# CITY OF CHICAGO ZONING BOARD OF APPEALS

## FRIDAY- October 19, 2018

121 N. LaSalle Street - 2<sup>nd</sup> Floor City Council Chambers

#### PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman Shaina Doar Sol Flores Sam Toia

Chairman Sercyc called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, Doar, and Toia). Flores arrived at 9:20 AM.

Motion to approve the minutes from the Septebmer 21, 2018 regular meeting made by Sercye. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, and Toia.

Motion to approve the October 19, 2018 agenda made by Sercye. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, Flores, and Toia.

### 9:00 A.M.

**519-18-S APPLICANT:**ZONING DISTRICT: B3-2 WARD: 35
Alberto Burgos dba Nuevo Estilo Beauty Salon

**OWNER:** Jerry Tufano

**PREMISES AFFECTED:** 4003 W. Fullerton Avenue

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

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

Flores, and Toia.

520-18-S ZONING DISTRICT: C2-2 WARD: 12

**APPLICANT:** True Blue, Inc. **OWNER:** Archer Two, LLC

**PREMISES AFFECTED:** 3924 S. Archer Avenue, Unit B

**SUBJECT:** Application for a special use to establish a temporary staffing / day

labor employment agency.

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

Flores, and Toia.

521-18-S ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** Jeff Hallead

**OWNER:** Carl and Janet Cannatella **PREMISES AFFECTED:** 5040 N. Clark Street

**SUBJECT:** Application for a special use to establish an animal day care and

boarding kennel facility.

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

522-18-Z ZONING DISTRICT: RM-5 WARD: 1

**APPLICANT:** 1759 Campbell, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1759 N. Campbell Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 35.24' to

31.37'\* for a proposed four-story, three dwelling unit building with roof top stairway enclosures, roof deck, rear open porch and

three covered parking stalls.

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

Flores, and Toia.

523-18-Z ZONING DISTRICT: RM-5 WARD: 1

**APPLICANT:** 1759 Campbell, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1759 N. Campbell Avenue

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

the required 147.99 square feet to zero for a proposed four-story, three dwelling unit building with rooftop stair enclosures, roof

deck, rear open porch and three covered parking spaces.

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

Flores, and Toia.

524-18-Z ZONING DISTRICT: C2-2 WARD: 8

**APPLICANT:** 75th Street Entertainment, Inc.

**OWNER:** Warren Berger

PREMISES AFFECTED: 1530-32 E. 75th Street

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

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

residential zoning district.

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

Flores, and Toia.

525-18-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Edwin S. Hierro **OWNER:** Same as applicant

PREMISES AFFECTED: 2244 N. Magnolia Avenue

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

required 34.76' to 22.24' for a proposed rear addition to an existing

single family residence.

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

Flores, and Toia.

526-18-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Edwin S. Del Hierro **OWNER:** Same as applicant

<sup>\*</sup>Amended at hearing

PREMISES AFFECTED: 2244 N. Magnolia Avenue

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

more than 15% from 3,501.74 square feet to 3,843.6 square feet for a proposed rear addition and a trellis above the garage that serves

the existing single family residence.

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

Flores, and Toia.

527-18-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Edwin S. Del Hierro **OWNER:** Same as applicant

PREMISES AFFECTED: 2244 N. Magnolia Avenue

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

space to deck to be located on the garage.

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

Flores, and Toia.

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 November 16, 2018 at 2:00 p.m.

**529-18-Z APPLICANT:**ZONING DISTRICT: RM-5 WARD: 4
Art Gurevich - Pershing Oakwood Development, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 3901 S. Lake Park Avenue - Units A, B, C, D, E

**SUBJECT:** Application for a variation to reduce the garage door setback to a

property line abutting a public street from 20' to 5' for a proposed four-story, five dwelling unit townhome building with attached

garages.

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

Flores, and Toia.

**ZONING DISTRICT: RM-5** WARD: 4 APPLICANT: Art Gurevich- Pershing Oakwood Development, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 3901 S. Lake Park Avenue, Unit F, G, H, I, J, K

**SUBJECT:** Application for a variation to reduce the garage door setback to a

property line abutting a public street from the required 20' to 5' for a proposed four-story, five dwelling unit townhouse building with

attached garages.

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

Flores, and Toia.

531-18-Z ZONING DISTRICT: RS-3 WARD: 8

**APPLICANT:** CLJ Building Account **OWNER:** Same as applicant

PREMISES AFFECTED: 2053-55 E. 81St Street / 8102-06 S. Clyde Avenue

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

required 37.58' to zero to legalize an existing 7' high chain link fence with two walk gates to the existing three-story, brick

building.

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

Flores, and Toia.

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 eats 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.

Continued to November 16, 2018 at 2:00 p.m.

533-18-S ZONING DISTRICT: B3-2 WARD: 4

**APPLICANT:** Skyline View Chicago, LLC

**OWNER:** Pioneer UC V, LLC

**PREMISES AFFECTED:** 5107 S. Blackstone Avenue

**SUBJECT:** Application for a special use to establish an outdoor roof top patio.

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

and Flores (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 December 21, 2018 at 9:00 a.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 and existing restaurant.

Continued to December 21, 2018 at 9:00 a.m.

536-18-S ZONING DISTRICT: C1-2 WARD: 11

APPLICANT: Linda Scalia
OWNER: Same as applicant
PREMISES AFFECTED: 438 W. 31st Street

**SUBJECT:** Application for a special use to convert the existing ground floor

personal service into part of the existing ground floor residential dwelling unit in an existing three-story, three dwelling unit

building.

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

and Flores (Toia absent).

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 November 16, 2018 at 2:00 p.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 November 16, 2018 at 2:00 p.m.

539-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Marc Zahr

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2030 N. Honore Street

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

required 35' to 22.33', south setback from 3.84' to zero, (north to be zero), combined side setback from 9.6' to zero, for a proposed rear one story addition and three car attached garage with roof deck and

access stair.

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

and Flores (Toia absent).

540-18-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Marc Zahr

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2030 N. Honore Street

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

accessory building in the rear setback by no more than 10% of the

maximum 643.1 square feet to allow 643.85 square feet of the new attached three-car garage to be located in the required rear setback.

Withdrawn.

541-18-Z ZONING DISTRICT: RM-4.5 WARD: 2

**APPLICANT:** Precise Development Inc.

**OWNER:** Same as applicant

PREMISES AFFECTED: 1624 W. Blackhawk Street

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

required 9' to 5', rear setback from 22.5' to 2', east and side

setbacks from 3.84' to 3' each for a total of 6' from the required 9.6' for a proposed three-story, four dwelling unit building with a

detached two-car garage.

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

Flores, and Toia.

542-18-Z ZONING DISTRICT: RM-4.5 WARD: 2

**APPLICANT:** Precise Development Inc.

**OWNER:** Same as applicant

PREMISES AFFECTED: 1624 W. Blackhawk Street

**SUBJECT:** Application for a variation to relocate the required 234 square feet

of required rear yard open space on the roof levels of the proposed detached garages that will serve a proposed three-story, four

dwelling unit building.

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

Flores, and Toia.

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', the setback from the rear property line to enclosed parking from 2' 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.

Continued to November 16, 2018 at 2:00 p.m.

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 50.83' 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.

Continued to November 16, 2018 at 2:00 p.m.

545-18-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 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.

Continued to November 16, 2018 at 2:00 p.m.

546-18-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Carheen Construction Co.

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2507-09 N. Southport Avenue

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

required 37'-6" to 2', north setback from 4' to zero (south to be zero), combined side setback from 10' to zero for a proposed roof deck on an existing garage to be accessed by a bridge from the rear

of the existing three-story building.

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

Flores, and Toia.

547-18-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Coen Developers, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2511 N. Southport Avenue

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

required 37'-6" to 2', north setback from 2' to zero (south to be zero), combined side setback from 5' to zero for a proposed roof deck on an existing garage which shall be accessed by a bridge

from the rear of the existing three-story building.

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

Flores, and Toia.

548-18-Z ZONING DISTRICT: RM-5 WARD: 27

**APPLICANT:** 219 S. Hamilton, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 219 S. Hamilton Avenue

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

required 15' to 6', north setback from 3.84' to 3' (south to be 3'), combined side setback from 9.6' to 6' for a proposed four-story, six dwelling unit building with roof deck, rear balconies and detached

six-car garage.

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

Flores, and Toia.

549-18-S ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** Labiba Kouk d/b/a/ Fade by Jay **OWNER:** Gladys R. Wilson & Associates

**PREMISES AFFECTED:** 3433 N. Harlem Avenue

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

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

and Toia (Doar absent).

**ZONING DISTRICT: B3-2** WARD: 40 APPLICANT: Tim Weber / Tanu Inc. d/b/a/ Restoration Salon

**APPLICANT:** Tim Weber / Tanu Inc. d/b/a/ Res **OWNER:** Germania Place Limited

**PREMISES AFFECTED:** 1515 W. Berwyn Avenue

**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).

**ZONING DISTRICT: RM-5** WARD: 35 APPLICANT: Arranmore Enterprises, LLC 3656-58 Bernard Series

**OWNER:** Same as applicant

PREMISES AFFECTED: 3441 W. Waveland Avenue / 3658 N. Bernard Street

**SUBJECT:** Application for a variation to reduce the non-street side south

setback from the required 4.12' to zero, rear setback from 37.64' to zero, for an existing rear two-story open porch, an un-enclosed rear

parking space for the existing two-story building being de-

converted from nine dwelling units to the original eight dwelling

units.

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

and Toia (Doar absent).

552-18-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Robert Biodrowski
OWNER: Same as applicant

PREMISES AFFECTED: 3719-21 N. Wayne Avenue

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

required 34.66' to 22.75' for a proposed open bridge access from the existing single family residence to the proposed garage roof

deck and trellis.

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

and Toia (Doar absent).

553-18-S ZONING DISTRICT: B3-2 WARD: 49

**APPLICANT:** Flower's Braiding Boutique, LLC

**OWNER:** 1937-53 W Howard, LLC **PREMISES AFFECTED:** 1949 W. Howard 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).

554-18-S ZONING DISTRICT: B3-1 WARD: 40

**APPLICANT:** Amanda King/ Tattoo Avenue, LLC **OWNER:** Samuel Martin / S-J Realty, LLC

**PREMISES AFFECTED:** 5122 N. Lincoln Avenue

**SUBJECT:** Application for a special use to establish a body art / piercing

facility.

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

and Toia (Doar absent).

555-18-S ZONING DISTRICT: B1-1 WARD: 26

**APPLICANT:** Sara Zabadneh **OWNER:** Evelyn Buckley

**PREMISES AFFECTED:** 2504 W. Division Street

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

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

and Toia (Doar absent).

556-18-Z ZONING DISTRICT: RM-4.5 WARD: 2

**APPLICANT:** Development Group, LLC Ukrainian Village

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2046 W. Rice Street

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

required 36.95' to 25', east setback from 2' to zero, (west to be 3') combined side setback from 4.8' to 3' for the expansion of the existing rear open porch which will have an open bridge/walkway

to access a proposed garage roof deck.

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

and Toia (Doar absent).

557-18-Z ZONING DISTRICT: RM-4.5 WARD: 2

**APPLICANT:** Development Group, LLC- Ukrainian Village

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2046 W. Rice Street

**SUBJECT:** Application for a variation to relocate the required 193 square feet

of rear yard open space to a proposed garage roof deck which shall

be accessed by a proposed bridge/ open walkway from the

expanded rear open porch.

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

and Toia (Doar absent).

572-18-Z ZONING DISTRICT: M1-2 / M2-2 WARD: 15

APPLICANT: McDonald's USA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. 47th Street

**SUBJECT:** Application for a variation to increase the 4,000 square feet

maximum gross floor area of a commercial establishment by no more than 10% for a total of 4,400 square feet for a proposed one story addition to an existing restaurant.

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

# A.M. CONTINUANCE

263-18-S ZONING DISTRICT: M1-1 / M2-2 WARD: 15

APPLICANT: McDonald's USA, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1454 W. 47th Street

**SUBJECT:** Application for a special use to establish a single\* lane drive-

through to serve an existing fast food restaurant.

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

and Toia (Sercye recused).

The Chairman moved to recess at 11:45 AM. Second by Toia. Motion carried 4-0; yeas-Sercye, Doar, Flores, and Toia.

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

### 2:00 P.M.

558-18-S ZONING DISTRICT: B3-2 WARD: 1

**APPLICANT:** Merrion Development Group, LLC **OWNER:** Rich Port, Inc., an Illinois corporation

**PREMISES AFFECTED:** 1217 N. Paulina Street

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

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

building.

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

Flores, and Toia.

559-18-Z ZONING DISTRICT: B3-2 WARD: 1

**APPLICANT:** Merrion Development Group, LLC **OWNER:** Rich Port, Inc., an Illinois corporation

**PREMISES AFFECTED:** 1217 N. Paulina Street

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

required 3,000 square feet to 2,760 square feet for a proposed four-

story, three dwelling unit building.

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

<sup>\*</sup>Amended at hearing

560-18-Z ZONING DISTRICT: RM-5 WARD: 25

**APPLICANT:** Cloud Property Management, LLC 2350 Series

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2350 S. Leavitt Street

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

the required 13.08' to zero, rear setback from 32.7' to 27.32', north setback from 2' to 0.65' (south to be 2.88'), combined side setback from 4.8' to 3.53' for a proposed 2nd floor addition and rear two-story addition to the existing one-story building to be converted from one dwelling unit to four

dwelling units.

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

and Flores (Toia absent).

561-18-Z ZONING DISTRICT: RM-5 WARD: 25

**APPLICANT:** Cloud Property Management, LLC 2350 Series

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2350 N. Leavitt Street

**SUBJECT:** Application for a variation to reduce the parking requirement from

four stalls to three stalls for a proposed second floor addition and a rear two story addition on the existing one-story building to be

converted from one dwelling unit to four.

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

and Flores (Toia absent).

562-18-S ZONING DISTRICT: B3-5 WARD: 25

**APPLICANT:** Chinese Consolidated Benevolent Association of Chicago / CCBA

Service Center\*

**OWNER:** Same as applicant **PREMISES AFFECTED:** 246-62 W. 22nd Place

**SUBJECT:** Application for a special use to expand an existing community

center with a new side three story addition and a third story

addition

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

Flores, and Toia.

563-18-Z ZONING DISTRICT: B3-5 WARD: 25

**APPLICANT:** Chinese Consolidated Benevolent Association of Chicago / CCBA

Service Center\*

**OWNER:** Same as applicant **PREMISES AFFECTED:** 246-62 W. 22nd Place

**SUBJECT:** Application for a variation to reduce the front setback from 6' to

zero, west setback from 6' to zero, east setback from 2' to zero, rear set back from 30' to zero for the proposed expansion of an existing community center with a side three story addition, a third floor

<sup>\*</sup>Amended at hearing

addition, a fourth to sixth story addition, a new side eight story addition for eighty-three dwelling units of elderly housing and

twenty-four on-site accessory parking spaces.

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

Flores, and Toia.

\*Amended at hearing

564-18-Z **ZONING DISTRICT: RS-3 WARD: 48** 

**APPLICANT:** Eric Siegel

Same as applicant **OWNER:** 

PREMISES AFFECTED: 5335 N. Lakewood Avenue

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

> required 14.86' to 13.34', rear setback from 34.44' to 24.67' for a proposed rear one-story addition, an attached garage and a front covered porch addition on the existing three-story, single family

residence.

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

Flores, and Toia.

565-18-S **ZONING DISTRICT: B3-2 WARD: 50** 

**APPLICANT:** TCF National Bank

**OWNER:** Kimball Bryn Mawr Stores, LLC 2900-24 W. Peterson Avenue PREMISES AFFECTED:

**SUBJECT:** Application for a special use to establish a three lane drive-

through to serve a proposed financial institution.

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

Flores, and Toia.

566-18-S **ZONING DISTRICT: DX-5 WARD: 42** 

**APPLICANT:** Wells Parking, Inc. **OWNER:** Wells Ontario, LLC PREMISES AFFECTED: 614-20 N. Wells Chicago

Application for a special use to establish a twenty space, non-**SUBJECT:** 

accessory parking lot located outside the central area parking

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

Flores, and Toia.

**ZONING DISTRICT: PMD #8** 567-18-S **WARD: 12** 

2005, LLC **APPLICANT:** 

**OWNER:** Same as applicant PREMISES AFFECTED: 2005 W. 43rd Street

Application for a special use to establish a major utilities and **SUBJECT:** 

service use for a proposed wash station, filling station, fleet vehicle

repairs in an existing building.

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

568-18-S ZONING DISTRICT: PMD #8 WARD: 12

**APPLICANT:** 2005, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1957 W. 43rd Street

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

parking lot to accommodate one-hundred fifty-five parking stalls to serve the proposed major utilities and services use located at 2005

W. 43rd Street.

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

Flores, and Toia.

569-18-Z ZONING DISTRICT: RM-5 WARD: 2

**APPLICANT:** RG JG Hawwa **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1534 N. Dearborn Parkway

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

required 41.85' to zero, north setback from 2' to 1.33', south

setback from 2' to 0.16', combined side setback from 4.832' to 0.16' for a proposed rooftop elevator penthouse with roof deck, rear three, four story additions an enclosed breezeway with roof deck

for the existing single family residence.

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

Flores, and Toia.

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.

Continued to November 16, 2018 at 2:00 p.m.

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

**APPLICANT:** Glazier Project, LLC- Bridgeport

**OWNER:** City of Chicago

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".

Continued to November 16, 2018 at 2:00 p.m.

573-18-S ZONING DISTRICT: B3-3 WARD: 27

**APPLICANT:** Jenica Edmund **OWNER:** Richard Haft

**PREMISES AFFECTED:** 1650 W. Ogden Avenue

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

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

## **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.

Continued to December 21, 2018 at 9:00 a.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 November 16, 2018 at 2:00 p.m.

**404-18-Z APPLICANT:**WARD: 43
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 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 November 16, 2018 at 2:00 p.m.

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

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

**PREMISES AFFECTED:** 7955-59 S. Ashland Avenue

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

shelter.

Continued to November 16, 2018 at 2:00 p.m.

484-18-S ZONING DISTRICT: B1-1 WARD: 39

**APPLICANT:** The Church of Pentecostal USA Inc. Greater North Assembly

**OWNER:** 5326 Kedzie Property Corp. **PREMISES AFFECTED:** 5326-30 N. Kedzie Avenue

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

facility.

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

Flores, and Toia.

485-18-S ZONING DISTRICT: B1-1 WARD: 40

**APPLICANT:** The Church of Pentecostal USA Inc. - Greater North Assembly

**OWNER:** Center for Seniors

**PREMISES AFFECTED:** 5315-19 N. Kedzie Avenue

**SUBJECT:** Application for a special use to establish off-site parking for fifteen

required parking spaces to serve the proposed religious assembly

located at 5326-30 N. Kedzie Avenue.

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

Flores, and Toia.

486-18-Z ZONING DISTRICT: C1-2 WARD: 40

**APPLICANT:** The Church of Pentecostal USA Inc. - Greater North Assembly

**OWNER:** Center for Seniors

PREMISES AFFECTED: 5315-19 N. Kedzie Avenue

**SUBJECT:** Application for a variation to establish shared parking for a

religious assembly facility located at 5326-30 N. Kedzie Avenue. **Application approved by voice vote. 4-0; yeas – Sercye, Doar,** 

Flores, and Toia.

490-18-Z ZONING DISTRICT: RM-4.5 WARD: 43

**APPLICANT:** Katherine G. Shannon Living Trust

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2057 N. Howe Street

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

2,408.79 square feet to 3,072.79\* square feet for a proposed rear second floor addition to the existing three story single family

residence.

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

Flores, and Toia.

491-18-Z ZONING DISTRICT: RM-4.5 WARD: 43

**APPLICANT:** Katherine G. Shannon Living Trust

**PREMISES AFFECTED**: 2057 N. Howe Street

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

required 20.89' to 13.29'\*, north setback from 6.49' to zero (south to be 0.36') for a proposed rear second floor addition to the existing

three-story, single family residence.

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

<sup>\*</sup>Amended at hearing

<sup>\*</sup>Amended at hearing

**501-18-S ZONING DISTRICT: B1-2 WARD: 19** 

**APPLICANT:** Sojo's Studios 2 Inc.

**OWNER:** Vland Chicago 95th, LLC **PREMISES AFFECTED:** 9521-27 S. Western Avenue

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

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

Flores, and Toia.

514-18-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Armand & Sons, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5820 N. Clark Street

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

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

Flores, 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 4-0; yeas – Sercye, Doar, Flores and Toia. Meeting went into closed session at 5:31 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia. Meeting returned to open session at 5:45 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 358-18-A made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of September 21, 2018, made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia.

The Chairman moved to adjourn at 5:50 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores and Toia. Meeting adjourned.