

PREMISES AFFECTED: 2446 W. Huron Street
SUBJECT: Application for a variation to reduce the front setback from the required 14.73' to 6.67', east setback from 2' to zero (west to be 2.71') combined side setback from 5' to 2.71', rear setback from 34.38' to 1.95', rear setback from the rear property line to enclosed parking from 2' to 1.95' for a proposed three-story, single family residence with a detached garage with roof deck and access stair.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

135-18-S **ZONING DISTRICT: B3-1** **WARD: 33**
APPLICANT: Luis A. Quito DBA Lush Massage Day Spa
OWNER: Khalid Ayyed
PREMISES AFFECTED: 4411 N. Kimball Avenue
SUBJECT: Application for a special use to establish a massage establishment.
Dismissed for Want of Prosecution

136-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 2**
APPLICANT: 1655 Burling, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1655 N. Burling Street
SUBJECT: Application for a variation to reduce the south setback from 20.8' to zero, north setback from 2.08' to 0.71', combined side setback from 5.2' to 0.71', rear setback from 33.6' to 0.08' for a proposed rear one-story stairway enclosure to connect the garage to the principle building.
Application approved with conditions by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

137-18-Z **ZONING DISTRICT: RM-4.5** **WARD: 2**
APPLICANT: 1655 Burling, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1655 N. Burling Street
SUBJECT: Application for a variation to relocate a portion of the required 202.8 square feet of rear yard open space to a deck or patio that is more than four feet above grade (176.34 square feet shall be located on the rear patio) for a proposed rear one story stairway enclosure to connect the garage to the principle building.
Application approved with conditions by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

138-18-Z **ZONING DISTRICT: RM-6** **WARD: 25**
APPLICANT: Cloud Property Management, LLC 2315 Series
OWNER: Same as applicant
PREMISES AFFECTED: 2315 W. 24th Place
SUBJECT: Application for a variation to reduce the front setback from the required 14.91' to 10.25', rear setback from 37.29' to 5.25', west setback from 4.8' to 4.75' for two proposed third floor additions on

APPLICANT: JPD Development
OWNER: Same as applicant
PREMISES AFFECTED: 1640 N. Talman Avenue
SUBJECT: Application for a variation to reduce the required rear yard open space from 760.18 square feet to 586.48 square feet for a proposed rear three-story open porch for the existing four-story, four dwelling unit building with new rear three story open porch.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

144-18-Z **ZONING DISTRICT:** RT-4 **WARD:** 2
APPLICANT: Indeco Holdings, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1316 N. Cleaver Street
SUBJECT: Application for a variation to reduce the required minimum lot area per unit from 3,000 square feet to 2,992.08 square feet for a proposed three-story, three dwelling unit building with roof top stairway enclosure, roof deck and a rear open porch.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

145-18-Z **ZONING DISTRICT:** RT-4 **WARD:** 2
APPLICANT: Indeco Holdings, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1316 N. Cleaver Street
SUBJECT: Application for a variation to reduce the south setback from 2' to 1' (north to be 3'), combined side setback from 4.8' to 4' for a proposed three-story, three dwelling unit building with roof top stairway enclosure, roof deck and a rear open porch.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

146-18-S **ZONING DISTRICT:** B3-2 **WARD:** 8
APPLICANT: Mohamed Tandia DBA Kaedi African Hair Braiding Inc.
OWNER: Kim Chul Yong
PREMISES AFFECTED: 1653 E. 87th Street
SUBJECT: Application for a special use to establish a hair salon.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

147-18-Z **ZONING DISTRICT:** B3-3 **WARD:** 27
APPLICANT: 2223 W. Madison, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2217-19 W. Madison Street
SUBJECT: Application for a variation to reduce the west side setback from the required 12' to 2.66' for a proposed four-story, forty-two dwelling unit building with ground floor commercial use.
Continued to April 27, 2018 at 9:00 a.m.

148-18-Z **ZONING DISTRICT: M1-1** **WARD: 45**
APPLICANT: Superior Super Auto Wash, Inc.
OWNER: First National Bank of Nile, Trust # 588
PREMISES AFFECTED: 4812-20 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1' for a proposed one-story car wash building and trash enclosures.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

149-18-S **ZONING DISTRICT: C1-2** **WARD: 2**
APPLICANT: 1840 North Ave. Corp.
OWNER: FIROZ 1, LLC, Series 1840-42 W North Ave Building
PREMISES AFFECTED: 1840 W. North Avenue
SUBJECT: Application for a special use to establish an outdoor patio located on the 1st floor roof top of a two-story building to serve a restaurant.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

150-18-S **ZONING DISTRICT: B3-5** **WARD: 50**
APPLICANT: Rabbi Eliezer Dimarsky
OWNER: Same as applicant
PREMISES AFFECTED: 2855 W. Touhy Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.
Continued to April 27, 2018 at 9:00 a.m.

151-18-Z **ZONING DISTRICT: B3-3** **WARD: 44**
APPLICANT: Seminary Properties and Management Ltd.
OWNER: Donald Martin
PREMISES AFFECTED: 3647-49 N. Southport Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 12' on floors containing dwelling units for a proposed four-story, mixed use building.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

152-18-Z **ZONING DISTRICT: RS-2** **WARD: 41**
APPLICANT: Nicola Zodo
OWNER: Same as applicant
PREMISES AFFECTED: 7435 N. Olcott Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 25.72' to 20.68', north from 4' to 3.96' (south to be .29'), combined side setback from 12' to 8.25' for a proposed front open porch and second floor addition with an attic for the existing one-

SUBJECT: Application for a variation to reduce the rear garage feature setback from the required 2' to zero for a proposed four-story, retail and fifteen dwelling unit building.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

165-18-Z **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: 2829 Clybourn, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2839 N. Clybourn Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 15,000 square feet to 14,062.5 square feet for a proposed four story, retail and fifteen dwelling unit building.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

99-18-Z **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: 2829 Clybourn, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2839 N. Clybourn Avenue
SUBJECT: Application for a variation to reduce the rear garage feature setback from 2' to zero for a proposed four-story, retail and fifteen dwelling unit building.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

672-17-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Lisa Cartwright
OWNER: Same as applicant
PREMISES AFFECTED: 2040 N. Fremont Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 23.3' for a proposed rear addition with terrace and an unenclosed stairway to access a garage roof deck.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

681-17-S **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: PNC Bank N. A.
OWNER: Same as applicant
PREMISES AFFECTED: 3844 W. Belmont Avenue
SUBJECT: Application for a special use to establish a two-lane drive up automatic teller machine which shall be accessory to the existing bank at 3821 W. Belmont Avenue.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

50-18-S **ZONING DISTRICT: B3-2** **WARD: 39**
APPLICANT: Foster Shell Mart, Inc.

OWNER: Riteline Properties, LLC
PREMISES AFFECTED: 5147-49 N. Kimball Avenue / 5149-57 W. Foster Avenue
SUBJECT: Application for a special use to establish a new one-story retail building with a one lane car wash to serve the existing gas station facility.
Continued to April 27, 2018 at 9:00 a.m.

71-18-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: C & F Building, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 950 W. Addison Street
SUBJECT: Application for a special use to establish a rooftop patio located on the fourth floor and roof top to serve an existing restaurant located on the lower level and first floor.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

73-18-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Nathan Chamberlain
OWNER: Same as applicant
PREMISES AFFECTED: 3911 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 14' to 1.28', north setback from 2' to 0.3' for a proposed second floor addition and a rear one story addition with roof deck for the existing single family residence.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

74-18-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Nathan Chamberlain
OWNER: Same as applicant
PREMISES AFFECTED: 3911 N. Hermitage Avenue
SUBJECT: Application for a variation to relocate the existing 101.11 square feet of rear yard open space to the rear roof deck which shall serve the existing single family residence.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

75-18-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Nathan Chamberlain
OWNER: Same as applicant
PREMISES AFFECTED: 3911 N. Hermitage Avenue
SUBJECT: Application for a variation to increase the non-conforming floor area ratio by 59 square feet with a proposed second floor addition and a rear one story addition with roof deck for the proposed single family residence.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

88-18-S **ZONING DISTRICT: B3-1** **WARD: 45**
APPLICANT: Shiv Shatki Investment, Inc. d/b/a/ Community Food and Liquor 1
OWNER: Skil Plaza, LLC
PREMISES AFFECTED: 5530 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a liquor store.
Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Williams.

110-18-Z **ZONING DISTRICT: C1-2** **WARD: 47**
APPLICANT: The Renslow, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5015-23 N. Clark Street
SUBJECT: Application for a variation to reduce the rear setback from the required 5' to zero, the rear north east setback from 16' to zero for a proposed four-story retail and nine dwelling unit addition to an existing two-story, retail building.
Continued to April 27, 2018 at 9:00 a.m.

111-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: K K Court Investment, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2430 W. Moffat Street
SUBJECT: Application for a variation to reduce the minimum lot area per unit from 3,000 square feet to 2991.84 square feet for a proposed three-story, three dwelling unit building with a rooftop stairway enclosure.
Continued to April 27, 2018 at 9:00 a.m.

123-18-Z **ZONING DISTRICT: RS-2** **WARD: 9**
APPLICANT: Alex Veitsman
OWNER: Same as applicant
PREMISES AFFECTED: 618 W. 129th Place
SUBJECT: Application for a variation to reduce the front setback from the required 22.82' to 14.12' for a proposed front one story addition to the existing single family residence.
Continued to April 27, 2018 at 9:00 a.m.

124-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 17, 2017, Trust # 8002376138
OWNER: Same as applicant
PREMISES AFFECTED: 1830 N. Mohawk Street
SUBJECT: Application for a variation to reduce the front setback from the required 6.6' to zero, rear setback from 33.32' to zero, north setback from 2' to zero (south to be zero), combined side setback from 4.8' to zero for a proposed four-story, single family residence with roof deck, front stairs and landing, fences, and rear open patio.

Continued to April 27, 2018 at 9:00 a.m.

125-18-Z
APPLICANT: **ZONING DISTRICT: RM-5** **WARD: 43**
Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 17, 2017, Trust # 8002376138
OWNER: Same as applicant
PREMISES AFFECTED: 1830 N. Mohawk Street
SUBJECT: Application for a variation to relocate the required rear yard open space on the garage roof deck which will serve a proposed four-story, single family residence with roof deck, front stairs and landing, fences, and rear open patio.
Continued to April 27, 2018 at 9:00 a.m.

The Chairman moved to recess at 1:00 PM. Second by Williams. Motion carried 3-0; yeas-Sercye, Toia and Williams.

The Board reconvened at 2:05 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Sercye, Toia, and Williams).

2:00 P.M.

166-18-Z **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Replay Andersonville, Inc.
OWNER: Lakeview Property Rentals, LLC
PREMISES AFFECTED: 5356-58 N. Clark Street
SUBJECT: Application for a variation to establish a public place of
 amusement license to provide live entertainment, music, DJ and
 cover charge and games within an existing restaurant which is
 located within 125' of a residential zoning district.
Application approved by voice vote. 3-0; yeas – Sercye, Toia,
and Williams.

167-18-Z **ZONING DISTRICT: RS-3** **WARD: 31**
APPLICANT: Jozef Nowak
OWNER: Same as applicant
PREMISES AFFECTED: 2910 N. Parkside Avenue
SUBJECT: Application for a variation to reduce the average front setback from
 20' to 17', north setback from 2.4' to 2.37' (south to be 2.55'),
 combined side setback from 6' to 4.92' for a proposed second floor
 addition with gutter and eave projections at sides and new front
 open balcony at second floor for the existing two story, single
 family residence.
Application approved by voice vote. 3-0; yeas – Sercye, Toia,
and Williams.

30-18-Z **ZONING DISTRICT: RS-3** **WARD: 31**
APPLICANT: Jozef Nowak
OWNER: Same as applicant
PREMISES AFFECTED: 2910 N. Parkside Avenue
SUBJECT: Application for a variation to increase the area occupied by an
 accessory building in the rear setback from the allowable 626.58
 square feet to the as built 628.41 square feet for a detached two car
 garage with attic space.
Application approved by voice vote. 3-0; yeas – Sercye, Toia,
and Williams.

18-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Montana-Lincoln Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 934 W. Montana Street
SUBJECT: Application for a variation to reduce the front setback from the
 required 11.94' to 8.5', rear setback from 34.5' to 2', east from 4' to
 zero (west to be zero) for a proposed four-story, seven dwelling
 unit building and garage which shall also contain the 301.88
 square feet of rear yard open space.
Withdrawn.

