

207-18-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RT-4 **WARD: 1**
1907 Schiller, LLC
Same as applicant
1907 W. Schiller Street
Application for a variation to reduce the rear yard open space from the required 263.11 square feet to zero for a proposed three-story, three dwelling unit building with side open porch and 1 and 2 car garage.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia absent).

208-18-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RT-4 **WARD: 1**
1907 Schiller, LLC
Same as applicant
1911 W. Schiller Street
Application for a variation to reduce the front setback on Evergreen Avenue from the required 11.4' to 0.5', the required setback from the front property line on W. Evergreen to prevent obstruction of the sidewalk by parked cars from 20' to 0.5', west setback from 3.68' to 2' (east to be 3') combined side setback from 9.2' to 5' for a proposed three-story, four dwelling unit building with rooftop stair enclosure and a detached four car garage on a through lot.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia absent).

209-18-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: C1-3 **WARD: 25**
ME Wentworth, LLC
Same as applicant
2353 S. Wentworth Avenue
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 June 15, 2018 at 2:00 p.m.

210-18-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: C1-3 **WARD: 25**
ME Wentworth, LLC
Same as applicant
2353 S. Wentworth Avenue
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 June 15, 2018 at 2:00 p.m.

211-18-S
APPLICANT:
OWNER:

ZONING DISTRICT: B3-2 **WARD: 16**
Loyal Enterprises, LLC
Jorge Ramirez

PREMISES AFFECTED: 1507 W. 51st Street
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia absent).

212-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Fauzia Khan
OWNER: Same as applicant
PREMISES AFFECTED: 1802 N. Mozart St
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 21.8" south setback from 2' to zero for a proposed rear open stair to access a proposed rooftop deck with open pergola and trellis wall on the existing garage.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia absent).

213-18-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Fauzia Khan
OWNER: Same as applicant
PREMISES AFFECTED: 1802 N. Mozart Street
SUBJECT: Application for a variation to relocate the rear yard open space to the proposed garage rooftop deck which will have an open stair for access, an open pergola and trellis wall on the existing garage.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia absent).

214-18-S **ZONING DISTRICT: C2-1** **WARD: 36**
APPLICANT: Crystal George
OWNER: Springleaf Properties, Inc.
PREMISES AFFECTED: 2211 N. Cicero Avenue
SUBJECT: Application for a special use to establish a fortune telling service.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia absent).

215-18-S **ZONING DISTRICT: B1-1** **WARD: 19**
APPLICANT: Christine Johnson
OWNER: New Horizon Investments
PREMISES AFFECTED: 2145 W. 95th Street
SUBJECT: Application for a special use to establish a hair salon.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia absent).

216-18-S **ZONING DISTRICT: B1-1** **WARD: 47**
APPLICANT: Ankeedo Qassada
OWNER: Safir Dervisevic
PREMISES AFFECTED: 2024 W. Montrose Avenue
SUBJECT: Application for a special use to establish a hair salon.
Application approved by voice vote. 3-0; yeas – Sercye, Flores,

PREMISES AFFECTED: 1327 N. Wicker Park Avenue
SUBJECT: Application for a variation to reduce the parking requirement from three stalls to two stalls for a proposed three-story, three dwelling unit building with side open porch, rear balconies and an attached two car garage.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

222-18-Z **ZONING DISTRICT: B3-3** **WARD: 47**
APPLICANT: Sunset Woods Development
OWNER: Same as applicant
PREMISES AFFECTED: 1615 W. Irving Park Road
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 10' on floors containing dwelling units for a proposed four story, six dwelling unit building with first floor retail and interior parking for six vehicles.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

223-18-S **ZONING DISTRICT: B3-1** **WARD: 37**
APPLICANT: Shamika Hall dba The QueenMek Collection
OWNER: Lisa Collins
PREMISES AFFECTED: 5365 W. North Avenue
SUBJECT: Application for a special use to establish a beauty salon.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

224-18-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Kirch-LO, Inc. dba Reclaimed Bar and Restaurant
OWNER: Fasano-Bell, LLC
PREMISES AFFECTED: 3655 N. Western Avenue
SUBJECT: Application for a special use to expand an existing tavern on the first floor to the second floor and outdoor patio located in the rear.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia recused).

225-18-Z **ZONING DISTRICT: C1-2 (P)** **WARD: 33**
APPLICANT: Only Sports Corp.
OWNER: Grace M. & Seung W. Yoo
PREMISES AFFECTED: 3040 W. Lawrence Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for an indoor soccer facility.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

226-18-S **ZONING DISTRICT: C1-2** **WARD: 27**
APPLICANT: The Salvation Army, an Illinois Corporation
OWNER: Same as applicant

PREMISES AFFECTED: 2511-33 W. Madison Street
SUBJECT: Application for a special use to expand an existing off-site parking lot by establishing a non-required accessory parking lot which shall be 240' x 123' and will serve an existing community center which is located at 20 S. Campbell Avenue.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

227-18-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Faha Management, LLC- 1535 W. Montana Series
OWNER: Same as applicant
PREMISES AFFECTED: 1535 W. Montana Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.58' to zero for a proposed catwalk to connect the existing three-unit building with a garage roof deck.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

228-18-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Michael Walczak
OWNER: Same as applicant
PREMISES AFFECTED: 1835 N. Honore Street
SUBJECT: Application for a variation to reduce the south setback from the required 2' to 1.62' (north to be 2') for a proposed two-story, single family residence with back yard wood deck, roof top deck and a detached two car garage with stairs and roof top deck.
Continued to August 17, 2018 at 9:00 a.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.
Continued to June 15, 2018 at 2:00 p.m.

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.
Continued to June 15, 2018 at 2:00 p.m.

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.
Continued to June 15, 2018 at 2:00 p.m.

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 is not more than 10% for a proposed four-story, six dwelling unit building.
Continued to June 15, 2018 at 2:00 p.m.

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.
Continued to June 15, 2018 at 2:00 p.m.

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.
Continued to June 15, 2018 at 2:00 p.m.

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.
Continued to June 15, 2018 at 2:00 p.m.

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

open bridge to connect to a garage roof deck.

Continued to June 15, 2018 at 2:00 p.m.

242-18-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RT-4

WARD: 11

Condor Partners, LLC

Nicholas J. Lombardi

832 W. Cullerton Avenue

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.

Continued to June 15, 2018 at 2:00 p.m.

243-18-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-3

WARD: 47

Peerless Capital Management, LLC-2434 W Montrose

Same as applicant

4906-18 N. Clark Street

Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, retail and fifty-four dwelling unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Williams (Toia absent).

244-18-A

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RM-6

WARD: 46

Go! Grocer Pine Grove

Lake Park Plaza Condo Association

3930 N. Pine Grove Avenue

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.

Continued to June 15, 2018 at 2:00 p.m.

245-18-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-2

WARD: 46

Parsa Condominium Corporation

Same as applicant

4840 N. Sheridan Road

Application for a special use to establish residential use below the second floor of an existing four-story residential building.

Continued to June 15, 2018 at 2:00 p.m.

246-18-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-2

WARD: 46

Parsa Condominium Corporation

Same as applicant

4840 N. Sheridan Road

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.

Continued to June 15, 2018 at 2:00 p.m.

247-18-Z
APPLICANT: Chicago Title land Trust Company (7-31-13 - # 8002362533)
OWNER: Same as applicant
PREMISES AFFECTED: 1866-70 N. Howe Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.17' to .38', rear property line setback from 2' to .38', north setback from 5' to .33', south setback from 5' to .35' for a proposed attached garage with a 15' high privacy wall that will serve an existing single family residence.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused).

248-18-Z
APPLICANT: Chicago Title and Land Trust (7/31/13 - #80023662533)
OWNER: Same as applicant
PREMISES AFFECTED: 1866-70 N. Howe Street
SUBJECT: Application for a variation to relocate the 652 square feet of rear yard open space to the roof top of a proposed attached garage with a 15' high privacy wall that will serve an existing single family residence.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused).

249-18-Z
APPLICANT: 955 Grand Adventures, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 955 W. Grand Avenue
SUBJECT: Application for a variation to reduce the front set back from the required 15' for a proposed four-story, lateral addition to an existing school.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

250-18-S
APPLICANT: 1301 North Kingsbury Owner, LLC
OWNER: Chicago Title and Land Trust, Trust no. 3112
PREMISES AFFECTED: 1301 N. Kingsbury Street
SUBJECT: Application for a special use to establish the required twenty-six off-site accessory parking spaces to serve the three-story office building use located at 860 W. Evergreen Avenue.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused).

251-18-S **ZONING DISTRICT: M2-3** **WARD: 27**
APPLICANT: 1301 North Kingsbury Owner, LLC
OWNER: Chicago Title and Land Trust No. 3112
PREMISES AFFECTED: 1301 N. Kingsbury Street
SUBJECT: Application for a special use to establish twenty off-site non-required accessory parking spaces to serve a new retail use located at 1422 N. Kingsbury Street.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused).

252-18-Z **ZONING DISTRICT: M2-3** **WARD: 27**
APPLICANT: 1301 N. Kingsbury Street
OWNER: Chicago Title and Land Trust, Trust no. 3112
PREMISES AFFECTED: 1301 N. Kingsbury Street
SUBJECT: Application for a variation to establish shared parking of twenty six non-required accessory parking spaces after 5:00 P.M. to serve the retail use located at 1422 N. Kingsbury Street.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused).

253-18-S **ZONING DISTRICT: DX-7** **WARD: 25**
APPLICANT: Alta Grand Central, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 207 W. Harrison Street
SUBJECT: Application for a special use to establish a fourteen- story, one hundred seventy-three dwelling unit building with accessory ground floor uses.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

254-18-S **ZONING DISTRICT: DX-7** **WARD: 25**
APPLICANT: Alta Grand Central, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 221 W. Harrison Street
SUBJECT: Application for a special use to establish a fourteen-story, one hundred seventy-three unit building with accessory uses on the ground floor.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

255-18-Z **ZONING DISTRICT: DX-7** **WARD: 25**
APPLICANT: Alta Grand Central, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 221 W. Harrison Street
SUBJECT: Application for a variation to reducer the rear setback from 30' to zero for an enclosed rear stair access from the residential use for a proposed fourteen story, one hundred, seventy-three unit building with accessory uses on the ground floor.

Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

179-18-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Confluent Development, LLC
OWNER: First Nations Bank Trust No. 1833 dated March 19, 2015
PREMISES AFFECTED: 8345 W. Irving Park Road
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.
Continued to August 17, 2018 at 9:00 a.m.

181-18-S **ZONING DISTRICT: B3-2** **WARD: 39**
APPLICANT: Dolyva Development. LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6115 N. Elston 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. 4-0; yeas – Sercye, Flores, Toia, and Williams.

182-18-S **ZONING DISTRICT: B3-2** **WARD: 39**
APPLICANT: Dolyva Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6109 N. Elston 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. 4-0; yeas – Sercye, Flores, 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, Flores, Toia, and Williams. Meeting went into closed session at 1:05 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting returned to open session at 1:19 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of April 27, 2018, with the exception of 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, Flores, Toia, and Williams.

The Chairman moved to adjourn at 1:25 PM. Second by Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting adjourned.