CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- July 20, 2018

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

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Shaina Doar Sol Flores Sam Toia

Acting Chairman Toia called the meeting to order at 9:17 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Doar, Flores, and Toia). Chairman Sercye arrived at 9:20 AM.

Motion to approve the minutes from the June 15, 2018 regular meeting made by Toia. Second by Doar. Motion carried 3-0; yeas - Doar, Flores, and Toia.

Motion to approve the July 20, 2018 agenda made by Toia. Second by Doar. Motion carried 3-0; yeas - Doar, Flores, and Toia.

9:00 A.M.

Special Use Extension Request

281-17-S ZONING DISTRICT: B3-1 WARD: 23

APPLICANT: Cantina Chicago, LLC
OWNER: Jetco Properties Inc.
PREMISES AFFECTED: 5354 S. Pulaski Road

SUBJECT: Application for a special use to permit the establishment of a one

lane drive-through to serve a proposed fast food restaurant.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Flores (Toia recused).

Regular Call

302-18-S ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: 1554 W 21st, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1554 W. 21st Street

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

second floor for a proposed four unit residential townhouse

development.

APPLICANT: 1554 W 21st, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1554 W. 21st Street

SUBJECT: Application for a variation to reduce the front wall facing a public

street from the required 12' to 0.96', rear wall facing a property line setback from 12' to 3', the end wall facing a public street from 5' to zero for a proposed four unit residential townhouse development.

Continued to August 17, 2018 at 2:00 p.m.

304-18-Z ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: 1554 W 21st, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1554 W. 21st Street

SUBJECT: Application for a variation to reduce the private yard requirement

per unit from 200 square feet to zero for a proposed four dwelling unit residential townhouse development with one unenclosed

parking space and a three car detached garage. Continued to August 17, 2018 at 2:00 p.m.

305-18-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: CA Residential 3415 N Bosworth, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3415 N. Bosworth Avenue

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

the required 3,750 square feet to 3,713.7 square feet for a proposed

three story, three unit building with garage.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

306-18-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: CA Residential 3415 N Bosworth, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3415 N. Bosworth Avenue

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

required 37.14' to 2' for a proposed three-story, three dwelling unit

building with garage.

Withdrawn

307-18-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: CA Residential 3415 N Bosworth, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3415 N. Bosworth Avenue

SUBJECT: Application for a variation to relocate the required 300 square feet

of rear yard open space to the garage roof deck.

Withdrawn

308-18-Z ZONING DISTRICT: RM-5.5 WARD: 48

APPLICANT: Kenmore 5029, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5029 N. Kenmore Avenue

SUBJECT: Application for a variation to reduce the north setback from 5' to

zero for an 8' high fence wall; 8' trash enclosure and a 10' high rolling gate for an existing three-story, forty dwelling unit building. **Application approved by voice vote. 4-0; yeas – Sercye, Doar,**

Flores, and Toia.

309-18-Z ZONING DISTRICT: RM-5.5 WARD: 48

APPLICANT: Kenmore 5029, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5029 N. Kenmore Avenue

SUBJECT: Application for a variation to reduce the required parking by no

more than twenty per cent from twenty-one spaces to eighteen spaces for an existing three story, forty dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

310-18-Z ZONING DISTRICT: B1-2 WARD: 47

APPLICANT: Corn Productions
OWNER: 4200-10 Building Trust
PREMISES AFFECTED: 4210 N. Lincoln Avenue

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

amusement license for a live theater and theatrical school which is

located within 125' of a residential zoning district.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

311-18-S ZONING DISTRICT: C2-2 WARD: 17

APPLICANT: Chicago Innovation Group, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 7051 S. Western Avenue

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

pumps and a new one-story retail building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

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.

APPLICANT: Exclusive Hair Studios, LLC **OWNER:** 5237 W Diversey, LLC **PREMISES AFFECTED:** 5243 W. Diversey Avenue

SUBJECT: Application for a special use to establish a barber shop.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

314-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Michael S. Hollander **OWNER:** Same as applicant

PREMISES AFFECTED: 2333 N. Cleveland Avenue

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

required 3.2' to zero, (north to be 7'- $1\frac{1}{2}$ "), combined side setback from 8' to 7' - $1\frac{1}{2}$ " for a proposed rear three story addition with decks on the first and second floor and a third floor balcony. **Application approved by voice vote. 4-0; yeas – Sercye, Doar,**

Flores, and Toia.

315-18-Z ZONING DISTRICT: B1-3 WARD: 1

APPLICANT: 1722 W. Grand, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 504 N. Hermitage Avenue

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

required 30' to 6' on floor containing dwelling units for a proposed four-story* building with ground floor retail and five dwelling

units above with an attached garage.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

316-18-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: DCR Builders Group, LLC, Series B

OWNER: Same as applicant

PREMISES AFFECTED: 1718-20 W. Julian Street

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

required 3.2' to zero (west to be 4.25'), combined side setback from 8' to 4.25', rear setback from 30' to 2' for access to a connection for a proposed roof deck on a new detached five car garage to serve a

proposed three-story, four dwelling unit building.

Application approved by voice vote. 3-0; yeas – Doar, Flores,

and Toia (Sercye absent).

^{*}Typographical error corrected at hearing

APPLICANT: DCR Builders Group, LLC, Series B

OWNER: Same as applicant

PREMISES AFFECTED: 1718-20 W. Julian Street

SUBJECT: Application for a variation to relocate 19.46 square feet of the 318

square feet of required rear yard open space to the roof of a proposed five car garage which shall serve a proposed three-story,

four dwelling unit building.

Application approved by voice vote. 3-0; yeas – Doar, Flores,

and Toia (Sercve absent).

318-18-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: Sully Jimenez dba Doll Revolution

OWNER: Jose Raul Jimenez

PREMISES AFFECTED: 3635 W. Montrose Avenue

SUBJECT: Application for a special use to establish a body art service

(permanent makeup).

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

319-18-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: Nathan Anderson and Sally Arundell

OWNER: Same as above

PREMISES AFFECTED: 1833 W. Evergreen Avenue

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

required 42' to 3.21', east setback from 2' to 0.03, (west setback to be 2.72') combined side setback from 5' to 2.75', for a proposed rear three story addition including an attached two car garage, second floor addition at the east side light court, fourth floor addition with roof deck and deck storage. The existing three-story two dwelling unit building shall be de-converted to a single family

residence.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

320-18-Z ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: 3200 North Southport Acquisitions, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3200 N. Southport Avenue

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

required 30' to 16' on floors containing dwelling units for a proposed five-story building with ground floor retail and twenty

four dwelling units above.

321-18-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Performance Training System Chicago Corp.

OWNER: CHP-DRH Portfolio, LLC **PREMISES AFFECTED:** 1513-17 W. Hubbard Street

SUBJECT: Application for a special use to establish a sports and recreation

participant (physical fitness center).

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

322-18-S ZONING DISTRICT: PMD-4A WARD: 27

APPLICANT: Performance Training Systems Chicago Corp.

OWNER: CHP-DRH Portfolio, LLC

PREMISES AFFECTED: 401-05 N. Ashland Avenue/ 1526-36 W. Kinzie Street

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

parking lot with five required parking spaces to serve the proposed

physical fitness center located at 1515 W. Hubbard Street.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

323-18-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: PF Investments, LLC 2451 W. Haddon

OWNER: Same as applicant **PREMISES AFFECTED:** 2451 W. Haddon Street

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

dwelling unit from the required 1,000 square feet to 960.8 square feet to convert an existing three-story two dwelling unit building to

a three dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

324-18-Z ZONING DISTRICT: RS-1 / SD-8 WARD: 19

APPLICANT: Barbara Lucente **OWNER:** Same as applicant

PREMISES AFFECTED: 9914 S. Longwood Drive

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

required 57.06' to 24.95' for a proposed one-story, rear screened

porch for the existing single family residence.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

APPLICANT: 1422 Kingsbury Partners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 905 W. Eastman Street

SUBJECT: Application for a variation to eliminate one of the required loading

berths to serve an existing building to be converted to retail with an

interior second floor addition.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

326-18-Z ZONING DISTRICT: C3-5 WARD: 27

APPLICANT: 1422 Kingsbury Partners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 905 W. Eastman Street

SUBJECT: Application for a variation to reduce the length of a single loading

berth from 50' to 25' to serve the existing building that shall be

converted to retail with an interior second floor addition.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

327-18-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Jean & Jerome Turbyville

OWNER: Same as applicant

PREMISES AFFECTED: 2212 W. Leland Avenue

SUBJECT: Application for a variation to reduce the front setback from 7' to

5.75', the combined side setback from 6' to 5.8' (east shall be 3', west to be 2.8'), for a proposed two-story front porch for the

existing two-story, two dwelling unit building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

328-18-Z ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 669-71 North Milwaukee, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 667-71 N. Milwaukee Avenue

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

the required 4,800 square feet to 4,505.33 square feet which is not more than 90% for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA

rail entrance.

APPLICANT: 669-71 North Milwaukee, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 667-71 N. Milwaukee Avenue

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

required 30' to zero on floors containing dwelling units for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance.

Continued to August 17, 2018 at 2:00 p.m.

330-18-S ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 669-71 North Milwaukee, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 667-71 N. Milwaukee Avenue

SUBJECT: Application for a special use to reduce the required parking from

twelve stalls to two stalls for a proposed four-story building with ground floor retail and twelve dwelling units above which is

located within 1,276 feet of a CTA rail entrance. Continued to August 17, 2018 at 2:00 p.m.

331-18-S ZONING DISTRICT: B3-3 WARD: 26

APPLICANT: Jester Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1709 N. Kedzie Avenue

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

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

with a detached three car garage.

Continued to August 17, 2018 at 2:00 p.m.

332-18-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: John Dingfield **OWNER:** Same as applicant

PREMISES AFFECTED: 3023-25 W. Belden Avenue

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

required 2' to 1.11' (west to be 3.08'), combined side setback from 5' to 4.19' to permit the subdivision of zoning lot. The two-story

single family residence at 3025 W. Belden shall remain.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

APPLICANT: Noble Walton Venture, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1366 W. Walton Street

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

required 30' to 1' on floors containing dwelling units for a proposed

four-story, six dwelling unit building with roof deck and a

detached six car garage with roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

334-18-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: Noble Walton* Venture, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1370 W. Walton Street

SUBJECT: Application for a variation to reduce the rear setback from 30' to 1'

on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and detached six car garage

with roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

335-18-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: Noble Walton Venture, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1334 W. Walton Street

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

required 30' to 1' on floors containing dwelling units for a proposed four-story, six-dwelling unit building with roof deck and attached

six car garage with roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

336-18-Z ZONING DISTRICT: B2-3 WARD: 27

APPLICANT: Noble Walton Venture, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1340 W. Walton Street

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

required 30' to 15.25' on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and

detached six car garage with roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

^{*}Typographical error corrected at hearing

APPLICANT: Lacoste Le Salon
OWNER: Hase Management
PREMISES AFFECTED: 3440 S. Morgan Street

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

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

338-18-Z ZONING DISTRICT: RM-5.5 WARD: 11

APPLICANT: James D. Vittori
OWNER: Same as applicant
PREMISES AFFECTED: 3300 S. Wallace Street

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

required 2.1' to 0.4' (north to be zero) for the proposed subdivision of a zoning lot. The existing five dwelling unit building shall remain at 3300 S. Wallace. A single family residence is proposed

for 3302 S. Wallace.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

339-18-Z ZONING DISTRICT: RM-5.5 WARD: 11

APPLICANT: James D. Vittori
OWNER: Same as applicant
PREMISES AFFECTED: 3300 S. Wallace Street

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

spaces from five to three to permit the subdivision of one zoning lot into two zoning lots. The existing five dwelling unit building with three car garage shall remain at 3300 S. Wallace. A single

family residence is proposed for 3302 S. Wallace.

Application approved by voice vote. 3-0; yeas – Sercye, Flores,

and Toia (Doar absent).

340-18-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Yaping Lu d/b/a/ Pink Nails **OWNER:** Wicker Park Investments, LLC

PREMISES AFFECTED: 2204 W. North Avenue

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

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

APPLICANT: Redline VR, LLC

OWNER: Megara Properties, LLC- Series 2 **PREMISES AFFECTED:** 4700 N. Ravenswood Avenue

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

amusement license which is located within 125' of a residential

zoning district.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

342-18-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Betzalel Schur

OWNER: Same as applicant

PREMISES AFFECTED: 2812 W. Coyle Avenue

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

required 4.25' to 0.51' (east to be 4.54') combined side setback from 12.75' to 5.05' for a proposed two-story rear addition, a one story east addition an unenclosed stair way and new rear open

patio.

Continued to August 17, 2018 at 2:00 p.m.

343-18-S ZONING DISTRICT: B3-1 WARD: 15

APPLICANT: John Carothers dba Snootie Fox Grooming Spa
OWNER: Royalty Acre Consultation and Investments

PREMISES AFFECTED: 7122 S. Ashland Avenue

SUBJECT: Application for a special use to establish a barber shop / beauty

salon.

Continued to August 17, 2018 at 2:00 p.m.

344-18-Z ZONING DISTRICT: DX-3 WARD: 27

APPLICANT: 114 N Aberdeen Partners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 114 N. Aberdeen Street

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

required 30' to zero on floors containing dwelling units for a proposed one and two story rear addition with ground floor garage

and roof decks to serve the existing three-story building.

Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Toia.

FOR VOTE ONLY - NO FURTHER TESTIMONY TO BE TAKEN

229-18-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue

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

second floor for a proposed four-story, six dwelling unit building. Application denied by voice vote. 0-5. 0-4 denial on June 15, 2018; nays – Sercye, Doar, Toia and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); nays –

Flores.

230-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J, Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue

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

6,000 square feet to 5, 834 square feet for a proposed four-story,

six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas – Flores.

231-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue

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

required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit

building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas – Flores.

APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi

PREMISES AFFECTED: 816 W. Cullerton Avenue

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

maximum 45' to 47.16' which in not more than 10% for a proposed

four-story, six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas – Flores.

233-18-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue

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

second floor for a proposed four-story, six dwelling unit building. Application approved by voice vote. 5-0. 4-0 approval on June 15, 2018; yeas – Sercye, Doar, Toia and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas –

Flores.

234-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi

PREMISES AFFECTED: 822 W. Cullerton Avenue

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

6,000 square feet to 5,833 square feet for a proposed four-story, six

dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas – Flores.

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue

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

required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit

building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas – Flores.

236-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue

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

maximum 45' to 47.16' which in not more than 10% for a proposed

four-story, six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas – Flores.

237-18-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue

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

second floor for a proposed four-story, six dwelling unit building. Application approved by voice vote. 5-0. 4-0 approval on June 15, 2018; yeas – Sercye, Doar, Toia and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas –

Flores.

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue

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

from the required 6,000 square feet to 5,833 square feet for a

proposed four-story, six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas – Flores.

239-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue

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

required 30' to zero, west setback which abuts an RT-4 district from 5' to zero to allow for two detached garages with roof decks attached by an open bridge that will serve a proposed four-story,

six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas - Flores.

240-18-Z ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi

PREMISES AFFECTED: 826 W. Cullerton Avenue

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

45' to 47.16' for a proposed four-story, six dwelling unit building. **Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams;**

15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas – Flores.

APPLICANT: Condor Partners, LLC

OWNER: Nicholas J. Lombardi

PREMISES AFFECTED: 832 W. Cullerton Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 12' to 7',

rear setback from 30' to zero, east and west setback from 5' each to zero, combined side setback from 10' to zero for a proposed three-story, five dwelling unit building with an open bridge to connect to

a garage roof deck.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas – Flores.

242-18-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 832 W. Cullerton Avenue

SUBJECT: Application for a variation to relocate the required 325 square feet

of rear yard open space to a proposed garage roof top deck that will

serve a proposed three-story, five dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member may read the transcript and vote pursuant to 65 ILCS 5/11-13-

3(e); yeas – Flores.

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 Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia. Meeting went into closed session at 11:30 AM.

Motion to return to open session made by the Chairman. Second by Doars. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia. Meeting returned to open session at 11:48 AM.

The Chairman moved to recess at 11:50 AM. Second by Doar. Motion carried 4-0; yeas-Sercye, Doar, Flores, and Toia.

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 Toia).

2:00 P.M.

345-18-Z ZONING DISTRICT: RT-3.5 WARD: 26

APPLICANT: Oleg Minkevitch **OWNER:** Same as applicant **PREMISES AFFECTED:** 2643 W. Rice Street

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

zero (east to be 3') combined side setback from 5' to 3', rear setback from 32.84' to 31.91' for a proposed rear two story addition and rear two story open deck for the existing two-story, two dwelling unit building to be deconverted to a single family residence.

Application approved by voice vote, 3-0; yeas – Sercye, Doar,

and Toia.

346-18-S ZONING DISTRICT: B3-2 WARD: 22

APPLICANT: Cortes Y Estilios La Villita, Inc.

OWNER: T & J Investors, LLC

PREMISES AFFECTED: 2701 S. Central Park Avenue

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

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

347-18-Z ZONING DISTRICT: C2-3 WARD: 27

APPLICANT: Pipefitters Local No. 597, UA

OWNER: 14 N. Bishop, LLC **PREMISES AFFECTED:** 1448 W. Madison Street

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 2.14' for a proposed five-story building with ground floor retail sales and

thirty-two dwelling units above.

Continued to August 17, 2018 at 2:00 p.m.

348-18-Z ZONING DISTRICT: B2-3 WARD: 32

APPLICANT: 1741 N. Western Ave. Acquisitions, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1741 N. Western Avenue

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

required 30' to zero on floors containing dwelling units and to reduce the enclosed parking setback from alleys from 2' to zero for a proposed four-story, twenty five dwelling unit building with roof

deck and attached garage.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

349-18-S ZONING DISTRICT: B1-1.5 WARD: 47

APPLICANT: 4625 Inc. / Zainab Aljanabi **OWNER:** Pioneer Lincolneastwood, LLC

PREMISES AFFECTED: 4621 N. Lincoln Avenue

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

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

350-18-Z ZONING DISTRICT: B2-5 WARD: 44

APPLICANT: JAB Merger, LLC

OWNER: The Bishop and Trustees of the Protestant Episcopal Church in the

Diocese of Chicago

PREMISES AFFECTED: 621 W. Belmont Avenue

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

required 8.05' to zero feet, west setback from 2' to zero for the subdivision of one zoning lot into two zoning lots. The existing religious assembly shall remain at 619 W. Belmont. The three story

building at 621 W. Belmont shall be converted to a twenty

dwelling unit building.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

351-18-Z ZONING DISTRICT: B2-3 WARD: 2

APPLICANT: RDLD Build, LLC 1425 Fullerton

OWNER: Same as applicant

PREMISES AFFECTED: 1425 W. Fullerton Avenue

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

zero for a proposed fourth story addition to an existing two-story building with a new third story addition, new side four-story addition, new attached three car garage with roof deck, new

attached five car garage at rear interior of first story, new roof deck accessed from new fourth story addition and conversion from financial service use to residential use for eight new dwelling units. **Application approved by voice vote. 3-0; yeas – Sercye, Doar,**

and Toia.

352-18-Z ZONING DISTRICT: B3-2 WARD: 22

APPLICANT: Billar el Carrizo, Inc.

OWNER: Fernando Padilla & Raul Padilla

PREMISES AFFECTED: 4078 W. 26th Street

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

amusement license to provide a pool hall which is located within

125' of a residential zoning district.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

Motion to recess for five minutes to recognize visiting students made by the Chairman at 3:45 PM. Second by Toia. Motion carried 3-0 (Sercye, Doar, and Toia). Meeting reconvened at 3:50 PM.

353-18-Z ZONING DISTRICT: RS-3 WARD: 44

APPLICANT: Mortimer P. Ames trust Dated December 9, 2011

OWNER: Same as applicant **PREMISES AFFECTED:** 1133 W. George Street

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

required 10.45' to 8.41', west setback from 2' to 0.41' (east to be 3.64'), combined side setback from 5' to 4.05' for a proposed front entrance canopy, rear open porch and to expand the existing

building.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

354-18-Z ZONING DISTRICT: RS-3 WARD: 44 APPLICANT: Mortimer P. Ames Trust dated December 9, 2011

OWNER: Same as applicant **PREMISES AFFECTED:** 1133 W. George Street

SUBJECT: Application for a variation to increase the height of the existing

building by no more than 10% from 33.83' to 34.4' to change the

existing sloped roof to a flat roof.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

ZONING DISTRICT: RS-3 WARD: 44 APPLICANT: Mortimer P. Ames Trust dated December 9, 2011

OWNER: Same as applicant

PREMISES AFFECTED: 1133 W. George Street

SUBJECT: Application for a variation to increase the existing floor area by no

more than 15% from 3,077 square feet top 3,309.32 square feet to

expand the existing building.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

356-18-Z APPLICANT:ZONING DISTRICT: RS-3 WARD: 44
Mortimer P. Ames Trust dated December 9, 2011

OWNER: Same as applicant **PREMISES AFFECTED:** 1133 W. George Street

SUBJECT: Application for a variation to reduce the required parking from two

parking spaces to one parking space in order to establish a one-car

garage with accessory storage and roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

APPLICANT: Clear Irons Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1811 W. Cornelia Avenue

SUBJECT: Application for a variation to reduce the front setback from 4.33' to

0.79', east setback from 2' to 0.58', west setback from 2' to zero, combined side setback from 5' to 0.58', rear setback from 30' to 8.5' for a new second and third story addition to an existing one-story building for new residential unit above the existing limited

manufacturing use.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

358-18-A ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Philip W. Franchi & Linda Franchi

OWNER: Same as appellant

PREMISES AFFECTED: 3543 N. Claremont Avenue

SUBJECT: Application for an appeal from the decision of the office of the

Zoning Administrator in refusing to recognize three dwelling units in an existing building. There is insufficient evidence to confirm

that the basement dwelling unit is more than 50 years old.

Decision of the Zoning Administrator upheld by voice vote. 3-0;

yeas - Sercye, Doar, and Toia.

359-18-S ZONING DISTRICT: C3-1 WARD: 9

APPLICANT: Chicago Collegiate Charter School

OWNER: Salem Baptist Church

PREMISES AFFECTED: 10909 S. Cottage Grove Avenue

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

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

360-18-S ZONING DISTRICT: C3-1 WARD: 9

APPLICANT: Salem Baptist Church **OWNER:** Same as applicant

PREMISES AFFECTED: 10909 S. Cottage Grove Avenue

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

facility.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

361-18-S ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: Monroe Street Church of Christ

OWNER: Same as applicant **PREMISES AFFECTED:** 3355 W. Fifth Avenue

SUBJECT: Application for a special use to establish a religious facility.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

362-18-Z ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: Mark Sasadeusz **OWNER:** Same as applicant

PREMISES AFFECTED: 4400 S. Calumet Avenue

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

required 7.92' to zero (north to be zero), combined side setback from 19.8' to zero to establish three new parking stalls for the existing three-story building to be converted from twenty-eight

units to thirty-one units.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

363-18-Z ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: Marek Sasadeusz **OWNER:** Same as applicant

PREMISES AFFECTED: 4400 S. Calumet Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 1,116 square feet to zero to establish three new parking stalls to serve the existing building to be converted from

twenty eight dwelling units to thirty-one dwelling units.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

364-18-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: Fleek Nails, LLC **OWNER:** Joseph Caldwell

PREMISES AFFECTED: 8443 S. Cottage Grove Avenue

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

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

CONTINUANCES

195-18-S ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: 1618-24 Grand, LLC

OWNER: Esperanza Community Services

PREMISES AFFECTED: 1620 W. Grand Avenue

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

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

and detached eight car garage.

APPLICANT: 1618-24 Grand, LLC

OWNER: Esperanza Community Services

PREMISES AFFECTED: 1620 W. Grand Avenue

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

the required 8,000 square feet to 7,350 square feet for a proposed four-story, eight dwelling unit building and a detached eight car

garage.

Continued to August 17, 2018 at 2:00 p.m.

197-18-Z ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: 1618-24 Grand, LLC

OWNER: Esperanza Community Services

PREMISES AFFECTED: 1620 W. Grand Avenue

SUBJECT: Application for a variation to increase the permitted building

height from the maximum 45' to 48.7' for a proposed four-story, eight dwelling unit building with a detached eight car garage.

Continued to August 17, 2018 at 2:00 p.m.

198-18-Z ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: 1618-1624 Grand, LLC

OWNER: Esperanza Community Services

PREMISES AFFECTED: 1620 W. Grand Avenue

SUBJECT: Application for a variation to increase the area occupied by an

accessory building in the rear setback from 1,323.0 square feet to 1,442.4 square feet for a proposed eight car detached garage that will serve a proposed four-story eight dwelling unit building.

Continued to August 17, 2018 at 2:00 p.m.

209-18-S ZONING DISTRICT: C1-3 WARD: 25

APPLICANT: ME Wentworth, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2353 S. Wentworth Avenue

SUBJECT: Application for a special use to establish a one hundred sixty-eight

room hotel within a proposed four-story addition and ground floor

of an existing two-story mixed use building.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

APPLICANT: ME Wentworth, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2353 S. Wentworth Avenue

SUBJECT: Application for a variation to eliminate the one required 10' x 50'

loading berth for a proposed four story addition for an existing one hundred sixty-eight room hotel on to an existing two-story, mixed

use building.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

283-18-S ZONING DISTRICT: M1-2 WARD: 6

APPLICANT: 75th State Food, Inc.

OWNER: State Group Management

PREMISES AFFECTED: 7453 S. State Street

SUBJECT: Application for a special use to replace an existing service station

building with a one-story building with retail space. Continued to September 21, 2018 at 9:00 a.m.

284-18-S ZONING DISTRICT: M1-2 WARD: 6

APPLICANT: 75th State Food, Inc.

OWNER: State Group Management

PREMISES AFFECTED: 7453 S. State Street

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

facility to serve a proposed fast food restaurant. Continued to September 21, 2018 at 9:00 a.m.

293-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Environs Investor Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1820 N. Cleveland Avenue

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

required 2' to 0.5' (south to be 2.41') combined side setback from 4.8' to 2.91' for a proposed three-story, single family residence with rooftop enclosure, rear open deck and attached two car garage with

roof deck.

Application approved by voice vote. 3-0; yeas – Sercye, Doar,

and Toia.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, and Toia. Meeting went into closed session at 5:20 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, and Toia. Meeting returned to open session at 5:22 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 15, 2018, with the exception of Board Cal. Nos. 271-18-Z, 300-18-Z, and 301-18-Z, made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, and Toia.

The Chairman moved to adjourn at 5:25 PM. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, and Toia. Meeting adjourned.