## CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- October 21, 2016 121 N. LaSalle Street- Room 200

Approval of the minutes from the September 16, 2016 regular meeting of the Board.

Approval of the agenda for the October 21, 2016 regular meeting of the Board.

#### 9:00 A.M.

### **REQUEST FOR EXTENSION**

324-15-S

**APPLICANT:** Metro/ Loans/ Chicago Title and Land Trust

PREMISES AFFECTED: 4333 S. Kedzie Avenue

**SUBJECT:** Extension for previously granted pay day loan store.

325-15-S

**APPLICANT:** Metro Loans/ Chicago Title and Land Trust Company

**PREMISES AFFECTED:** 3353 W. 63<sup>rd</sup> Street

**SUBJECT:** Extension for a previously granted payday loan store.

327-15-S

**APPLICANT:** Castles and Kings

**PREMISES AFFECTED:** 2845-47 W. Arthington Street

**SUBJECT:** Extension for a previously granted off-site parking lot to serve an

indoor sports facility.

479-15-S

**APPLICANT:** Midway Concessions, LLC **PREMISES AFFECTED:** 5240 S. Cicero Avenue

**SUBJECT:** Extension for a previously granted 1,100 space non-accessory

parking lot.

474-16-Z ZONING DISTRICT: B2-3 WARD: 1

**APPLICANT:** 1513 N. Western Ave., LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1513 N. Western Avenue

**SUBJECT:** Application for a variation to reduce the required off-street parking

from twelve spaces to ten which will serve an existing three-story to be converted to ground floor offices and twelve dwelling units

with ten on-site parking spaces.

475-16-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Chantania Lyles
OWNER: Same as applicant
PREMISES AFFECTED: 2919 W. Walnut Street

**SUBJECT:** Application for a variation to reduce the west setback from the

required 2.0' to zero (east setback shall be 3.66'), the combined side setback from 4.81' to 3.66' for a rear two-story addition to an existing two-story building being deconverted from two dwelling

units to a single family residence.

476-16-S ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** Nhi T.Vo

**OWNER:** 3613 N. Harlem, LLC **PREMISES AFFECTED:** 3635 N. Harlem Avenue

**SUBJECT:** Application for a special use to permit the establishment of a nail

salon.

477-16-S ZONING DISTRICT: DX-12 WARD: 42

**APPLICANT:** Salon Lashe

**OWNER:** Stone Street Partners, LLC

**PREMISES AFFECTED:** 34 E. Oak Street

**SUBJECT:** Application for a special use to permit the establishment of a body

art services (permanent cosmetic tattooing and scalp micro-

pigmentation) in an existing salon.

478-16-S ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** Irving Hall, Inc. **OWNER:** Philey, LLC

PREMISES AFFECTED: 5900-16 W. Irving Park Road

**SUBJECT:** Application for a special use to establish an off-site accessory

parking lot with forty-four parking space to serve a proposed

banquet hall located at 6001-09 W. Irving Park Road

479-16-Z ZONING DISTRICT: RM-4.5 WARD: 41

**APPLICANT:** JSJ Properties, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 6566 N. Northwest Highway

**SUBJECT:** Application for a variation to reduce the front setback from the

required 12.76' to 8.33', the north setback from 4.0' to 3.0', the south setback from 4.0' to 3.0', the combined side setback from 10.0' to 6.0' for a proposed three-story, six dwelling unit building with six open parking stalls at the rear accessed from a public

alley.

480-16-S ZONING DISTRICT: C1-2 WARD: 25

**APPLICANT:** Thomond Development 2001 S. Racine, LLC **PREMISES AFFECTED:** 1179 W. Cullerton Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor of a proposed three-story, two-dwelling unit building.

481-16-S ZONING DISTRICT: C2-2 WARD: 20

APPLICANT: Mohammed Abdallah OWNER: Same as applicant

PREMISES AFFECTED: 6700 S. Cottage Grove Avenue

**SUBJECT:** Application for a special use to expand an existing gas station with

a one story addition.

482-16-Z ZONING DISTRICT: RS-3 WARD: 12

**APPLICANT:** Salomon and Clara Monroy

OWNER: Same as applicant

**PREMISES AFFECTED:** 2639 S. Sawyer Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the

required 2.0' to 0.54 (south to be 3.5'), combined side setback combination from 5.0' to 4.04' for a rear one and two story addition, a rear open deck with stair on to an existing two-story,

two dwelling unit building.

**483-16-S APPLICANT: ZONING DISTRICT: RM-5**WARD: 48
Convent of the Sacred Heart of Chicago, Illinois

**OWNER:** Same as applicant

PREMISES AFFECTED: 6169-75 N. Kenmore Avenue

**SUBJECT:** Application for a special use to establish an off-site accessory

parking lot for fifty cars to serve a school located at 6250 N.

Sheridan Road.

484-16-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Linda T. Neuman
OWNER: Same as applicant
PREMISES AFFECTED: 411 W. Eugenie Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 25.2' to 2.04', the west setback from 3.0' to 0.99' (east to be 11.52') for a combined side setback of 12.51' and to reduce the required rear yard open space from 177.19' square feet to 26.91 square feet for a rear one-story addition, rear two-story addition containing two parking stalls and a one story side addition on an

existing one-story single family residence.

485-16-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** FBF. LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2117 W. Eastwood Avenue

**SUBJECT:** Application for a variation to reduce the west setback from the

required 2.99' to zero (east setback to be 3') combined side setback from 7.49' to 3', the rear yard setback from 34.03' to 3.0' for a stair to access a proposed garage rooftop deck on the existing three car

garage.

486-16-S ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** GSXR, LLC Series A **OWNER:** Same as applicant

**PREMISES AFFECTED:** 4753 N. Hamilton Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, four dwelling unit

building.

487-16-Z ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** GXSR, LLC Series A **OWNER:** Same as applicant

**PREMISES AFFECTED:** 4753 N. Hamilton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30.0' to 2.0' to allow a four car detached garage with roof deck and a bridge to provide access to the deck from the rear open stairwell of the proposed

three-story, four dwelling unit building.

488-16-S ZONING DISTRICT: DX-3 WARD: 3

**APPLICANT:** Prairie 4 LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1927-35 S. Prairie Avenue / 310-12 E. Cullerton Street

**SUBJECT:** Application for a special use to establish residential use for a

proposed twelve townhouse development with on-site parking.

489-16-Z ZONING DISTRICT: B3-3 WARD: 32

**APPLICANT:** Noah Properties, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2800 N. Lincoln Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a five-story building with retail on the

ground floor and six-dwelling units above.

490-16-Z ZONING DISTRICT: PMD No. 11 Sub-area B WARD: 11

**APPLICANT:** Skyriver Canal Development. LLC **OWNER:** Barbara Holding Company, LLC

PREMISES AFFECTED: 2300 S. Archer Avenue

**SUBJECT:** Application for a variation to reduce the required two loading

spaces to one loading space for a two story retail building with a

parking garage.

491-16-Z ZONING DISTRICT: PMD No. 11 Sub-Area B WARD: 11

**APPLICANT:** Skyriver Canal Development, LLC **OWNER:** Barbara Holding Company, LLC

**PREMISES AFFECTED:** 2300 S. Archer Avenue

**SUBJECT:** Application for a variation to reduce the front setback (Canal

Street) from the required 12' to zero, across the street from an RM-5 zoning district for a two-story retail building with a parking

garage.

492-16-Z ZONING DISTRICT: PMD No. 11 Sub-area B WARD: 11

**APPLICANT:** Skyriver Development, LLC **OWNER:** Barbara Holding Company, LLC

**PREMISES AFFECTED:** 2300 S. Archer Avenue

**SUBJECT:** Application for a variation to reduce the required off-street parking

spaces by no more than 20% from the required eighty-eight spaces

to seventy-four spaces for a two-story retail building with a

parking garage.

493-16-S ZONING DISTRICT: C1-1 WARD: 31

APPLICANT: Araceli Luna
OWNER: Ricardo Rodriguez

PREMISES AFFECTED: 4419 W. Diversey Avenue

**SUBJECT:** Application for a special use to establish one required off-site

parking space to serve the proposed day care center located at 4408

W. Diversey Avenue

494-16-Z ZONING DISTRICT: RM-4.5 WARD: 44

**APPLICANT:** 706 Briar LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 706 W. Briar Place

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37'-6" to 22'-8" for an open stair/ bridge to access a proposed garage roof top deck which shall also contain the

relocated rear yard open space.

495-16-Z ZONING DISTRICT: RM-4.5 WARD: 1

**APPLICANT:** 1222-26 Ohio LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1226 W. Ohio Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 38.55' to 21.17' for an open bridge/ catwalk to access a proposed garage rooftop deck which shall also contain the

relocated rear yard open space.

496-16-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: Criss Hair Design
OWNER: Modesto Fernandez

**PREMISES AFFECTED:** 4310 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to permit the establishment of a hair

and nail salon.

497-16-S ZONING DISTRICT: B3-1 WARD: 21

**APPLICANT:** Checkers Drive-In Restaurants, Inc.

**OWNER:** KIMCO Realty **PREMISES AFFECTED:** 157 W. 87th Street

**SUBJECT:** Application for a special use to establish a one lane drive-through

for a fast food restaurant.

**498-16-S ZONING DISTRICT: B3-2 WARD: 44** 

**APPLICANT:** Bing Jiang, Monica Phung, Wing Kai Ho

OWNER: Hydrocarbon Holdings, Ltd. **PREMISES AFFECTED:** 3161 N. Halsted Street

**SUBJECT:** Application for a special use to establish a nail salon.

499-16-Z ZONING DISTRICT: RM-5 WARD: 2

**APPLICANT:** Chicago Title and Land Trust Co.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1238 N. State Parkway

**SUBJECT:** Application for a variation to reduce the north setback from the

required 2.0' to zero, the south setback from 2.0' to 0.45', combined side setback from 4.5' to 0.45' and the rear setback from 36.81' to 2.16' to permit a two-story detached two car garage with second

floor accessory storage.

500-16-S ZONING DISTRICT: B1-2 WARD: 39

APPLICANT: Maria L Nguyen
OWNER: 5K Holdings, LLC
PREMISES AFFECTED: 3451 W. Foster Avenue

**SUBJECT:** Application for a special use to establish a beauty salon.

501-16-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Kenneth Rose
OWNER: Same as applicant
PREMISES AFFECTED: 2116 W. Moffat Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 28.0' to 1.0', the west setback from 2.88' to 0.07' (east to be 3.01'), the combined side setback from 7.2' to 3.08' for a roof deck on the existing garage, a pergola above the garage and a

pergola above an existing rear open deck.

### 2:00 P.M.

502-16-S ZONING DISTRICT: B1-3 WARD: 43

**APPLICANT:** Clark Orleans Holdings, Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2035 N. Orleans Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth

floor addition with rooftop stair/elevator enclosures and

mechanical room enclosures with roof deck.

503-16-Z ZONING DISTRICT: B1-3 WARD: 43

**APPLICANT:** Clark Orleans Holdings, Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2035 N. Orleans Street

**SUBJECT:** Application for a variation to eliminate the one required loading

berth for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures and mechanical

room enclosures with roof deck.

504-16-Z ZONING DISTRICT: B1-3 WARD: 43

**APPLICANT:** Clark Orleans Holdings, Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2035 N. Orleans Street

**SUBJECT:** Application for a variation to increase the maximum height not to

exceed 10% of the allowed 60' to 65' for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground

floor and a fourth and fifth floor addition with rooftop

stair/elevator enclosures and mechanical room enclosures with roof

deck.

**505-16-Z ZONING DISTRICT:** B1-3 **WARD: 43** 

**APPLICANT:** Clark Orleans Holdings, Inc.

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2035 N. Orleans Street

**SUBJECT**: Application for a variation to reduce the rear setback from the

required 30' to 14.55' for an existing three-story building to be converted from a garage to a ten dwelling unit building with twenty-ground floor parking spaces on the ground floor and a fourth and fifth floor addition with rooftop stair/elevator enclosures

and mechanical room enclosures with roof deck.

506-16-S ZONING DISTRICT: B3-3 WARD: 28

**APPLICANT:** Monroe Street Church of Christ

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3355 W. Fifth Avenue

**SUBJECT:** Application for a special use to establish a one-story three-hundred

seat religious assembly with thirty-eight, on-site parking spaces.

507-16-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Sustainabuild, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3008 N. Hoyne Avenue

**SUBJECT:** Application for a variation to permit a 12'-9" encroachment into

the required 34'-9" rear setback for a rear one-story enclosed

walkway connected to the existing garage.

508-16-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Sustainabuild, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3008 N. Hoyne Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 34'-9" to 22' for an open stair/ bridge to access a garage rooftop which shall also contain the relocated rear yard open space.

509-16-Z ZONING DISTRICT: DX-12 WARD: 42

**APPLICANT:** THR Ontario, LLC c/o Dan Unger

**OWNER:** Same as applicant **PREMISES AFFECTED:** 243 E. Ontario Street

**SUBJECT:** Application for a variation to reduce the length of the required two

fifty foot, off-street loading spaces from the required 10' x 50' to 10' x 25' to serve a proposed twenty-story, three-hundred eighty

one room hotel.

510-16-S ZONING DISTRICT: C3-5 WARD: 27

**APPLICANT:** Fusion Learning, Inc. **OWNER:** Dayton Partners, LLC **PREMISES AFFECTED:** 1440 N. Dayton Street

**SUBJECT:** Application for a special use to establish a private school in a

portion of the first floor of an existing three-story building. The school will occupy approximately 8,400 square feet of the 13,787

square foot first floor.

511-16-S ZONING DISTRICT: C1-3 WARD: 27

**APPLICANT:** 747 N. May Street Investors, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 747 N. May Street

**SUBJECT:** Application for a special use to convert an existing three-story

office building into a twenty-two room hotel.

512-16-S **ZONING DISTRICT: C1-3 WARD: 27** 

**APPLICANT:** 747 N. May Street Investors, LLC

Same as applicant **OWNER:** 

1139-41 W. Chicago Avenue PREMISES AFFECTED:

**SUBJECT:** Application for a special use to establish an accessory, twelve

space parking lot to serve a proposed twenty-two room hotel

located at 747 N. May Street

513-16-S **ZONING DISTRICT: B3-3 WARD: 27** 

**APPLICANT:** Lolamarie, LLC dba Glowout Salon

**OWNER:** Fox Chicago, LLC

**PREMISES AFFECTED:** 529 N. Milwaukee Avenue

Application for a special use to establish a hair salon. **SUBJECT:** 

514-16-S **ZONING DISTRICT: PMD No. 2, Sub- District B** WARD: 2

**APPLICANT:** NuMed Chicago, LLC

North Throop Properties, LLC **OWNER:** 

PREMISES AFFECTED: 1308 W. North Avenue

Application for a special use to establish a Medical Cannabis **SUBJECT:** 

Dispensing Organization.

**ZONING DISTRICT: B3-2** 515-16-S WARD: 3

**APPLICANT: Eco-site OWNER:** Jeane Russell

PREMISES AFFECTED: 5014-60 S. State Street

Application for a special use to establish a 120' wireless **SUBJECT:** 

communication facility.

**ZONING DISTRICT: B3-2** 516-16-Z WARD: 3

**APPLICANT: Eco-Site** 

Jeanne Russell **OWNER:** 

**PREMISES AFFECTED:** 5014-60 S. State Street

**SUBJECT:** Application for a variation to reduce the west setback from the

required 30' to 25.08' for a proposed 120' wireless communication

facility.

**ZONING DISTRICT: B3-2** WARD: 3 517-16-Z

**APPLICANT: Eco-site OWNER:** Jeanne Russell

PREMISES AFFECTED: 5014-60 S. State Street

**SUBJECT:** Application for a variation to increase the maximum height from

the permitted 75' to 120' for a proposed wireless communication

facility.

518-16-Z ZONING DISTRICT: C3-2 WARD: 34
APPLICANT: Raven's Place, LLC dba Universal Entertainment Center

**OWNER:** Christ Universal Temple, Inc. Illinois not-for profit corporation

PREMISES AFFECTED: 11901 S. Loomis Street

**SUBJECT:** Application for a variation to establish a public place of

amusement license for a proposed restaurant and banquet hall

which is within 125' of an RS-3 zoning district.

519-16-S ZONING DISTRICT: B3-2 WARD: 2

APPLICANT: Acus Inc. dba Nomobo Salon OWNER: Firoz 1, LLC Series 1425 PREMISES AFFECTED: 1425 N. Ashland Avenue

**SUBJECT:** Application for a special use to permit the establishment of a hair

salon.

520-16-Z ZONING DISTRICT: RS-3 WARD: 48

**APPLICANT:** The Creative, LLC, Series 1

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1454 W. Victoria Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 21.65' to zero, the front setback from 5.5' to 0.56', west setback from 5.7' to 3.0', east setback from 5.7' to 3.88', combined

side setback from 14.25' to 6.88' and the minimum required

setback from the rear property line and the garage from 2.0' to zero for a proposed two-story single family residence with an attached one-car garage, with roof deck and front and rear open decks and

porches.

521-16-Z ZONING DISTRICT: RS-3 WARD: 48

**APPLICANT:** The Creative, LLC - Series 1

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1454 W. Victoria Street

**SUBJECT:** Application for a variation to reduce the required parking spaces

from two to one for a proposed two-story single family residence with a one-car attached garage with roof deck, front and rear open

decks and porches.

# **CONTINUANCES**

133-16-Z ZONING DISTRICT: B2-3 WARD: 2

**APPLICANT:** Oxford 1, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1421-25 W. Fullerton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 30' to

zero for a third floor addition and a fourth floor penthouse addition

and two stair tower additions to an existing two-story bank

building to be converted to eight dwelling units with eight parking

spaces within the lower level.

214-16-S ZONING DISTRICT: C2-2 WARD: 27

**APPLICANT:** Old Town Ventures, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 517 N. Racine Avenue, Unit 1

**SUBJECT:** Application for a special use to permit the establishment of a

business live/work unit, on the first floor of an existing four-story

building.

**391-16-S ZONING DISTRICT: RM-5.5 WARD: 43** 

**APPLICANT:** Sarah and Peter Breitlander

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1934 N. Bissell Street

**SUBJECT:** Application for a special use to permit the establishment of a

vacation rental unit.

415-16-Z ZONING DISTRICT: RS-2 WARD: 38

**APPLICANT:** Jose Roman **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3437 N. Oak Park Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the

required 4.0' to 2.2' and the south setback from 4.0' to 2.9' and the combined side setback combination from 9.0' to 5.1' for a second floor addition and a rear open deck with roof onto the existing

single family residence.

424-16-S ZONING DISTRICT: B1-1 WARD: 4

APPLICANT: LaJoie Johnson Fourstars, LLC PREMISES AFFECTED: 700 E. 47th Street

**SUBJECT:** Application for a special use to permit the establishment of a

beauty salon.

425-16-Z ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: GBH2, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1849 W. Grand Avenue

**SUBJECT:** Application for a variation to reduce the rear yard setback from the

required 30' to 0.2' on floors containing dwelling units for a rear two-story addition with an attached two-car garage, a third floor addition with a front and rear balcony, a fourth floor addition, with a rear balcony and an elevator penthouse on the existing two-story building with a new use of ground floor office space with two

dwelling units above.

428-16-Z ZONING DISTRICT: B3-2 WARD: 24

**APPLICANT:** GBM 16th Street Properties, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3357 W. 16th Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 6.27' to zero, the south setback from 2.0' to zero for a onestory addition, a 9.42' high fence, a rear trash enclosure and one unenclosed parking stall for an existing building with food and

beverage retail sales with accessory liquor sales.

446-16-S ZONING DISTRICT: B3-2 WARD: 11

**APPLICANT:** Agata Kubiak, Bernadette Wilczynska

**OWNER:** Podmajersky Inc. **PREMISES AFFECTED:** 1743 S. Halsted Street

**SUBJECT:** Application for a special use to permit the establishment a body art

service (permanent makeup).

455-16-A ZONING DISTRICT: B3-2 WARD: 32

**APPLICANT:** MCZ Urban, LLC d/b/a MCZ Development

**OWNER:** JM3 Bosworth. LLC

PREMISES AFFECTED: 1650-52 N. Bosworth Avenue

**SUBJECT:** Application for an appeal from the decision of the office of the

Zoning Administrator in refusing to recognize legal nonconforming status for the existing 240 square foot on premise

monopole sign located at the subject site.

457-16-Z ZONING DISTRICT: C1-2 WARD: 23

**APPLICANT:** Tonia Hall

**OWNER:** Standard Bank and Trust Company ATUT # 16044

PREMISES AFFECTED: 3214-16 W. 63rd Street

**SUBJECT:** Application for a variation to permit the establishment of a public

place of amusement license for a banquet hall to provide live music which is located with 125' of an RS-3 Zoning District.

458-16-S ZONING DISTRICT: B1-1 WARD: 23

**APPLICANT:** Tonja Hall

**OWNER:** Standard Bank and Trust Company ATUT # 18244

PREMISES AFFECTED: 3230-38 W. 63rd Street

**SUBJECT:** Application for a special use to permit the establishment of an off-

site accessory parking lot with forty-eight spaces to serve the

proposed banquet hall at 3214-16 W. 63rd Street.

460-16-Z ZONING DISTRICT: RM 4.5 WARD: 1

**APPLICANT:** Tech Development, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1517 W. Superior Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 36'-11" to 21'-2", the east setback from 2' to zero ( west to be 17'-8") for a proposed stair to access a garage roof top deck which shall also contain the relocated rear yard open space.

471-16-Z ZONING DISTRICT: RS-3 WARD: 11

**APPLICANT:** Dihui Yu **OWNER:** Nelson Tam

**PREMISES AFFECTED:** 1452 W. Fuller Avenue

**SUBJECT:** Application for a variation to reduce the west setback from the

required 2.0' to 0.10' (east to be 4.0'), the combined side setback from 5' to 4.10' to divide an existing zoning lot with an existing one story single family residence and a one-car garage and one-car

parking pad.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of September 16, 2016.

Adjournment.