## CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- May 17, 2019 121 N. LaSalle Street- City Council Chambers- 2nd Flr.

Approval of the minutes from the April 19, 2019 regular meeting of the Board.

Approval of the agenda for the May 17, 2019 regular meeting of the Board.

### <u>9:00 A.M.</u>

239-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C1-2WARD: 25Zocalo Development, LLC 1851 LoomisSame as applicant1849 S. Loomis StreetApplication for a special use to establish residential use below the second floor for a proposed three story, six dwelling unit building with a six car garage.	
240-19-S	ZONING DISTRICT: C1-2 WARD: 25	
<b>APPLICANT:</b>	Zocalo Development, LLC 1851 Loomis	
OWNER:	Same as applicant	
PREMISES AFFECTED: SUBJECT:	1853 S. Loomis Street	
SUDJEC1:	Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit with a	
	three car garage.	
• Approved		
241-19-S	ZONING DISTRICT: M3-3 WARD: 22	
<b>APPLICANT:</b>	Frenchy Soccer Development, LLC	
<b>OWNER:</b>	Heneghan Wrecking Company Inc. / Heneghan Wrecking and	
	Excavating Co, Inc.	
PREMISES AFFECTED: SUBJECT:	4201 W. 36th Street Application for a special use to allow a sports and recreation,	
SUDJEC1.	participant 149 person capacity (indoor soccer field) in an existing	
	one-story warehouse.	
• Continued to June 21, 2019 at 2:00 p.m.		
242-19-S	ZONING DISTRICT: B1-1 WARD: 23	
<b>APPLICANT:</b>	Isi Garcia dba Diva's Hair Salon Corp.	
<b>OWNER:</b>	EJZ Properties, LLC	
PREMISES AFFECTED:	4124 W. 63rd Street	

• Approved

SUBJECT:

Application for a special use to establish a beauty salon.

243-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C1-2WARD: 37By the Hand Club for Kids/ Chicago Education PartnershipBy the Hand Club for Kids & God Holy Ghost M.B.C400-30 N. Laramie Ave / 5207-09 W. Ferdinand St.5200-12 W. Kinzie St.Application for a special use to expand an existing school use witha proposed three-story addition to the existing two and three story building.
244-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-2WARD: 29Workers for Christ Ministries Apostolic Church, NFPSame as applicant512 S. Cicero AvenueApplication for a special use to establish a religious assemblyfacility with forty-five seats and accessory offices on the groundfloor only of an existing two-story building.
245-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<ul> <li>ZONING DISTRICT: B3-2 WARD: 29</li> <li>Workers for Christ Ministries Apostolic Church, NFP</li> <li>Same as applicant</li> <li>512 S. Cicero Avenue</li> <li>Application for a variation to establish a transit served location for a 100% reduction of the required six parking spaces for a proposed forty-five seat religious assembly and accessory offices on the ground floor only of an existing two-story building.</li> </ul>
246-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-2WARD: 9Michelle AdekolaSame as applicant10237 S. Forest AvenueApplication for a variation to reduce the combined side setbackfrom the required 9' to zero, rear setback from 35' to 4.45' for aproposed 6.33' high iron fence and gate, a rear two-story addition,a front accessible ramp on the existing two-story, single familyresidence.

• Approved with conditions

247-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RT-4</b> Antonia Lamas Marquette Bank and Trust as Trustee of 2/14/96 2600 W. 55th Street Application for a variation to reduce the required 37.5' to 27.48' for a proposed re- side canopies and a side covered stairwa story building being converted from two dwelling units.	rear setback from the ear three-story addition, by onto an existing three-
• Approved		
248-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: PMD-9</b> Healthcare Alternative Systems, Inc. Trust No. 01-9064, Steve Casper and Jan 4734 W. Chicago Avenue Application for a special use to establish within an existing two-story building.	
249-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: PMD-9</b> Healthcare Alternative Systems, Inc. Trust No. 01-9064, Steven Casper, and J 4734 W. Chicago Avenue Application for a variation to reduce the required twenty-nine stalls to twenty-thr proposed medical service facility in an e	off-street parking from the ree stalls to serve a
250-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: PMD-9</b> Healthcare Alternative Systems, Inc. Trust No. 01-9064, Steven Casper, Jame 4731 W. Rice Street Application for a variation to establish a parking lot with twenty-three parking sta medical service facility located at 4734 Y	n accessory off-site alls to serve a proposed
251-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to June 2	<ul> <li>ZONING DISTRICT: DX-7</li> <li>Kadampa Meditation Center New York</li> <li>Same as applicant</li> <li>375 W. Erie Street, Unit C-101</li> <li>Application for a special use to establish facility.</li> <li>1, 2019 at 2:00 p.m.</li> </ul>	WARD: 42

252-19-Z **ZONING DISTRICT: B3-2 WARD: 2 APPLICANT:** Buck Town Leasing Group, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1231 N. Ashland Avenue **SUBJECT:** Application for a variation to reduce the minimum lot area per unit from the required 6,000 square feet to 5,830 square feet for the conversion of a three and four-story, five dwelling unit building to a six dwelling unit building. Approved 253-19-Z **ZONING DISTRICT: B3-2 WARD: 2 APPLICANT:** Buck Town Leasing Group, LLC Same as applicant **OWNER: PREMISES AFFECTED:** 1231 N. Ashland Avenue **SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 28.1' on floors containing dwelling units for a proposed two-story vestibule to access an additional dwelling unit in an existing three and four-story, five dwelling unit building to be converted to a six dwelling unit building. Approved • **ZONING DISTRICT: RS-2 WARD: 39** 254-19-Z **APPLICANT:** Janet Geisler **OWNER:** Same as applicant 5936 N. Leonard Avenue **PREMISES AFFECTED:** Application for a variation to reduce the northwest side setback **SUBJECT:** from the required from 4' to 3.75' (southeast to remain at zero), combined side setback from 9' to 3.75' for a proposed rear addition to the existing two-story, two dwelling unit building to be converted to a single family residence. Approved 255-19-Z **ZONING DISTRICT: B1-3 WARD: 11 APPLICANT:** William Tong **OWNER:** Same as applicant **PREMISES AFFECTED:** 2910 S. Archer Avenue Application for a variation to reduce the rear setback from the SUBJECT: required 30' to zero for a proposed four-story, mixed use building with an attached four-car garage. Approved

256-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B1-3</b> William Tong Same as applicant 2910 S. Archer Avenue Application for a variation to reduce on- parking spaces from five to four for a pr use building with an attached four-car ga	oposed four-story mixed
257-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B3-2</b> Anastasia Rozdobutko dba Anastasia Na 4936-50 Irving Park, LLC 4946 W. Irving Park Road Application for a special use to establish	-
258-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RS-3</b> Jenny Anselmo Same as applicant 1914-16 N. Oakley Avenue Application for a variation to reduce the required 5.64' to 4.92' (north shall be 5.7 from 14.11' to 10.62', rear setback from proposed rear three-story addition to the dwelling unit building.	"), combined side setback 35.37' to 22.42' for a
259-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> Dusk 'Til Dawn, Inc. Mendoza Family Holdings, LLC 3448 N. Clark Street Application for a special use to establish	WARD: 44

• Two votes for and one against. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to June 21, 2019 at 9:00 AM for vote by fourth board member.

260-19-S	<b>ZONING DISTRICT: B3-1</b>	WARD: 38
<b>APPLICANT:</b>	Yanhong Song/ Kingston Reflexol	ogy, LLC
<b>OWNER:</b>	JVS Leasing, Inc.	
PREMISES AFFECTED:	3703 N. Harlem Avenue	
SUBJECT:	Application for a special use to est	ablish a massage establishment.
• Approved		

261-19-Z **ZONING DISTRICT: C1-2 WARD: 44** Raymond E. List and Susan M. List Living Trust **APPLICANT: OWNER:** Same as applicant 3524 N. Halsted Street **PREMISES AFFECTED: SUBJECT:** Application for a variation to reduce the required parking from one stall to zero for a proposed one-story front addition, one-story rear addition, two-story upper building addition and a rear open roof deck for the existing one story building with new animal service and one dwelling unit above. Approved • **ZONING DISTRICT: RS-1** 262-19-Z **WARD: 19 APPLICANT:** Catholic Bishop of Chicago, Christ the King Parish Same as applicant **OWNER:** 9240 S. Hoyne Avenue **PREMISES AFFECTED: SUBJECT:** Application for a variation to increase the allowable floor area for a non-residential use in a residential district for a proposed twostory addition to the existing two-story school and two-story convent which will be converted to part of the existing school use. • Approved **ZONING DISTRICT: RS-1 WARD: 19** 263-19-Z **APPLICANT:** Catholic Bishop of Chicago, Christ the King Parish **OWNER:** Same as applicant 9240 S. Hoyne Avenue **PREMISES AFFECTED:** Application for a variation to eliminate the required landscape **SUBJECT:** setbacks along 93rd Street and Hamilton Avenue and to allow a 4' high ornamental fence to be installed at property lines (along existing parking lot areas adjacent to streets) and to reduce the interior landscape area from the required 3,587 square feet with twenty-nine trees to approximately 800 square feet with three trees for the existing school, church and rectory with existing parking lots on-site. Approved 264-19-Z **ZONING DISTRICT: RS-2 WARD: 19 APPLICANT:** Joseph O'Hara Same as applicant **OWNER:** 10637 S. Springfield Avenue **PREMISES AFFECTED:** Application for a variation to reduce the north and south setbacks **SUBJECT:** from 4' each to 3', combined side setback from 12' to 6' for a proposed two-story, single family residence with an attached twocar garage. Approved

265-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: C2-2</b> Klairmont Kollections NFP Klairmont Family Associates ("KFA") 3111 N. Knox Avenue Application for a variation to establish a amusement license for a proposed indoc is located within 125' of a residential dis	or antique car display which
266-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RS-2</b> Edward Roberts Same as applicant 5513 N. Mont Clare Avenue Application for a variation to reduce the required 4' to 2.77', south setback from 4 setback from 9' to 5.57' for a proposed to residence.	4' to 2.28', combined side
267-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 19	<b>ZONING DISTRICT: C1-1</b> El Cantante Restaurant, LLC dba La Pu Guillermina Carmona 2501 S. Western Avenue Application for a variation to establish a amusement license to provide live enter charge and rental within an existing rest within 125' of a residential district. 9, 2019 at 2:00 p.m.	a public place of tainment, music, dj, cover
268-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 15	<b>ZONING DISTRICT: C1-1</b> Guillermina Carmona Same as applicant 2342-46 W. 25th Street Application for a special use to establish parking lot to serve an existing restauran Western Avenue. <b>9, 2019 at 2:00 p.m.</b>	-
269-18-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RS-2</b> Silas Tyler & Annabelle Wong Same as applicant 4947 N. Central Park Avenue Application for a variation to reduce the required 35.04' to 1.74', south setback fr 2.14'), combined side setback from 10.5 fence and gate at the rear and south of the residence.	rom 4' to zero, (north to be ' to 2.14' for a 6' and 8' tall

270-19-Z	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 49</b>
APPLICANT:	Patricia Gonzalez / Athena Board	Game Cafe, LLC
<b>OWNER:</b>	Alef Park Property, LLC	
<b>PREMISES AFFECTED:</b>	7011 N. Glenwood Avenue	
SUBJECT:	Application for a variation to establish a public place of	
	amusement license to provide cov	ver charge for board games within
	a new cafe which will serve food	and incidental liquor which is
	located within 125' of a residentia	l zoning district.

# • Approved with conditions

271-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RS-2</b> Highlander Capital, LLC Same as applicant 3238 N. Osceola Avenue Application for a variation to reduce the required 42.7' to 20', north setback from combined side setback to be 9' for a new garage in front of an existing single fam	a 4' to 2' (south to be 7'), wly constructed detached
272-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B3-3</b> Paniq Trio, LLC Logan Square Lofts, LLC 3059 W. Logan Boulevard Application for a variation to establish a amusement license to provide an escape family entertainment which is located w district.	e room, puzzle game and
273-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-3</b> Paniq Trio, LLC Logan Square Lofts, LLC 3059 W. Logan Boulevard Application for a variation to reduce 10 for a public place of amusement, indoor located within a transit served location.	

• Approved

#### **CONTINUANCES**

**ZONING DISTRICT: RS-1** 61-19-Z **WARD: 40 APPLICANT:** Avi Ron **OWNER:** Andrew Rubenstein PREMISES AFFECTED: 2939-47 W. Catalpa Avenue Application for a variation to reduce the front setback from the **SUBJECT:** required 22.88' to 20', east setback from 12.01' to 1.47', west setback from 12.01' to 6.41' combined side setback from 36.02' to 7.88' to divide an existing zoning lot into two zoning lots. The existing building at 2939 W. Catalpa shall remain. A single family residence is proposed for 2947 W. Catalpa. • Continued to July 19, 2019 at 2:00 p.m.

164-19-Z	ZONING DISTRICT: B3-1	<b>WARD: 14</b>
APPLICANT:	Chris Araiza	
<b>OWNER:</b>	Jacel Kozminski	
PREMISES AFFECTED:	4758 S. Pulaski Road	
SUBJECT:	Application for a variation to estab	olish a public place of
	amusement license to provide live	entertainment, music, DJ and
	cover charge within an existing tax	vern which is located within 125'
	of a residential district.	

• Approved with conditions

# FOR VOTE ONLY

202-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Denied	ZONING DISTRICT: RT-4WARD: 2Jonathan Helton and Megan WebsterSame as applicant1512 N. Paulina StreetApplication for a variation to reduce the rear setback from therequired 28' to 2', north setback from 2' to zero, south from 2' tozero, combined side setback from 4.8' to zero for a new roof deckand stairs with trellis walls and fireplace on the existing two cargarage and a new one-story open deck to serve the existing singlefamily residence.
203-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Denied	ZONING DISTRICT: RT-4WARD: 2Jonathan Helton & Megan WebsterSame as applicant1512 N. Paulina StreetApplication for a variation to reduce the rear yard open space fromthe required 156 square feet to 101.87 square feet for a proposedgarage roof deck with trellis walls, fire place and stairs on theexisting garage and a new one-story open deck to serve theexisting single family residence.

9

225-19-S **APPLICANT: OWNER: SUBJECT:** 

John P. Ehsoo **PREMISES AFFECTED:** 6148 N. Milwaukee Avenue Application for a special use to expand an existing tavern with an outdoor patio.

**ZONING DISTRICT: B3-1** 

6148 Milwaukee, Inc.

• Approved with conditions

# <u>2:00 P.M.</u>

274-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B3-2</b> 3045 Norclark Restaurant, LLC 3458 N Clark, LLC 3458 N. Clark Street Application for a special use to establish patio areas at an existing two-story gene	-
275-19-Z APPLICANT: PREMISES AFFECTED: SUBJECT: • Approved with cond	<b>ZONING DISTRICT: RM-5</b> Stephen and Diana Isaacs 336 W. Wisconsin Street Application for a variation to reduce the required 35.25' to 3.02', east and west fr combined site setback from 6.32' to zero with trellis, one-story storage and to rep pool enclosure serving the existing four- residence.	om 2.53' each to zero, o for a proposed roof deck lace the roof of the existing
276-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Denied	<b>ZONING DISTRICT: B2-3</b> Everbrite 3045 N. Ashland, LLC Same as applicant 3045 N. Ashland Avenue Application for a variation to reduce the required 30' to 2' for a proposed detache pergola and a connecting stair way to th of the three-story, three dwelling unit bu	d garage with a roof deck, e existing rear open porch
277-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B3-2</b> Specialized Staffing Solutions, Inc. Arturo E. Garza 4045 W. 26th Street Application for a special use to establish agency.	WARD: 22
278-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B3-5</b> Spruce Salon Corp. Diversey Clark Properties, LLC 2815 N. Pine Grove Avenue Application for a special use to establish	WARD: 44

279-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B3-2</b> Chaste Essentials Inc. dba Chaste Hair PP Fin Chicago 4, LLC 7 S. Austin Boulevard Application for a special use to establis	WARD: 29
280-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RS-2</b> Michael Clancy Same as applicant 10759 S. Campbell Application for a variation to reduce th required 22.85' to 10', rear property line line on a reverse corner lot for an access for a proposed two-story, single family two-car garage.	e abutting a side property sory building from 5' to 2'
281-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B3-2</b> Joseph R. Wortell / The Natural Barber Armitage Building Corporation 2949 W. Armitage Avenue Application for a special use to establis	-
282-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: M1-2</b> Crown Castle GT Company, LLC Same as applicant 2282-86 N. Clybourn Avenue Application for a variation to reduce th Clybourn from the required 20' to 4.33' 9.5' for a proposed accessory equipment existing wireless communication tower	, south setback from 30' to at cabinet to serve an
283-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B3-2</b> Salon Loft Groups, LLC 3300 N. Lincoln, LLC 3300 N. Lincoln Avenue Application for a special use to establis	WARD: 47
284-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B1-1</b> Salon Loft Groups, LLC STRS L3 ACQ5, LLC 4740 N. Lincoln Avenue Application for a special use to establis	WARD: 47

• Approved

285-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B3-1</b> Afiwa Soglohoun Ametepe Aman Ghafoor 1521 W. 87th Street Application for a special use to establish	WARD: 21
286-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: DX-5</b> Sara Johns Philip Sardo 642 N. Dearborn Avenue, Unit 3 Application for a special use to establish	WARD: 42
287-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RT-4</b> Michael Drommerhausen Same as applicant 1245 W. Webster Avenue Application for a variation to reduce the required 22' to zero, rear feature setback setback from 3.1' to zero for a proposed and trellis with an open stair at grade an the upper floor of the existing two-story building to the roof deck garage.	a from 2' to zero, east rear garage with roof deck and open stair access from
288-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RT-4</b> Michael Drommerhausen Same as applicant 1245 W. Webster Avenue Application for a variation to relocate th feet to a proposed garage roof deck to se two dwelling unit building.	
289-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1	<b>ZONING DISTRICT: B3-2</b> Constantina Koudounis Trust Same as applicant 2992 N. Milwaukee Avenue Application for a variation to reduce the required 30' to 2' for a proposed four-sto dwelling unit building. <b>9, 2019 at 2:00 p.m.</b>	

290-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1	<b>ZONING DISTRICT: B3-2</b> Constantina Koudounis Trust Same as applicant 2992 N. Milwaukee Avenue Application for a variation to reduce the the required 13,000 square feet to 11,89 proposed four-story, retail and thirteen of <b>9, 2019 at 2:00 p.m.</b>	96 square feet for a
291-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> 2710 W. Montrose, LLC Melania Megaris 2710 W. Montrose Avenue Application for a special use to establist second floor for a proposed three-story, building with a detached three-car garage	three dwelling unit
• Approved	building with a detached three car gara	50.
292-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B3-2</b> 2710 W Montrose, LLC Melania Megaris 2710 W. Montrose Avenue Application for a variation to reduce the required 30' to 2' for a proposed three-se building with a detached three-car garage access stairs from the rear open porch.	tory, three dwelling unit
293-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1	<b>ZONING DISTRICT: RT-4</b> Southern Holdings, Inc. Same as applicant 3535 W. Wrightwood Avenue Application for a variation to reduce the required 37.5' to zero, west setback from zero for abutting a public street) for a pr and two, second floor additions to conv building to a two dwelling unit building 9, 2019 at 2:00 p.m.	n 5.53' to 0.36' (east to be roposed one-story addition ert the existing two story
294-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to July 1	<b>ZONING DISTRICT: C1-2</b> W Lake Street Holdings, LLC PR Lake St, LLC 1111-13 W. Lake Street Application for a special use to establish on the second floor of an existing two-s serve an existing restaurant. <b>9, 2019 at 2:00 p.m.</b>	

295-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B1-3</b> Anara Ryspekova / Beauty Salon Rami Elaine Lacata & Richard Lacata dba Re 2337 N. Clark Street Application for a special use to establis	eebie Storage/ Moving
296-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RT-4</b> 2048 N Wood Street Same as applicant 2034-48 N. Wood Street / 2034 N. Avo Application for a variation to reduce the 8,000 square feet to 7,860* square feet eight dwelling unit building with an att	e lot area from the required for a proposed three-story,
297-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RT-4</b> 2048 N Wood, LLC Same as applicant 2324-48 N. Wood Street / 2034 N. Avo Application for a variation to reduce the required 15' to 8.4', north setback from setback from 11.93' to 5.49'*, rear from proposed three-story, eight dwelling un eight-car garage.	e front setback from the 4.8' to 0.69', combined side 42.63' to 2.5', for a
298-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RT-4</b> 2048 N Wood, LLC Same as applicant 2034-48 N. Wood Street / 2034 N. Avo Application for a variation to reduce the the required 520 square feet to 360.44 s three-story, eight dwelling unit building garage.	e rear yard open space from square feet for a proposed
299-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RT-4</b> 2633 Mildred, LLC Same as applicant 2633 N. Mildred Avenue Application for a variation to reduce the required 37.92' to 2' for a proposed root connection to the existing three-story, t	f top deck and stair

\*Amended at hearing

300-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: B1-2</b> WARD: 4 2212 N. Halsted, LLC Same as applicant 2212 N. Halsted Street Application for a special use to establish residential second floor for a proposed four-story, three dwelli with a private roof deck and detached and a detached garage.	use below the ng unit building
301-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	<b>ZONING DISTRICT: RS-2</b> WARD: 1 James DiPasquale Same as applicant 5743 S. Natchez Avenue Application for a variation to reduce the front setba required 20.77' to 15', north setback from 4.10' to 3 12.8'), combined side setback to be 16.2' for a proper single family residence with a front roofed open por	ck from the .40' (south to be osed two-story,
302-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4WARD: 2Gerald CoyleSame as applicant1220 W. Flournoy StreetApplication for a variation to reduce the minimum Ithe required 4,000 square feet to 3,900 square feet tofour-story, three dwelling unit building to a four dwbuilding.	lot area from o convert at
189-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	CONTINUANCESZONING DISTRICT: RT-4WARD: 2Gerald CoyleSame as applicant1220 W. Flournoy StreetApplication for a variation to increase the floor areato 1.65 for a proposed rear three-story addition withthe existing four-story, three dwelling unit building	a ratio from 1.2 a roof deck for

• Approved

140-19-Z **ZONING DISTRICT: C1-1 WARD: 21 APPLICANT:** Beverage Art II dba Wild Blossom II Southworks Brewing Co. **OWNER:** 9015 S. Hermitage, LLC 9016-30 S. Hermitage Avenue **PREMISES AFFECTED:** Application for a variation to establish a public place of **SUBJECT:** amusement license to provide live entertainment and retail space within an existing brewery which is located within 125' of a residential district. Denied • 200-19-S **ZONING DISTRICT: B3-1 WARD: 29 APPLICANT:** Belmont Real Estate, Inc. **OWNER:** Same as applicant PREMISES AFFECTED: 3200 N. Harlem Avenue **SUBJECT:** Application for a special use to expand an existing gas station with a proposed rear one-story addition to the existing convenience store and a new one-story car wash. Withdrawn • 201-19-Z **ZONING DISTRICT: B3-1 WARD: 29 APPLICANT:** Belmont Real Estate, Inc. **OWNER:** Same as applicant 3200 N. Harlem Avenue PREMISES AFFECTED: Application for a variation to reduce the south end reverse corner **SUBJECT:** lot setback from the required 7.5' to zero, west end setback from 5' to zero for a proposed one-story rear addition to the existing convenience store and a new one-story car wash. Withdrawn 213-19-Z **ZONING DISTRICT: RM-4.5 WARD: 1 APPLICANT:** SST Real Estate Group, LLC Series 1821 Sawyer **OWNER:** Same as applicant 1821 N. Kimball Avenue **PREMISES AFFECTED:** Application for a variation to reduce the north setback from the SUBJECT: required 2.16' to zero (south to be 3'), combined side setback from 5.4' to 3.0' for a proposed four-story, five dwelling unit building with five rear unenclosed parking stalls. • Denied **ZONING DISTRICT: RM-4.5** 214-19-Z **WARD: 1 APPLICANT:** SST Real Estate Group, LLC Series 1821 Sawyer **OWNER:** Same as applicant 1821 N. Kimball Avenue **PREMISES AFFECTED:** Application for a variation to reduce the rear yard open space from **SUBJECT:** the required 311.6 square feet to 245.92 square feet for a proposed four-story, five dwelling unit building with five unenclosed parking stalls. • Denied

215-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RM-6WARD: 11Cloud Property Management, LLC 3132-34 SeriesSame as applicant3132 S. Lituanica AvenueApplication for a variation to reduce the front setback from therequired 10.72' to 1.49', rear setback from 26.79' to 10.67', northsetback from 5' to 4.26' (south to be 5.30'), combined side setbackfrom 10' to 9.56' to convert an existing three-story building to afour-story, seven dwelling unit building.
216-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RM-6WARD: 11Cloud Property Management, LLC 3132-34 SeriesSame as applicant3132 S. Lituanica AvenueApplication for a variation to reduce the number of parking spacesfrom the required seven to six for the proposed conversion of anexisting three-story building into a four-story, seven dwelling unitbuilding.
223-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RM-5WARD: 443235 Wilton, LLCSame as applicant3235 N. Wilton AvenueApplication for a variation to reduce the rear setback from therequired 32.99' to 27.33' for a proposed four-story, four dwellingunit building with two indoor and two exterior parking spaces.
224-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5WARD: 443235 Wilton, LLCSame as applicant3235 N. Wilton AvenueApplication for a variation to reduce the rear yard open space fromthe required 144.05 square feet to 51 square feet for a proposedfour-story, four dwelling unit building with two indoor and twoexterior parking spaces.

• Approved

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 111-19-S, 162-19-S and 163-19-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 19, 2019, with the exception of Board Cal. Nos. 182-19-Z, 642-18-Z and 84-18-S.

Adjournment.