CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- September 20, 2019

121 N. LaSalle Street- City Council Chambers - 2nd Flr.

Approval of the minutes from the August 16, 2019 regular meeting of the Board.

Approval of the agenda for the September 20, 2019 regular meeting of the Board.

9:00 A.M.

Request for special use extension

382-18-S ZONING DISTRICT: B3-1 WARD: 31

APPLICANT: Canine Therapy Corps
OWNER: The El Marro Land Trust
PREMISES AFFECTED: 3918 W. Fullerton Avenue

SUBJECT: Application for a special use to establish a shelter and boarding

kennel (animal training).

Regular Call

460-19-S ZONING DISTRICT: RM-6.5 WARD: 2

APPLICANT: One Parking 707 Inc.

OWNER: 1415 Condominium Association

PREMISES AFFECTED: 1415 N. Dearborn Street

SUBJECT: Application for a special use to establish non-accessory parking in

an existing twenty-seven story building by using eleven of the

forty-five required parking spaces.

461-19-S ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: John McGowan d/b/a/ Serenity Nails, LLC

OWNER: Amin Ijbara

PREMISES AFFECTED: 8237 S. Kedzie Avenue

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

462-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Johnson Duong **OWNER:** Same as applicant

PREMISES AFFECTED: 3107 W. Armitage Avenue

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

463-19-Z ZONING DISTRICT: B2-3 WARD: 44

APPLICANT: Clark Apartments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3839 N. Clark Street

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

required 7.5' to zero, rear setback from 30' to 19', north setback from 5' to zero (south to be zero), for a proposed five-story, nine

dwelling unit building.

APPLICANT: Giel and Regina Stein Same as applicant **PREMISES AFFECTED:** 2513 N. Burling Street

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

required 2' to zero (south to be 3'), combined side setback from 5'

to 3' for a proposed three-story, single family residence.

465-19-Z ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: Gino Battaglia **OWNER:** Same as applicant

PREMISES AFFECTED: 1740 N. Milwaukee Avenue

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

parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed

use building.

466-19-Z ZONING DISTRICT: RM-5.5 WARD: 48

APPLICANT: Edgewater Acquisitions, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 5946-62 N. Sheridan Road

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

maximum 60' to 65.92' for a proposed six-story, fifty-nine dwelling

unit building with ground floor parking.

467-19-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 special use to

allow the expansion of an existing off-site accessory parking lot which serves the existing community center located at 20 S.

Campbell Avenue.

468-19-S ZONING DISTRICT: B3-3 WARD: 26

APPLICANT: OG Management, Inc.

OWNER: Volo Holdings, LLC 2346 Grand Series

PREMISES AFFECTED: 2346 W. Grand Avenue

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

second floor for a proposed four-story, six dwelling unit building

which shall be a transit served location.

469-19-S ZONING DISTRICT: B3-3 WARD: 26

APPLICANT: OG Management, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2346 W. Grand Avenue

SUBJECT: Application for a special use to reduce the required off-street

parking from six parking spaces to two parking spaces for a proposed four-story, six dwelling unit building which shall be a

transit served location.

APPLICANT: OG Management

OWNER: Volo Holdings, LLC 2346 Grand Series

PREMISES AFFECTED: 2346 W. Grand Avenue

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

required 30' to 26.33 feet for a proposed four-story, six dwelling

unit building which shall be a transit served location.

471-19-Z ZONING DISTRICT: B3-3 WARD: 26

APPLICANT: OG Management, Inc.

OWNER: Volo Holdings, LLC 2346 Grand Series

PREMISES AFFECTED: 2346 W. Grand Avenue

SUBJECT: Application for a variation to reduce the required minimum lot area

from 2,400 square feet to 2,350 square feet for a proposed fourstory, six dwelling unit building which shall be a transit served

location.

472-19-S ZONING DISTRICT: RS-3 WARD: 49

APPLICANT: Discovery Practice Management Inc. d/b/a/ Center for Discovery

OWNER: Chicago Title and Land Trust # 8002370845

PREMISES AFFECTED: 7450 N. Sheridan Road

SUBJECT: Application for a special use to establish a Group Community

Home in an existing three-story, single family residence.

473-19-Z ZONING DISTRICT: C1-3 WARD: 30

APPLICANT: Edwin E. Muniz d/b/a/ Fast Entertainment Inc.

OWNER: Edwin E. Muniz

PREMISES AFFECTED: 3208 N. Kostner Avenue

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

amusement license to provide live entertainment, music, DJ and cover charge for an existing tavern which is located within 125' of

a residential district.

474-19-Z ZONING DISTRICT: RS-3 WARD: 23

APPLICANT: Oscar Alanis **OWNER:** Same as applicant

PREMISES AFFECTED: 5318 S. Lockwood Avenue

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

required 18.54' to 13.21' for a proposed second floor addition to the

existing one-story, single family residence.

475-19-Z ZONING DISTRICT: B3-3 WARD: 1

APPLICANT: SustaniaBuild, LLC- 2421 Fullerton Series

OWNER: Mary Jo Carpenter

PREMISES AFFECTED: 2423 W. Fullerton Avenue

SUBJECT: Application for a variation to reduce the front setback from 3' to

zero, east setback from 4' to 3', rear setback from 30' to 16' for a proposed four-story retail and twenty-one dwelling unit building

with twenty-one, on-site parking spaces.

APPLICANT: 2719-23 W Haddon, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 2719 W. Haddon Avenue

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

required 36.13' to 2', east and west setback each from 2' to zero, combined side setback from 5' to zero for a proposed connection to

the new garage roof deck from the existing three-story, three

dwelling unit building.

477-19-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 2719-23 W Haddon Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2721 W. Haddon Avenue

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

required 36.12' to 22' for a proposed connection to the new roof

deck from the existing six dwelling unit building.

478-19-Z ZONING DISTRICT: RS-3 WARD: 27

APPLICANT: Albert V. Trigo
OWNER: Same as applicant
PREMISES AFFECTED: 1015 N. Drake Avenue

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

required 37.54' to zero, north side setback from 2.4' to zero (south shall be zero), combined side setback from 6' to zero to allow a rear fence with rolling gate at 11.2' in height to serve the existing

two-story residential building.

479-19-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Primo Center for Women and Children

OWNER: 4952 Madison, LLC

PREMISES AFFECTED: 4952-58 W. Madison Street / 1-17 N. Lavergne Avenue

SUBJECT: Application for a special use to establish a transitional residence in

an existing three-story, mixed use building with ground floor retail

and residential use and residential units above.

480-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Mateusz Jasinski
OWNER: Same as applicant
PREMISES AFFECTED: 6167 N. Overhill Avenue

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

8.17' to 3.08' for a proposed one-story addition to the side of an

existing one-story, single family residence.

APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.

OWNER: Nashone Greer

PREMISES AFFECTED: 6706 S. Emerald Avenue

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

required 43.5' to 22' for a proposed two-story day care with an attached one-car garage and two unenclosed parking stalls.

482-19-S ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.

OWNER: Alpha Temple Baptist Church **PREMISES AFFECTED:** 6700-06 S. Union Avenue

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

parking lot to accommodate the required seven parking stalls to serve a proposed day care center at 6706 S. Emerald Avenue.

483-19-Z ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: Nashone Greer d/b/a/ Little Angels Family Day Care II, Inc.

OWNER: Alpha Temple Baptist Church **PREMISES AFFECTED:** 6700-06 S. Union Avenue

SUBJECT: Application for a variation to establish shared parking for non-

residential uses with different peak hours of operation, to serve the proposed day care at 6706 S. Emerald Avenue and a religious

assembly at 6701 S. Emerald Avenue.

484-19-S APPLICANT:ZONING DISTRICT: B3-2 WARD: 28

Reborn Ministries / Reborn Community Church

OWNER: Same as applicant **PREMISES AFFECTED:** 4000 W. Wilcox Street

SUBJECT: Application for a special use to establish a religious assembly in an

existing two-story building.

485-19-Z APPLICANT:ZONING DISTRICT: B3-2 WARD: 28
Reborn Ministries / Reborn Community Church

OWNER: Same as applicant **PREMISES AFFECTED:** 4000 W. Wilcox Street

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

required 6.92' to zero for a proposed one story addition and a rear two story addition to a religious assembly in an existing two-story

building.

486-19-S ZONING DISTRICT: RM-5 WARD: 28

APPLICANT: Reborn Ministries / Reborn Community Church **OWNER:** City of Chicago Fleet & Facility Management

PREMISES AFFECTED: 3928-34 W. Wilcox Street

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

parking spaces to serve a proposed religious assembly at 4000 W.

Wilcox.

487-19-Z ZONING DISTRICT: RM-5 WARD: 28
APPLICANT: Paborn Ministries / Paborn Community Church

APPLICANT: Reborn Ministries / Reborn Community Church **OWNER:** City of Chicago Fleet & Facility Management

PREMISES AFFECTED: 3928-34 W. Wilcox

SUBJECT: Application for a variation to establish shared parking for two non-

residential uses with different peak hours. The existing parking lot

serves an existing library and a proposed religious assembly

located at 4000 W. Wilcox Street.

488-19-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: GW Lawrence Ashland, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1532 W. Lawrence Avenue

SUBJECT: Application for a special use to establish a gas station with a one-

story retail building.

489-19-Z ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: GW Lawrence Ashland, LLC

OWNER: Same as above

PREMISES AFFECTED: 1532 W. Lawrence Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 15,385.5 square feet for a

proposed gas station with a one-story retail building.

490-19-Z ZONING DISTRICT: B2-2 WARD: 44

APPLICANT: Barrett Home, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1142 W. Diversey Parkway

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,980.44 square feet for a

proposed four-story, three dwelling unit building.

491-19-Z ZONING DISTRICT: RM-4.5 WARD: 28

APPLICANT: 708 S. Campbell, LLC **OWNER:** Same as applicant 710 S. Campbell Avenue

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

required 12' to 2.33' for a proposed two-story, six dwelling unit

building.

492-19-Z ZONING DISTRICT: RM-4.5 WARD: 28

APPLICANT: 708 S. Campbell, LLC **OWNER:** Same as applicant 710 S. Campbell Avenue

CLIDATE COLD

SUBJECT: Application for a variation to eliminate the required 348.59 square

feet of rear yard open space for a proposed two-story, six dwelling

unit building.

493-19-S ZONING DISTRICT: B1-3 WARD: 49

APPLICANT: Holy Trinity Eritrean Orthodox Tewahedo Church in Chicago

OWNER: Same as applicant **PREMISES AFFECTED:** 7310 N. Rogers Avenue

SUBJECT: Application for a special use to establish a religious assembly

within a one-story building with fifteen on-site parking spaces.

494-19-S ZONING DISTRICT: B3-1 WARD: 17

APPLICANT: Deliverance Prayer Center

OWNER: Same as applicant

PREMISES AFFECTED: 7223 S. Ashland Avenue

SUBJECT: Application for a special use to establish a religious assembly in an

existing two-story building with on-site parking.

495-19-S ZONING DISTRICT: B3-3 WARD: 27

APPLICANT: Mariama Ngamlianji

OWNER: Monroe-Western Condo Association

PREMISES AFFECTED: 117 S. Western Avenue

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

496-19-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: North Park Elementary School

OWNER: Same as applicant

PREMISES AFFECTED: 2017-21 W. Montrose Avenue

SUBJECT: Application for a variation to increase the existing floor area ratio

of 0.9 to 1.23 to allow the expansion of an existing school use in an existing two-story building, a new rear 10' fence and unenclosed

parking.

497-19-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: North Park Elementary School

OWNER: Same as applicant

PREMISES AFFECTED: 2017-21 W. Montrose Avenue

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

required 37.55' to 18', west side setback from 12.08' to zero (east to be zero) for the expansion of an existing school use in an existing two-story building, a new rear 10' high fence and new unenclosed

parking.

498-19-S ZONING DISTRICT: M1-2 WARD: 27

APPLICANT: Covenant House Illinois

OWNER: DJC Communications, Inc.

PREMISES AFFECTED: 2934 W. Lake Street

SUBJECT: Application for a special use to establish a transitional residence

with beds on the second and third floor of an existing one and three

story building.

499-19-S ZONING DISTRICT: B1-2 WARD: 26

APPLICANT: 1205 N Spaulding, LLC **OWNER:** Robert E. Brickmeyer

PREMISES AFFECTED: 3256-58 W. Division / 1205 N. Spaulding Avenue

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

second floor for a proposed three-story, six dwelling unit building

with detached six car garage.

500-19-Z ZONING DISTRICT: B1-2 WARD: 26

APPLICANT: 1205 N Spaulding, LLC **OWNER:** Robert E. Birkmeyer

PREMISES AFFECTED: 3256-58 W. Division Street/ 1205 N. Spaulding Avenue

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

required 30' to 2' for a proposed three-story, six dwelling unit

building with detached six car garage.

501-19-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Jaroslaw Madry **OWNER:** Same as applicant

PREMISES AFFECTED: 4830-32 S. St. Lawrence

SUBJECT: Application for a variation to reduce the north setback from 2.02'

to zero, south setback from 2.02' to 0.05', combined side setback from 5.05' to 0.05' to subdivide an existing zoning lot into two zoning lots. The existing three-story, three dwelling unit building at 4830 S. St. Lawrence shall remain. A new three-story, three dwelling unit building is proposed for 4832 S. St. Lawrence

Avenue.

502-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Anthony & Maureen Chiavola

OWNER: Same as applicant

PREMISES AFFECTED: 6631 W. Albion Avenue

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

required 4' to 1.6', east setback from 4' to 1.3', combined side setback from 9' to 2.9' for a proposed two-story, single family

residence with front covered porch and rear wood deck.

2:00 P.M.

503-19-S ZONING DISTRICT: DX-5 WARD: 3

APPLICANT: South Loop Skilled Nursing Facility d/b/a/ Warren Barr South

Loop

OWNER: FNR Chicago SL, LLC

PREMISES AFFECTED: 46-60 E. 18th Street / 1725 S. Wabash Avenue

SUBJECT: Application for a special use to amend an existing special use to

eliminate the condition requiring off-street parking for fifty-eight automobiles to serve the existing five-story, one-hundred ninety-

seven bed skilled nursing facility.

504-19-S APPLICANT:ZONING DISTRICT: B3-3 WARD: 46
Xuyen Truong as president of 888 Salons Limited

PREMISES AFFECTED: 952 W. Montrose Avenue

OWNER: Jake Siegel (Beneficiary of Trust 93-2076)

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

CONTINUANCES

251-19-S ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Kadampa Meditation Center New York

OWNER: Same as applicant

PREMISES AFFECTED: 375 W. Erie Street, Unit C-101

SUBJECT: Application for a special use to establish a religious assembly

facility.

289-19-Z ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: Constantina Koudounis Trust

OWNER: Same as applicant

PREMISES AFFECTED: 2992 N. Milwaukee Avenue

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

required 30' to 2' for a proposed four-story, retail and thirteen

dwelling unit building.

290-19-Z ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: Constantina Koudounis Trust

OWNER: Same as applicant

PREMISES AFFECTED: 2992 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 13,000 square feet to 11,896 square feet for a proposed four-story, retail and thirteen dwelling unit building.

APPLICANT: Tim Pomaville

OWNER: Ambrosia Homes of Illinois, LLC Series 39

PREMISES AFFECTED: 2438 N. Western Avenue

SUBJECT: Application for a variation to reduce the rear setback from 30' to 2'

for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story,

three dwelling unit building.

376-19-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Kriser's Feeding Pets for Life, LLC **OWNER:** MR 3629 Western Waveland, LLC

PREMISES AFFECTED: 3649 N. Western Avenue

SUBJECT: Application for a special use to establish an animal shelter /

boarding, animal training/day care facility.

383-19-Z ZONING DISTRICT: B3-3 WARD: 32

APPLICANT: KPLN Holdings, LLC

OWNER: L W East Series, LLC and Southport Lincoln Property Series, LLC

PREMISES AFFECTED: 2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue

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

required 30' to zero for a proposed four-story, mixed use building

with an attached twelve car garage.

388-19-Z ZONING DISTRICT: C2-3 WARD: 11

APPLICANT: East Bank Storage on 35th Street, Inc.

OWNER: South Branch, LLC **PREMISES AFFECTED:** 1200 W. 35th Street

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

amusement license to provide an event space which is located

within 125' of a residential district.

391-19-S ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: 1917 Jefferson Partners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1917 S. Jefferson Street

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

second floor for a proposed four-story, four dwelling unit building.

392-19-Z ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: 1917 Jefferson Partners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1917 S. Jefferson Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3.882.5 square feet for a proposed

four-story, four dwelling unit building.

394-19-S ZONING DISTRICT: B1-2 WARD: 48

APPLICANT: Board of Education of City of Chicago

OWNER: Shopping Center BF, LLC

PREMISES AFFECTED: 5300 N. Broadway

SUBJECT: Application for a special use to establish a public Pre-Kindergarten

school.

395-19-S ZONING DISTRICT: RS-2 WARD: 34

APPLICANT: Shama Ministries **OWNER:** Same as applicant

PREMISES AFFECTED: 11136 S. Eggleston Avenue

SUBJECT: Application for a special use to establish a group community

home.

402-19-Z ZONING DISTRICT: DR-3 WARD: 42

APPLICANT: Joseph Peterchak Same as applicant **PREMISES AFFECTED:** 77 E. Cedar Street

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

required 20.08' to zero for a proposed three-story rear addition with

roof deck.

407-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1913 N. Halsted Street

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

required 39.3' to 32' for a proposed four-story, two dwelling unit

building.

408-19-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: 1913 N. Halsted, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 1913 N. Halsted Street

SUBJECT: Application for a variation to establish a new curb cut to serve a

proposed four-story, two dwelling unit building.

410-19-S ZONING DISTRICT: B1-2 WARD: 40

APPLICANT: Alan Coyle **OWNER:** Same as applicant

PREMISES AFFECTED: 2755 W. Lawrence Avenue

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

second floor for a proposed four-story, six dwelling unit building with six car garage with roof deck accessed from the rear open

porch.

APPLICANT: Alan Coyle **OWNER:** Same as applicant

PREMISES AFFECTED: 2755 W. Lawrence Avenue

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

required 30' to 2' for a proposed four-story, six dwelling unit building with a six car garage with roof deck accessed from the

rear open porch.

413-19-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT:JYM Investments, LLC
Same as applicant **PREMISES AFFECTED:** 2321 W. Howard Street

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

to serve a proposed one-story, restaurant.

415-19-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: 7-Eleven, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4346 N. Kimball Avenue

SUBJECT: Application for a special use to establish a gas station.

416-19-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Sze Wing Li **OWNER:** Ernesto Esparza

PREMISES AFFECTED: 4421 S. Drake Avenue

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

required 39.97' to 15.17', north side setback from 2' to 1.40', south side setback from 2' to 1.57', combined side setback from 5' to 2.97' to permit the subdivision of one zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S.

Drake Avenue.

417-19-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Sze Wing Li
OWNER: Ernesto Esparza

AMAZI S. Droko Av

PREMISES AFFECTED: 4421 S. Drake Avenue

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

one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.

418-19-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Sze Wing Li
OWNER: Same as applicant
PREMISES AFFECTED: 4423 S. Drake Avenue

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

required 39.97' to 20' for a proposed two-story, single family

residence.

APPLICANT: 1932 N. Fremont, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1932 N. Fremont Street

SUBJECT: Application for a variation to reduce the south side setback from

the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.

420-19-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Medmar Lakeview, LLC
OWNER: 3524 N. Clark, LLC
PREMISES AFFECTED: 3524 N. Clark Street

SUBJECT: Application for a special use to establish a medical cannabis

dispensary.

422-19-Z ZONING DISTRICT: C1-1 WARD: 12

APPLICANT: United Developments and Investments II, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1551-59 W. 33rd Street

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

required 7.63' to zero for a proposed one-story commercial

building with five open parking stalls.

423-19-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Natural Nail Cafe Corp.

OWNER: Ni Brother Inc.

PREMISES AFFECTED: 2831 N. Halsted Street 1N

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

448-19-S ZONING DISTRICT: B3-5 WARD: 48

APPLICANT: MQS Group, LLC

OWNER: Edgewater Beach Apartment Corporation

PREMISES AFFECTED: 5557 N. Sheridan Road

SUBJECT: Application for a special use to establish a tavern.

457-19-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Moonlight Studios, Inc.
OWNER: DDP Enterprises, LLC
PREMISES AFFECTED: 1455 W. Hubbard Street

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

parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie

Street.

APPLICANT: Moonlight Studios, Inc. **OWNER:** DDP Enterprises, LLC **PREMISES AFFECTED:** 1455 W. Hubbard Street

SUBJECT: Application for a variation to establish shared parking for

seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.

Approval of the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 337-19-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of August 16, 2019.

Adjournment.