CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- November 16, 2018

121 N. LaSalle Street- City Council Chambers

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Shaina Doar Sol Flores Sam Toia Amanda Williams

Chairman Sercyc 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 four members present (Sercyc, Doar, Toia, and Williams). Flores arrived at 9:35 AM.

Motion to approve the minutes from the October 19, 2018 regular meeting made by Sercye. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).

Motion to approve the November 16, 2018 agenda made by Sercye. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

587-17-S ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Hail Investments, LLC

OWNER: Joseph Cacciatore & Company, Inc.

PREMISES AFFECTED: 315 S. Jefferson Street

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

the minimum off-street parking requirement by less than 100% from forty-eight spaces to five for a proposed transit served ten story building with ground floor retail and sixty-nine dwelling units

above.

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

Toia, and Williams (Flores absent).

REGULAR CALL

574-18-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Carrie Ella's Salon, LLC
OWNER: H & T Revocable Trust
PREMISES AFFECTED: 11127 S. Halsted Street

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

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

Toia, and Williams (Flores absent).

575-18-S ZONING DISTRICT: RT-4 WARD: 12

APPLICANT: Amate House Foundation

OWNER: Same as applicant **PREMISES AFFECTED:** 3600 S. Seeley Avenue

SUBJECT: Application for a special use to establish a "Group Living Not

Otherwise Classified" facility.

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

Toia, and Williams (Flores absent).

576-18-S ZONING DISTRICT: RT-4 WARD: 22

APPLICANT: Amate House Foundation

OWNER: Same as applicant

PREMISES AFFECTED: 2309 S. Ridgeway Avenue

SUBJECT: Application for a special use to establish a "Group Living Not

Otherwise Classified" facility.

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

Toia, and Williams (Flores absent).

ZONING DISTRICT: B1-1 WARD: 50 APPLICANT: 2827-39 Touhy, LLC Ephraim & Rochelle Tatelbaum

OWNER: Same as applicant

PREMISES AFFECTED: 2827-39 W. Touhy Avenue

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

facility to serve an existing restaurant.

Application denied by voice vote. 3-0; yeas - none; nays - Sercye,

Doar, and Williams (Flores absent and Toia recused).

578-18-Z ZONING DISTRICT: RM-4.5 WARD: 1

APPLICANT: Jodi Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1216 W. Huron Street

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

required 27.6' to 3.75', east setback from 3.84' to zero, west setback from 3.84' to zero, combined side setback from 9.6' to zero for two proposed bridges and stair connections to access the proposed

garage roof decks.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

579-18-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Dobbing, LLC & 2610 Seminary, LLC

OWNER: Same as applicants

PREMISES AFFECTED: 1106 W. Wrightwood Avenue

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

required 34.93' to 22.2' for a proposed three-story, single family

residence with an attached three-car garage.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

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. Continued to December 21, 2018 at 2:00 p.m.

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.

Continued to December 21, 2018 at 2:00 p.m.

582-18-S ZONING DISTRICT: C2-3 WARD: 48

APPLICANT: WAM Acquisitions Commons, LLC

OWNER: Devon Bank as Trustee U/T/A No. 4485 dated 11/24/81

PREMISES AFFECTED: 5155 N. Broadway / 1137 W. Foster

SUBJECT: Application for a special use to reduce the required twenty-seven

parking spaces by 100% for a four-story, twenty-seven residential unit building which shall be located with 1,320 feet of a transit

served location.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

583-18-S ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: Kathy Hardin Earl dba Amani Muskani House

OWNER: Same as applicant

PREMISES AFFECTED: 7528 S. Eggleston Avenue

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

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

584-18-S ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: Kathy Hardin Earl dba Amani Muskani House

OWNER: Stewart Business Center **PREMISES AFFECTED:** 400 W. 76th Street

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

parking space in an existing parking lot that shall serve a proposed transitional group living residence located at 7529 S. Eggleston

Avenue.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

585-18-Z ZONING DISTRICT: B3-3 WARD: 47

APPLICANT: 4757 Ashland, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4753-59 N. Ashland Avenue

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

required 30' to 2' for a proposed four-story mixed use building. **Application approved by voice vote. 4-0; yeas – Sercye, Flores,**

Toia, and Williams (Doar absent).

586-18-Z ZONING DISTRICT: B3-3 WARD: 47

APPLICANT: 4757 Ashland, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4753-59 N. Ashland Avenue

SUBJECT: Application for a variation to reduce the on-site parking

requirement from thirty-nine parking spaces to thirty-five parking

spaces for a proposed four-story mixed use building.

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

Toia, and Williams (Doar absent).

587-18-Z ZONING DISTRICT: B3-3 WARD: 47

APPLICANT: 4757 Ashland, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4753-59 N. Ashland Avenue

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

zone from one to zero for a proposed four-story mixed use

building.

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

Toia, and Williams (Doar absent).

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.

Continued to December 21, 2018 at 2:00 p.m.

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.

Continued to December 21, 2018 at 2:00 p.m.

590-18-Z ZONING DISTRICT: RS-2 WARD: 22

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.

Continued to December 21, 2018 at 2:00 p.m.

591-18-Z ZONING DISTRICT: RS-2 WARD: 22

APPLICANT: Olga Nolasco **OWNER:** Same as applicant

PREMISES AFFECTED: 4637 S. Kilpatrick Avenue

SUBJECT: Application for a variation to increase the floor area ratio by 10%

from 0.65 to 0.75 for a proposed second floor addition to the

existing single family residence.

Continued to December 21, 2018 at 2:00 p.m.

592-18-S ZONING DISTRICT: B1-3 WARD: 32

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.

Continued to December 21, 2018 at 2:00 p.m.

593-18-Z ZONING DISTRICT: B1-3 WARD: 32

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.

Continued to December 21, 2018 at 2:00 p.m.

594-18-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Caryn Skupien dba North Center Massage, LLC

OWNER: Dr. David Tyrell, DC **PREMISES AFFECTED:** 4321 N. Central Avenue

SUBJECT: Application for a special use to establish a massage establishment.

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

Toia, and Williams (Doar absent).

595-18-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Cornelius Haywood Jr. dba C. Macks Got It Barber and Beauty Salon

OWNER: Three Brothers Inc. **PREMISES AFFECTED:** 262 N. Kedzie Avenue

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

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

Toia, and Williams (Doar absent).

596-18-Z ZONING DISTRICT: RS-3 WARD: 40

APPLICANT: Ayesha Hassan **OWNER:** Same as applicant

PREMISES AFFECTED: 5336* N. Bowmanville Avenue

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

required 21.22' to zero, west from 7.31' to 6' (east shall be 25'-3"*), rear setback from 21.18' to 5' for a proposed two-story single

family residence with an attached two car garage.

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

Toia, and Williams (Doar absent).

*Amended at hearing

597-18-Z ZONING DISTRICT: RS-3 WARD: 40

APPLICANT: Ayesha Hassan **OWNER:** Same as applicant

PREMISES AFFECTED: 5336* N. Bowmanville Avenue

SUBJECT: Application for a variation to reduce the front property line to on-

site parking from the required 20' to 13.17' for a proposed two-

story, single family residence with an attached garage.

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

Toia, and Williams (Doar absent).

598-18-S ZONING DISTRICT: B1-3 WARD: 4

APPLICANT: Albatross Investments, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3101 S. Giles Avenue / 319 E. 31st Street

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

the second floor for a proposed four-story, four dwelling unit

building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

599-18-S ZONING DISTRICT: B1-3 WARD: 4

APPLICANT: Albatross Investments, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3105 S. Giles Avenue

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

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

building.

^{*}Amended at hearing

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

600-18-S **ZONING DISTRICT: B1-3** WARD: 4

APPLICANT: Albatross Investments, LLC

OWNER: Same as applicant 3109 S. Giles Avenue PREMISES AFFECTED:

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

the second floor for a proposed four-story- eight dwelling unit

building.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

ZONING DISTRICT: B1-3 WARD: 4 601-18-Z

APPLICANT: Albatross Investments, LLC

OWNER: Same as applicant 3109 S. Giles Avenue PREMISES AFFECTED:

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

> required 3.85' to zero for a proposed four-story, eight dwelling unit building with rear thee-story open porch and eight open parking

spaces.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

602-18-Z **ZONING DISTRICT: RS-1 WARD: 39**

APPLICANT: Christopher Saviano Same as applicant **OWNER:** PREMISES AFFECTED:

5860 N. Keating Avenue

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

> required 25.17' to 22.48' for a proposed rear two-story addition and a second floor addition on the existing two-story single family

residence.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

ZONING DISTRICT: RS-1 603-18-Z **WARD: 39**

APPLICANT: Christopher Saviano **OWNER:** Same as applicant PREMISES AFFECTED: 5860 N. Keating Avenue

Application for a variation to increase the maximum floor area for **SUBJECT:**

> a detached house from 0.5 to 0.6 for a proposed rear two story addition and a second floor addition on the existing single family

residence.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

ZONING DISTRICT: B3-2 WARD: 43 604-18-S

APPLICANT: Waiyi Chan/ YGC, LLC **OWNER:** Halsted East, LLC PREMISES AFFECTED: 1941 N. Halsted Street

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

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

605-18-S **ZONING DISTRICT: B3-2 WARD: 29**

APPLICANT: William Pierce

OWNER: Inspire Development, LLC PREMISES AFFECTED: 5916 W. Roosevelt Road

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

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

ZONING DISTRICT: RS-2 WARD: 50 606-18-Z

APPLICANT: Avrohom Ausband **OWNER:** Same as applicant

PREMISES AFFECTED: 6633 N. Richmond Street

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

> required 20.972' to 18.917', combined side setback from 9.90' to 8.334' (north and south to be 4.617') for a proposed second floor addition and a two story rear addition to the existing single family

home.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

ZONING DISTRICT: RS-2 WARD: 50 607-18-Z

APPLICANT: Avrohom Ausband **OWNER:** Same as applicant

PREMISES AFFECTED: 6633 N. Richmond Street

Application for a variation to increase the maximum floor area **SUBJECT:**

> ratio from 0.65 (2,601 square feet) to 0.75 (3,001 square feet) for a proposed second floor addition and a rear two-story addition to the

existing single family residence.

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

ZONING DISTRICT: B2-2 WARD: 45 608-18-Z

APPLICANT: 4321 N Cicero, LLC Same as applicant **OWNER:** 4321 N. Cicero Avenue PREMISES AFFECTED:

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

the required 4,000 square feet to 3,750 square feet to convert a three dwelling unit building to a four dwelling unit building.

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

Flores, and Williams (Toia absent).

609-18-Z ZONING DISTRICT: B1-1 WARD: 13

APPLICANT: South Side Seats, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4822 W. 65th Street / 6455-59 S. La Crosse Avenue

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

required 10.39' to 7', north setback abutting an RS-2 zoning district from 4' to 2.67' for a proposed non-required accessory off-site parking lot to serve the restaurant at 6452-56 S. Cicero Avenue. Application approved by voice vote. 4-0; yeas – Sercye, Doar,

Flores, and Williams (Toia absent).

610-18-Z ZONING DISTRICT: B1-1 WARD: 13

APPLICANT: South Side Seats, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4822 W. 65th Street / 6455-59 S. La Crosse Avenue

SUBJECT: Application for a variation to reduce the required 7' landscape

setback along 65th Street from the required 7' to 2.70' and to waive three trees and sixteen shrubs at the reduced setback area for a proposed non-required accessory parking lot to serve a restaurant at

6452-56 S. Cicero Avenue.

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

Flores, and Williams (Toia abesnt).

611-18-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1526 Leavitt, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1528 N. Leavitt Street

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

required 2' to zero, north from 2' to zero', combined side setback from 5' to zero for the subdivision of a zoning lot into two zoning

lots. The building at 1528 N. Leavitt shall remain.

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

Flores, and Williams (Toia absent).

612-18-Z ZONING DISTRICT: RT-4 WARD: 43

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. Continued to December 21, 2018 at 2:00 p.m.

613-18-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Alfonso Ibarra **OWNER:** Same as applicant

PREMISES AFFECTED: 1717 N. Lawndale Avenue

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

required 2' to 1.25' (south to be 2.20') combined side setback from 5' to 3.45' for a rear one-story addition to the existing single family

residence.

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

Flores, and Williams (Toia absent).

614-18-Z ZONING DISTRICT: B3-3 WARD: 33

APPLICANT: Jeff Zamansky **OWNER:** Same as applicant

PREMISES AFFECTED: 2920 W. Belmont Avenue

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

required 30' to 2' for a proposed second and third story addition containing four dwelling units over an existing warehouse building that is being converted to retail with an attached four car garage.

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

Flores and Williams (Toia absent).

615-18-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: Oya's Barber Shop, LLC / Obatula Moore

OWNER: FGW Realty Group Inc. **PREMISES AFFECTED:** 1604 E. 86th Place

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

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

Flores and Williams (Toia absent).

616-18-Z ZONING DISTRICT: RS-3 WARD: 22

APPLICANT: Modesto Salas **OWNER:** Same as applicant

PREMISES AFFECTED: 3225 S. Lawndale Avenue

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

required 4' to 0.98' (north to be 3.74'), combined side setback from 10' to 4.72' for a proposed attached garage and new roof over hang

on an existing garage at the rear of a one-story building.

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

Flores and Williams (Toia absent).

617-18-S ZONING DISTRICT: B3-2 WARD: 8

APPLICANT: True to Life Foundation

OWNER: City of Chicago

PREMISES AFFECTED: 8828 S. Stony Island Avenue

SUBJECT: Application for a special use to establish a community center.

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

Toia, and Williams (Sercye recused).

618-18-S ZONING DISTRICT: PMD-7 (B) WARD: 28

APPLICANT: Tri City Foods of Illinois Inc.

OWNER: Ansemoss Haddad & Sons, Inc.

PREMISES AFFECTED: 2401-17 W. Ogden Avenue

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

facility to serve a fast food restaurant.

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

and Williams (Sercye and Toia recused).

619-18-S ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: 21st Place Acquisitions, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2157 W. 21st Place

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

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

building with six rear surface parking spaces.

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

Flores and Williams (Toia absent).

620-18-Z ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: 21st Place Acquisitions, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2157 W. 21st Place

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

required 2' to 0.04' for a proposed four-story, six dwelling unit

building with six rear surface parking spaces.

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

Flores and Williams (Toia absent).

621-18-Z ZONING DISTRICT: RS-2 WARD: 29

APPLICANT: Revolution Home Remodeling Inc.

OWNER: Revolution Home Remodeling and Felix and Gillian McAfee

PREMISES AFFECTED: 1905-09 N. Sayre Avenue

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

required 4' to 2.93' (north to be 1.82') combined side setback from 9' to 4.75' for the subdivision of a zoning lot. The existing building will remain at 1909 N Sayre and a new single family residence is

proposed for 1905 N. Sayre Avenue.

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

Flores and Williams (Toia absent).

622-18-Z 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 December 21, 2018 at 2:00 p.m.

623-18-Z 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 December 21, 2018 at 2:00 p.m.

AM CONTINUANCE

505-18-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Mary Ann Hoey **OWNER:** Same as applicant

PREMISES AFFECTED: 3620 N. Magnolia Avenue

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

required 34.65' to 1.05', north from 2.4' to 0.35', combined side setback from 6' to 0.35' for an open stairs with north side solid wall to the existing roof deck of the garage, a raised terrace, one and two story side additions with canopy for the existing two-story,

single family residence.

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

Flores and Williams (Toia absent).

The Chairman moved to recess at 1:18 PM. Second by Doar. Motion carried 4-0; yeas-Sercye, Doar, Flores and Williams (Toia absent).

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

2:00 P.M.

CONTINUANCES

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 January 18, 2018 at 9:00 a.m.

404-18-Z APPLICANT: ZONING DISTRICT: RM-5WARD: 43
William J. Deakin Trust and Lis M. Diehlmann Trust

OWNER: Same as applicant

PREMISES AFFECTED: 1848 N. Lincoln Avenue

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

> the required 20' to 9.87', front setback from 11.22' to 9.87', 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.

Continued to December 21, 2018 at 2:00 p.m.

ZONING DISTRICT: B1-1 WARD: 21 428-18-S

APPLICANT: Unity Parenting and Counseling, Inc. First Insite Realty 79th and Ashland, LLC **OWNER:**

7955-59 S. Ashland Avenue PREMISES AFFECTED:

Application for a special use to establish a temporary overnight **SUBJECT:**

Application approved by voice vote. 5-0; yeas – Sercye, Doar,

Flores, Toia, and Williams.

ZONING DISTRICT: RS-2 528-18-Z **WARD: 33**

APPLICANT: 2805 Eastwood, LLC **OWNER:** Same as applicant

2805 W. Eastwood Avenue PREMISES AFFECTED:

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

> 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 December 21, 2018 at 2:00 p.m.

Motion to recess for five minutes made by the Chairman.

ZONING DISTRICT: RT-4 532-18-Z **WARD: 45**

APPLICANT: Chicago Title and Land Trust 8002361424

Same as applicant **OWNER:**

3721 N. Parkview Terrace PREMISES AFFECTED:

Application for a variation to reduce the east front setback from 15' **SUBJECT:**

> 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.

Continued to December 21, 2018 at 9:00 a.m. for vote. Pursuant to Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago, fourth Board member to read transcript and vote

at the December Zoning Board of Appeals hearing.

537-18-S **ZONING DISTRICT: M1-1 WARD: 14** **APPLICANT:** Maquella Management, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 5252 S. Archer Avenue

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

with an accessory one-story retail sales and restaurant with drivethrough use building and a two-story car wash use building.

Continued to January 18, 2018 at 9:00 a.m.

538-18-S ZONING DISTRICT: M1-1 WARD: 14

APPLICANT: Maquella Management, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 5252 S. Archer Avenue

SUBJECT: Application for a special use to establish a drive through facility for

a proposed accessory restaurant on a lot containing a gas station, a

retail sales building and a car wash building. Continued to January 18, 2018 at 9:00 a.m.

543-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Montana- Lincoln Park, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 936 W. Montana Street

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

required 11.22' to 8', west setback from 6' to zero, east setback from 6' to zero, combined side setback from 15' to zero, rear setback from 34.5' to 1', *for a proposed four-story, eight dwelling unit building with roof deck, three roof top stair enclosures and an

attached nine car garage with roof decks and pergolas.

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

Toia and Williams (Doar absent).

544-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Montana- Lincoln Park, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 936 W. Montana Street

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

47' to 49.83'* which is not more than 8.15% increase of the allowable height for a proposed four-story, eight dwelling unit building with roof deck, three roof top stair enclosures and an

attached nine car garage with roof decks and pergolas.

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

Toia and Williams (Doar absent).

545-18-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Montana-Lincoln Park, LLC

OWNER: Same as applicant

^{*}Amended at hearing

PREMISES AFFECTED: 936 W. Montana Street

SUBJECT: Application for a variation to relocate the required rear yard open

space to the roof of a proposed attached nine-car private garage which will serve a proposed four-story, eight dwelling unit

building.

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

Toia and Williams (Doar absent).

570-18-S ZONING DISTRICT: B3-2 WARD: 11

APPLICANT: Glazier project, LLC- Bridgeport

OWNER: City of Chicago

PREMISES AFFECTED: 3100-3110 S. Halsted Street

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

to serve a proposed restaurant.

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

and Williams (Sercye and Toia recused).

571-18-Z ZONING DISTRICT: B3-2 WARD: 11

APPLICANT: Glazier Project, LLC- Bridgeport

OWNER: Same as applicant **PREMISES AFFECTED:** 3102 S. Halsted Street

SUBJECT: Application for a variation to reduce the 18 linear feet of landscape

setback along 31st Street from the required 7' to 3'-8".

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

and Williams (Sercye and Toia recused).

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 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams. Meeting went into closed session at 4:01 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 4:15 PM.

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 4-0; yeas – Sercye, Doar, Flores, and Toia. Meeting went into closed session at 6:30 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores and Toia (Williams absent). Meeting returned to open session at 6:55 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of October 19, 2018, with the exception of Board

Cal. Nos. 490-18-Z and 491-18-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).

The Chairman moved to adjourn at 7:)00 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores and Toia (Williams absent). Meeting adjourned.