



**7-18-S**  
**APPLICANT:** **ZONING DISTRICT: B3-2** **WARD: 7**  
Chicago, Illinois, Windsor Park Congregation of Jehovah's  
Witnesses, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2807-11 E. 79th Street  
**SUBJECT:** Application for a special use to establish an off-site parking lot  
with nineteen spaces to meet the parking requirement of the  
religious assembly located at 2833 E. 79th Street.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar,  
and Williams (Sercye and Flores absent).**

**43-18-S**  
**APPLICANT:** **ZONING DISTRICT: DS-3** **WARD: 3**  
MJS Futures LLC  
**OWNER:** Ross Feinberg  
**PREMISES AFFECTED:** 2417 S. Wabash Avenue  
**SUBJECT:** Application for a special use to establish a non-accessory parking  
lot which is located outside of the Central Area Parking District  
and will have with twenty-six parking spaces.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar,  
and Williams (Sercye and Flores absent).**

### **REGULAR CALL**

**622-18-S(B)**  
**APPLICANT:** **ZONING DISTRICT: DX-3** **WARD: 28**  
133 South Ashland Land, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 133 S. Ashland Avenue  
**SUBJECT:** Application for a special use to establish residential use below the  
second floor for a proposed four-story, eighty-nine dwelling unit  
building with roof top enclosures and interior parking.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar,  
Flores, and Williams (Sercye absent).**

**623-18-Z(B)**  
**APPLICANT:** **ZONING DISTRICT: DX-3** **WARD: 28**  
133 South Ashland Land, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 133 S. Ashland Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the  
required 30' to 2' on floor containing dwelling units for a proposed  
four-story, eighty-nine dwelling unit building with rooftop  
enclosures and interior parking.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar,  
Flores, and Williams (Sercye absent).**

**624-18-Z**  
**APPLICANT:** **ZONING DISTRICT: DX-3** **WARD: 28**  
133 South Ashland Land, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 133 S. Ashland Avenue  
**SUBJECT:** Application for a variation to reduce the required loading stall from

one to zero for a proposed four-story, eighty-nine dwelling unit building with rooftop enclosures and interior parking.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**

**625-18-S**

**ZONING DISTRICT: DX-3**

**WARD: 28**

**APPLICANT:**

104 South Laflin Land, LLC

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

104 S. Laflin Avenue

**SUBJECT:**

Application for a special use to establish residential use below the second floor for a proposed four-story, fifty-one dwelling unit building with an attached garage with fifty-one parking spaces.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**

**626-18-Z**

**ZONING DISTRICT: DX-3**

**WARD: 28**

**APPLICANT:**

104 South Laflin Land, LLC

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

104 S. Laflin Avenue

**SUBJECT:**

Application for a variation to reduce the rear setback from the required 30' to 0.79' for a proposed four-story, fifty-one dwelling unit building with an attached garage with fifty-one parking spaces.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**

**627-18-Z**

**ZONING DISTRICT: DX-3**

**WARD: 28**

**APPLICANT:**

104 South Laflin Land, LLC

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

104 S. Laflin Street

**SUBJECT:**

Application for a variation to reduce the required off street loading zone from one to zero for a proposed four-story, fifty-one dwelling unit building with an attached garage and fifty-one on-site parking spaces.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**

**628-18-S**

**ZONING DISTRICT: C1-3**

**WARD: 12**

**APPLICANT:**

Alejandro Guerra

**OWNER:**

George Florakos

**PREMISES AFFECTED:**

2000 W. 34th Street

**SUBJECT:**

Application for a special use to establish an outdoor patio to be located on the first floor rooftop of a proposed three-story building with an outdoor rooftop patio to contain a general restaurant and one dwelling unit.

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



three-story , six unit building.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**

**634-18-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: B2-3**

**WARD: 27**

Noble Walton Venture, LLC

Same as applicant

1356 W. Walton Street

Application for a variation to reduce the rear setback from the required 30' to 1.17' for a proposed detached six car garage with a roof top deck and open stairs to access the roof deck that will serve the existing three-story, six dwelling unit building.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**

**635-18-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: B2-3**

**WARD: 27**

Noble Walton Venture, LLC

Same as applicant

1360 W. Walton Street

Application for a variation to reduce the rear setback from 30' to 1.17' for a proposed detached six car garage with roof deck an open stairs to access the roof deck which serves the existing three-story, six dwelling unit building.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**

**636-18-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: C1-3**

**WARD: 31**

VMM Social Room, Inc.

Victor Mizhquiri

5240 W. Fullerton Avenue

Application for a variation to establish a Public Place of Amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125' of a residential zoning district.

**Application approved by voice vote. 3-1; yeas – Toia, Doar, and Flores; nays - Williams (Sercye absent).**

**637-18-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: B3-3**

**WARD: 39**

Klairmont Enterprises, Inc.

Same as applicant

4801 W. Peterson Avenue

Application for a variation to eliminate landscape and fencing treatments for the existing on-site parking lot (reduced interior landscape and no 7' setback along Caldwell Avenue) & 7' setback partly reduced along Cicero Avenue for the existing office/ retail building.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**

- 638-18-Z**                                        **ZONING DISTRICT: B3-3**                                        **WARD: 39**  
**APPLICANT:**                                        Klairmont Enterprises, Inc.  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                        4801 W. Peterson Avenue  
**SUBJECT:**    Application for a variation to reduce the minimum required spaces by 20% from one hundred ninety-eight to one hundred fifty-eight for proposed ground floor additions for retail use in the existing five-story office and medical service.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**
- 639-18-S**                                        **ZONING DISTRICT: B3-1**                                        **WARD: 39**  
**APPLICANT:**                                        Klairmont Enterprise, Inc.  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                        4747 W. Peterson Avenue  
**SUBJECT:**    Application for a special use to establish an off-site parking lot containing eight required parking spaces to serve the proposed first floor retail use located at 4801 W. Peterson Avenue.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**
- 640-18-S**                                        **ZONING DISTRICT: B3-3**                                        **WARD: 1**  
**APPLICANT:**                                        Salon Milano, Inc.  
**OWNER:**    LA Racine-Western, LLC  
**PREMISES AFFECTED:**                                        2417 N. Western Avenue  
**SUBJECT:**    Application for a special use to establish a hair salon.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**
- 641-18-S**                                        **ZONING DISTRICT: B3-1**                                        **WARD: 14**  
**APPLICANT:**                                        Corina Diaz dba La Calle de las Sirenas  
**OWNER:**    Evelia Rodriguez  
**PREMISES AFFECTED:**                                        5123 S. Kedzie Avenue  
**SUBJECT:**    Application for a special use to establish a beauty salon.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Flores (Sercye and Williams absent).**
- 642-18-Z**                                        **ZONING DISTRICT: RS-3**                                        **WARD: 40**  
**APPLICANT:**                                        Peter Paraskevoulakos  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                        4707 N. Talman Avenue  
**SUBJECT:**    Application for a variation to convert an existing non-conforming two dwelling unit building to a three dwelling unit building.  
**Continued to February 15, 2019 at 2:00 p.m.**
- 643-18-S**                                        **ZONING DISTRICT: B3-2**                                        **WARD: 18**  
**APPLICANT:**                                        Simply Hair Braiding, LLC  
**OWNER:**    SFI- Ford City- Chicago, LLC  
**PREMISES AFFECTED:**                                        7601 S. Cicero Avenue  
**SUBJECT:**    Application for a special use to establish a hair salon.



**SUBJECT:** Application for a variation to establish a Public Place of Amusement license for a small event venue in an existing three-story building which is located within 125' of a residential zoning district.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia absent).**

**649-18-S ZONING DISTRICT: DX-16 WARD: 42**  
**APPLICANT:** National Association of Realtors  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 430 N. Michigan Avenue  
**SUBJECT:** Application for a special use to establish an on premise, high-rise sign for an office use which shall be erected 240' above grade.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores, and Williams (Sercye recused and Toia absent).**

**650-18-S ZONING DISTRICT: C3-1 WARD: 47**  
**APPLICANT:** McDonald's Corporation  
**OWNER:** Albany Bank & Trust Company N.A. Trust No. 11-3138 Dated 9/5/75  
**PREMISES AFFECTED:** 2608 W. Addison Street  
**SUBJECT:** Application for a special use to establish a double lane drive-through to serve a one-story fast food restaurant.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores, and Williams (Sercye and Toia recused).**

**651-18-Z ZONING DISTRICT: RT-4 WARD: 2**  
**APPLICANT:** Near North Montessori School  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1434 W. Division Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 15' to 2' for a proposed four-story addition to an existing five-story building.  
**Application approved by voice vote. 5-0; yeas – Sercye, Toia, Doar, Flores, and Williams.**

**652-18-Z ZONING DISTRICT: RT-4 WARD: 2**  
**APPLICANT:** Near North Montessori School  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1434 W. Division Street  
**SUBJECT:** Application for a variation to increase the existing floor area from 117,104 square feet to 129,497 square feet (total of 12,393 square feet) for a proposed four-story addition to an existing five-story school.  
**Application approved by voice vote. 5-0; yeas – Sercye, Toia, Doar, Flores, and Williams.**

**653-18-S ZONING DISTRICT: B3-5 WARD: 32**  
**APPLICANT:** Essa Nails, LLC  
**OWNER:** Glen Turenne





**659-18-S ZONING DISTRICT: M1-1 / M2-2 WARD: 47**  
**APPLICANT:** Chicago Cubs Baseball Club, LLC  
**OWNER:** Garoon Family Limited Partnership  
**PREMISES AFFECTED:** 3900 N. Rockwell Street  
**SUBJECT:** Application for a special use to establish a non-required, non-accessory parking lot to serve Wrigley Field.  
**Application approved with conditions by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye absent).**

**A.M. CONTINUANCES**

**312-18-S ZONING DISTRICT: C1-3 WARD: 3**  
**APPLICANT:** McDonald's USA, LLC  
**OWNER:** Franchise Realty Investment Trust- IL  
**PREMISES AFFECTED:** 207 E. 35th Street  
**SUBJECT:** Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores, and Williams (Sercye and Toia recused).**

**534-18-S ZONING DISTRICT: C1-2 WARD: 2**  
**APPLICANT:** 1913 Northco, LLC  
**OWNER:** JFS 1913-19 North Avenue, LLC  
**PREMISES AFFECTED:** 1913-17 W. North Avenue  
**SUBJECT:** Application for a special use to establish an outdoor roof top patio to serve an existing restaurant.  
**Continued to January 18, 2019 at 2:00 p.m.**

**535-18-Z ZONING DISTRICT: C1-2 WARD: 2**  
**APPLICANT:** 1913 Northco, LLC  
**OWNER:** JFS 1913-19 North Avenue, LLC  
**PREMISES AFFECTED:** 1913-17 W. North Avenue  
**SUBJECT:** Application for a variation to establish a transit served location to allow a reduction of the on-site required parking by up to 100% for a proposed outdoor roof top patio to serve an existing restaurant.  
**Continued to January 18, 2019 at 2:00 p.m.**

**VOTE ONLY**

**532-18-Z ZONING DISTRICT: RT-4 WARD: 45**  
**APPLICANT:** Chicago Title and Land Trust 8002361424  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3721 N. Parkview Terrace  
**SUBJECT:** Application for a variation to reduce the east front setback from 15' to zero, north setback from 7.47' to zero, to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single

family residence.

**Flores and Toia voted to approve the application with both the access stair and the fence. Doar voted to approve the application with the access stair but not the fence. Sercye was recused. Continued to January 18, 2019 at 9:00 a.m. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, fifth Board member to read transcript and vote at the January Zoning Board of Appeals hearing.**

**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 Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting went into closed session at 12:26 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting returned to open session at 12:55 PM.**

**The Chairman moved to recess at 1:05 PM. Second by Toia. Motion carried 5-0; yeas- Sercye, Doar, Flores, Toia, and Williams.**

**The Board reconvened at 2:15 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Sercye, Doar, and Williams). Toia arrived at 2:20 PM and Flores arrived at 2:25 PM.**

**2:00 P.M.**

<b>660-18-Z</b>	<b>ZONING DISTRICT: DS-3</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	GW South Loop, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1113 S. Jefferson Street	
<b>SUBJECT:</b>	Application for a variation to reduce the landscape setback from 7' to 2' for 40% of the total lineal frontage, from 7' to 5' for a 6% of the total lineal frontage and 7' to 3' for 31% of the total lineal frontage and to reduce the number of setback trees from twenty-two to eleven.	
	<b>Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).</b>	

<b>661-18-Z</b>	<b>ZONING DISTRICT: DS-3</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	GW South Loop, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1113 S. Jefferson Street	
<b>SUBJECT:</b>	Application for a variation to reduce the number of interior trees from 37 to 23 for a vehicular use area for a new development which shall include a gas station and three retail uses.	
	<b>Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).</b>	

**662-18-Z**   **ZONING DISTRICT: RS-1**   **WARD: 41**  
**APPLICANT:**   John C. Hanley  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   6855 W. Ardmore Avenue  
**SUBJECT:**   Application for a variation to reduce the front setback from the required 36.66' to 21.96', east setback from 8.35' to 6.4' (west to be 5.13'), combined side setback from 25.05' to 11.03' for a proposed front open porch, front one-story addition and second story addition and to convert the existing two-car garage into living space for the existing single family residence.  
**Application approved by voice vote. 3-0; yeas – Sercye, Toia, and Doar (Flores and Williams absent).**

**663-18-S**   **ZONING DISTRICT: B3-1**   **WARD: 41**  
**APPLICANT:**   Charles Joseph Salon, PC  
**OWNER:**   Northern Trust TR u/t # 13192  
**PREMISES AFFECTED:**   6716 N. Northwest Highway  
**SUBJECT:**   Application for a special use to establish a hair salon.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams (Sercye recused).**

**664-18-S**   **ZONING DISTRICT: C2-5**   **WARD: 27**  
**APPLICANT:**   1400 W Monroe Owner, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   1404 W. Monroe Street  
**SUBJECT:**   Application for a special use to establish residential use below the second floor for a proposed seven story, forty-two dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).**

**665-18-Z**   **ZONING DISTRICT: C2-5**   **WARD: 27**  
**APPLICANT:**   1400 W Monroe Owner, LLC  
**PREMISES AFFECTED:**   1404 W. Monroe Street  
**SUBJECT:**   Application for a variation to reduce the front setback from the required 10' to zero, west setback from 2' to zero, rear setback from 30' to zero for a proposed seven story, forty-two dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Toia, Doar, and Williams (Flores absent).**

**666-18-Z**   **ZONING DISTRICT: C2-5**   **WARD: 27**  
**APPLICANT:**   1400 W Monroe Owner, LLC  
**PREMISES AFFECTED:**   1404 W. Monroe Street  
**SUBJECT:**   Application for a variation to reduce the required off-street loading zone from one to zero for a proposed seven story, forty-two dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Toia, Doar, and Williams (Flores absent).**

**P. M. CONTINUANCES**

**528-18-Z**    **ZONING DISTRICT: RS-2**                        **WARD: 33**  
**APPLICANT:**                                        2805 Eastwood, LLC  
**OWNER:**     Same as applicant  
**PREMISES AFFECTED:**                        2805 W. Eastwood Avenue  
**SUBJECT:**    Application for a variation to reduce the front setback from the required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093, rear yard open space from 400 square feet to 268 square feet for a proposed two-story, single family residence.  
**Continued to February 15, 2019 at 2:00 p.m.**

**580-18-S**    **ZONING DISTRICT: DS-3**                        **WARD: 25**  
**APPLICANT:**                                        GW South Loop, LLC  
**OWNER:**     Same as applicant  
**PREMISES AFFECTED:**                        1113 S. Jefferson Street  
**SUBJECT:**    Application for a special use to establish a new eight pump gas station with an accessory one-story retail building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).**

**581-18-S**    **ZONING DISTRICT: DS-3**                        **WARD: 25**  
**APPLICANT:**                                        GW South Loop, LLC  
**OWNER:**     Same as applicant  
**PREMISES AFFECTED:**                        1113 S. Jefferson Street  
**SUBJECT:**    Application for a special use to establish a dual lane drive-through to serve a proposed restaurant.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Williams (Toia recused).**

**588-18-Z**    **ZONING DISTRICT: M1-3**                        **WARD: 28**  
**APPLICANT:**                                        Sean R. Kelly  
**OWNER:**     Same as applicant  
**PREMISES AFFECTED:**                        3416 W. Lake Street  
**SUBJECT:**    Application for a variation to reduce the rear setback from the required 30' to zero for a proposed 10' chain link fence with fabric mesh screen at the rear of a proposed accessory parking lot to serve the existing warehouse building.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).**

**589-18-Z**    **ZONING DISTRICT: M1-3**                        **WARD: 28**  
**APPLICANT:**                                        Sean R. Kelly  
**OWNER:**     Same as applicant  
**PREMISES AFFECTED:**                        3416 W. Lake Street  
**SUBJECT:**    Application for a variation to establish a 7' high ornamental fence with sliding gate along Lake Street on the property line instead of 5' from the property line.  
**Application approved by voice vote. 4-0; yeas – Sercye, Doar,**

**Flores, and Toia (Williams absent).**

**590-18-Z**  
**APPLICANT:** Olga Nolasco  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4637 S. Kilpatrick Avenue  
**SUBJECT:** Application for a variation to reduce south setback from the required 4' to 0.5", north from 4' to 1'-6", combined side setback from 9.9' to 1' 11" for a proposed second story addition on the existing single family residence.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores and Williams (Doar and Toia absent).**

**591-18-Z**  
**APPLICANT:** Olga Nolasco  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4637 S. Kilpatrick Avenue  
**SUBJECT:** Application for a variation to increase the floor area ration by 10% from 0.65 to 0.75 for a proposed second floor addition to the existing single family residence.  
**Application approved by voice vote. 3-0; yeas – Sercye, Flores and Williams (Doar and Toia absent).**

**592-18-S**  
**APPLICANT:** 1446-50 Barry, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1448 W. Barry Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed five-story, eight dwelling unit building with roof top enclosures, roof decks, front balconies, interior parking and attached parking.  
**Application approved by voice vote. 4-1; yeas – Sercye, Doar, Flores and Toia; nays - Williams.**

**593-18-Z**  
**APPLICANT:** 1446-50 Barry, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1448 W. Barry Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 3.92' to zero, east from 2' to zero for a proposed five-story, eight dwelling unit building.  
**Withdrawn.**

**612-18-Z**  
**APPLICANT:** TCF Properties, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1721 N. Dayton Street  
**SUBJECT:** Application for a variation to reduce the front setback from the

required 10.31' to 6.50', north setback from 2' to zero (south to be 3.08'), combined side setback from 4.61' to 3.08' for a proposed third story and rear addition for the existing three-story, three unit building to be deconverted to two dwelling units.

**Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia and Williams.**

**622-18-Z(A) ZONING DISTRICT: RT-4 WARD: 44**  
**APPLICANT:** Shoreditch, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3259 N. Racine Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 14.84' to 5' for a proposed three-story, three dwelling unit building.  
**Continued to February 15, 2019 at 2:00 p.m.**

**623-18-Z(A) ZONING DISTRICT: RT-4 WARD: 44**  
**APPLICANT:** Shoreditch, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3259 N. Racine Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area per dwelling unit from 1,000 to 993.32 (which is less than 10%) for a proposed three-story, three dwelling unit building.  
**Continued to February 15, 2019 at 2:00 p.m.**

**404-18-Z ZONING DISTRICT: RM-5 WARD: 43**  
**APPLICANT:** William J. Deakin Trust and Lis M. Diehlmann Trust  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1848 N. Lincoln Avenue  
**SUBJECT:** Application for a variation to reduce the front feature setback from the required 20' to 12'\*, north and south setback from 2' to zero, combined side setback from 5' to zero and the open space along the north and south end of the lot from 5' to zero on each side for a proposed attached garage with roof deck, open stairs, roof top stair/elevator enclosure and roof deck.  
**Application approved by voice vote. 5-0; yeas – Sercye, Toia, Doar, Flores, and Williams.**

**Motion to move into closed session pursuant to: (1) Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board's semi-annual review of its closed session minutes made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting went into closed session at 7:35 PM.**

**Motion to return to open session made by the Chairman. Second by Williams. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting returned to open session at 8:05 PM.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 490-18-Z and 491-18-Z. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia and Williams.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 16, 2018, with the exception of Board Cal. Nos. 577-18-S, 582-18-S, 583-18-S, 584-18-S, 532-18-S, 543-18-Z, 544-18-Z, and 545-18-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.**

**The Chairman announced that in closed session the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed session minutes.**

**The Chairman moved to adjourn at 8:10 PM. Second by Toia. Motion carried 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting adjourned.**

\*Amended at hearing