2', north setback from 2' to 0.42 (south to be 0.42') combined side setback from 5' to 0.84' for a stair to access a garage roof deck which shall also contain 19.75 square feet of the required 450 square feet of rear yard open space.

243-17-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Marc Zahr
OWNER: Same as applicant
PREMISES AFFECTED: 2026 N. Honore Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 28.67', north and south setback from 3.84' each to zero, combined side setback from 9.6' to zero for a proposed two story single family residence with three-car detached garage with a roof deck and a stair and a side open raised patio.

244-17-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Rachel Ahotow Revocable Trust
OWNER: Same as applicant
PREMISES AFFECTED: 1144 W. Newport Avenue
SUBJECT: Application for a variation to reduce the rear wall setback to a side property line from 12' to 0.14', front wall setback from a side property line from 12' to 2.17' for a proposed second and third floor addition, roof deck, privacy screen wall with a height of 16' and an open stair to access the roof deck on the existing four dwelling unit town house development.

245-17-Z **ZONING DISTRICT: RM-5.5** **WARD: 48**
APPLICANT: Kenmore 5029, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5029 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 13.06', north setback from 5' to zero to allow twenty-one open paved parking spaces to serve an existing three-story religious assembly building to be converted to forty residential units.

246-17-S **ZONING DISTRICT: B3-1** **WARD: 45**
APPLICANT: Bruce Nay d/ b/ a Windy City Nails and Spa
OWNER: Gladstone Corners, LLC
PREMISES AFFECTED: 5316 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a nail salon.

247-17-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: 3933 Seeley, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3933 N. Seeley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.78' to 2' for an open stair to access a garage roof deck with a pergola.

CONTINUANCES

12-17-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: Wayland Ng and Jimmy Ng
OWNER: Same as applicant
PREMISES AFFECTED: 330 W. 25th Place
SUBJECT: Application for a variation to reduce the front setback from the required 9.48' to zero, west setback from 2' to 1.68' (east to be 2.37') the combined side setback from 5.19' to 4.05' for a proposed front open balcony to the existing two-story two dwelling unit building.

38-17-Z **ZONING DISTRICT: RS-3** **WARD: 12**
APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue
SUBJECT: Application for a variation to increase the non-conforming floor area ratio not to exceed 8.3% of the 2574.1 square feet to 2786.6 square feet for a third floor dormer addition to the existing three-story, three dwelling unit building

39-17-Z **ZONING DISTRICT: RS-3** **WARD: 12**
APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 13.75' to 13.0', north setback from 2.0' to 1.0' (south to be 3.0') combined side setback from 5.0' to 4.0' for a third floor dormer addition for the existing three-story, three dwelling unit building.

40-17-Z **ZONING DISTRICT: RS-3** **WARD: 12**
APPLICANT: Susana Marotta
OWNER: Same as applicant
PREMISES AFFECTED: 4011 S. Talman Avenue
SUBJECT: Application for a variation to increase the permitted height from 30.0' to 30.67' for a proposed third floor dormer addition for the existing three-story, three dwelling unit building.

84-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 1108 Webster, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1108 W. Webster
SUBJECT: Application for a variation to reduce the rear setback from the required 36.9' to 22' for an open bridge to access a proposed garage rooftop deck on the existing six-car garage.

93-17-Z **ZONING DISTRICT: RS-3** **WARD: 11**
APPLICANT: St. Jerome Croatian Church
OWNER: Same as applicant
PREMISES AFFECTED: 2813 S. Princeton Avenue
SUBJECT: Application for a variation reduce the front setback from the required 11.66' to zero, rear setback from 37.53' to zero, north setback from 6.25’ to zero for a proposed two story addition to an existing school and religious assembly.

94-17-Z **ZONING DISTRICT: RS-3** **WARD: 11**
APPLICANT: St. Jerome Croatian Church
OWNER: Same as applicant
PREMISES AFFECTED: 2813 S. Princeton Avenue
SUBJECT: Application for a variation to increase the existing floor area ratio (39,419.94 square feet) by 33 % (13, 055.78 square feet) to 52, 475.72 square feet for a proposed two-story addition to an existing school and religious assembly.

110-17-S **ZONING DISTRICT: B1-1** **WARD: 39**
APPLICANT: Rule Transfer IL, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4102 W. Peterson Avenue
SUBJECT: Application for a special use to permit the establishment of a one lane-drive through to serve a proposed fast food restaurant.

123-17-S **ZONING DISTRICT: B1-1** **WARD: 19**
APPLICANT: Kimberly Buford - DBA Color Me Nail Bar
OWNER: Same as applicant
PREMISES AFFECTED: 1810 1/2 W. 99th Street
SUBJECT: Application for a special use to permit the establishment of a nail salon.

141-17-Z **ZONING DISTRICT: RM-5.5** **WARD: 2**
APPLICANT: HSC Realty, LLC- LaSalle 1308
OWNER: Same as applicant
PREMISES AFFECTED: 1308 N. LaSalle Street
SUBJECT: Application for a variation to reduce the rear setback from the required 44.55' to 35', south setback from 2' to 1' (north to be 3'), combined side setback to be 4' for a proposed four-story, rear addition to an existing four-story, four dwelling unit building.

149-17-Z	**ZONING DISTRICT: RT-4**	**WARD: 32**
APPLICANT:	Claremont 2165 LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2165 N. Claremont Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 30' to 2', north setback from 3.68' to zero, south from 3.68' to zero, combined setback from 9.2' to zero for a proposed three-story, four dwelling unit building with open porch with a connection to the proposed garage roof deck of the proposed garage.	

Approval of the written resolutions containing findings of fact consistent with votes of the Board at its regular meeting of March 17, 2017.

Approval of the written resolutions containing findings of fact consistent with votes of the Board for Board Calendar Nos. 76-17-A and 29-17-Z.

Adjournment.