THE MARCH 20, 2020 REGULAR MEETING OF THE ZONING BOARD OF APPEALS ("BOARD") PREVIOUSLY RESCHEDULED TO ITS NEXT REGULAR MEETING OF APRIL 17, 2020, RESCHEDULED TO APRIL 24, 2020, THEN RESCHEDULED TO MAY 1, 2020 HAS NOW BEEN RESCHEDULED TO ITS NEXT REGULAR MEETING DATE OF MAY 15, 2020. DUE TO THE COVID-19 HEALTH EMERGENCY, THIS MAY 15, 2020 MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL INSTEAD BE VIRTUAL. FURTHER DETAILS ON HOW TO ACCESS THIS VIRTUAL MEETING WILL BE FORTHCOMING ON THE BOARD'S WEBSITE (WWW.CHICAGO.GOV/ZBA).

THE AGENDA OF THIS RESCHEDULED MEETING IS AS FOLLOWS:

CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- May 15, 2020

Approval of the minutes from the February 21, 2020 regular meeting of the Board.

Approval of the minutes from the March 6, 2020 special meeting of the Board.

Approval of the agenda for the March 20, 2020 regular meeting of the Board now rescheduled to May 15, 2020.

9:00 A.M.

Special Use Extension Request

112-19-S ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: Modern Guapos Company

OWNER: Freddie Estrada

PREMISES AFFECTED: 6020 S. Archer Avenue

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

Regular Call

119-20-Z ZONING DISTRICT: B2-3 WARD: 40

APPLICANT: Western Carmen Bldg, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2402 W. Carmen Avenue

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

required 30' to 2' for a proposed four-story, twenty four dwelling

unit, mixed use building with ground floor-retail.

120-20-Z ZONING DISTRICT: B2-3 WARD: 40

APPLICANT: Western Carmen Bldg, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2402 W. Carmen Avenue

SUBJECT: Application for a variation to eliminate the one required 10' x 25'

loading space for a proposed four-story, twenty-four dwelling unit

building with ground floor retail.

121-20-A ZONING DISTRICT: B1-1 WARD: 31

APPLICANT: Scott Addison

OWNER: The 2737 Company, LLC and Davis Samuels

PREMISES AFFECTED: 2737 and 2767 N. Cicero Avenue

SUBJECT: Application for an appeal of the decision of the Office of the

Zoning Administrator in refusing to establish auto sales in a B1-1

Zoning District.

122-20-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Michael Clancy **OWNER:** Same as applicant

PREMISES AFFECTED: 10815 S. St. Louis Avenue

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

required 6' to 3' (north to be 11') combined side setback from 18' to 14', front yard setback from 25.89' to 15.67' for a proposed two-

story, single family residence.

123-20-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: Richard Ferro
OWNER: Same as applicant
PREMISES AFFECTED: 3134 S. Shields Avenue

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

required 15' to 2' on Stewart Avenue, the parking setback from the front property line on Stewart Avenue to prevent the obstruction of the sidewalk by parked cars from 20' to 2', the unobstructed open space width required along the north property line from 5' to 3', the

open space along the south property line from 5' to 2' for a proposed three-story, three welling unit building with side open stairs and the north wall and three unenclosed parking spaces on a

through lot.

124-20-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: Richard Ferro

OWNER: Nicholas Ferro Trustee of 3114 S. Princeton Land Trust dated

October 14, 2009

PREMISES AFFECTED: 3136 S. Shields Avenue

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

required 15' to 2' on Stewart Avenue, the parking setback from the front property line on Stewart Avenue to prevent the obstruction of the sidewalk by parked cars from 20' to 2', the unobstructed open space width required along the north property line from 5' to 3', the

open space along the south property line from 5' to 2' for a proposed three-story, three welling unit building with side open stairs and the north wall and three unenclosed parking spaces on a

through lot.

APPLICANT: Michelle E. Aponte Boska

OWNER: Chicago Title and Land Trust #8002381199

PREMISES AFFECTED: 2004 W. Superior Street

SUBJECT: Application for a variation to reduce the front setback along Lee

Place from 28.3' to zero, reduce the combined side setback from 4.8' to 4.5 (west to be 2' and east shall be 2.5') for a proposed two-story, single family residence with detached two-car garage.

126-20-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Michelle E. Aponte Boska

OWNER: Chicago Title and Land Trust #8002381199

PREMISES AFFECTED: 2004 W. Superior Street

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

Lee Place to the proposed garage from 20' to zero for a proposed two-story, single family residence with a detached two-car garage.

127-20-S ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: Paradise Cliffs, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 668 W. Diversey Parkway

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

128-20-S ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: Juan Carlos Santillian dba BRBL No. 2, LLC

OWNER: Arturo Huerta

PREMISES AFFECTED: 5040 S. Archer Avenue, 1st Floor

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

129-20-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Linh Pham Lincoln Square Nails Inc.

OWNER: Qing Qing Zhang

PREMISES AFFECTED: 4614 N. Western Avenue

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

130-20-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Michael Clancy **OWNER:** Same as applicant

PREMISES AFFECTED: 10504 S. Spaulding Avenue

SUBJECT: Application for a variation to reduce the combined side setback

from the required 11.1' to 9' (north to be 4', south to be 5') for a

proposed two-story, single family residence.

APPLICANT: Creative Property Group, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3357-59 W. 37th Place

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

required 13.5' to zero, west setback from 2.43' to zero (east to be 9.7") combined side setback to be 9.7' for the subdivision of one zoning lot into two zoning lots. The existing one-story single family residence shall remain. A single family residence is

proposed for the vacant lot.

132-20-Z ZONING DISTRICT: B3-3 WARD: 30

APPLICANT: Wilmot Construction Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 3207 N. Lawndale Avenue

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

required 30' to 12' on floors containing dwelling units for a proposed four-story building with rooftop stairway and elevator enclosures and an attached nine-car garage for a retail use and nine

dwelling unit building.

133-20-Z ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: CA Residential 3542 N Southport, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3542 N. Southport Avenue

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

to 6.69 for a proposed four-story, mixed use building with private residential roof deck and roof top elevator and stair penthouse enclosures and an attached two-car garage with roof deck from the

second story.

134-20-Z ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: CA Residential 3542 N Southport, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3542 N. Southport Avenue

SUBJECT: Application for a variation to increase the height from 50' to 55' for

a proposed four-story, mixed use building with private residential roof deck and roof top elevator and stair penthouse enclosures and an attached two-car garage with roof deck from the second story.

135-20-Z ZONING DISTRICT: RT-4 WARD: 12

APPLICANT: Maria Saaverda
OWNER: Same as applicant
PREMISES AFFECTED: 2900 W. 25th Street

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

required 33.6' to 3.64' west setback from 2.5' to zero, (east be zero for abutting a public street) for a proposed rear fence with rolling gate at 8.5' in height and a rear patio at the rear of the existing two-

story building.

APPLICANT: John Downes Construction, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 3149 N. Sawyer Avenue

SUBJECT: Application for a variation to reduce the front setback on N.

Sawyer Street from the required 6.27' to zero a proposed threestory, seven dwelling unit building and a three and four car

attached garages.

137-20-Z ZONING DISTRICT: B1-3 WARD: 29

APPLICANT: Five Thirty One partners, LLC

OWNER: North Columbian, LLC **PREMISES AFFECTED:** 6700-20 W. North Avenue

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

zero to convert an existing two-story building to residential use and

construct a third story addition and establish thirty-six new dwelling units over an existing vacant ground floor financial

service use.

138-20-Z ZONING DISTRICT: B1-3 WARD: 29

APPLICANT: Five Thirty One partners, LLC

OWNER: North Columbian, LLC **PREMISES AFFECTED:** 6700-20 W. North Avenue

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

Requirement from one to zero to convert an existing two-story building to residential use and construct a third story addition and establish thirty-six new dwelling units over an existing vacant

ground floor financial service use.

139-20-S ZONING DISTRICT: B1-1 WARD: 29

APPLICANT: Five Thirty One Partners **OWNER:** North Columbian, LLC **PREMISES AFFECTED:** 6746-58 W. North Avenue

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

accessory parking lot with thirty-six parking spaces to serve the proposed thirty-six dwelling unit building located at 6700-20 W. North Avenue which is located within 600 feet of the nearest off-

site parking space.

140-20-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Edward Clark
OWNER: Same as applicant

PREMISES AFFECTED: 1905 W. Belmont Avenue

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

APPLICANT: Jay Shetty

OWNER: Same as applicant

PREMISES AFFECTED: 2220 W. Dickens Avenue

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

2,634 square feet to 2,698 square feet for a proposed west side addition to the existing two-story single family residence.

142-20-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Jay Shetty

OWNER: Same as applicant

PREMISES AFFECTED: 2220 W. Dickens Avenue

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

0.94' (south setback to be 3.67'), combined side yard setback from 4.83' to 4.61' for a proposed west side addition to the existing

single family residence.

143-20-S ZONING DISTRICT: B1-2 WARD: 11

APPLICANT: Lakeside Bank, an Illinois Banking Corporation

OWNER: Same as applicant

PREMISES AFFECTED: 3849-59 S. Halsted Street

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

two lane drive through facility to serve a bank. The amendment request will alter the bulk and function of the existing special use, from the design conditions specified by the Zoning Board of Appeals at the time of the approval specifically to re-design the exterior parking lay out ingress and egress. The parking shall be

provided across the alley at 3850-52 S. Emerald Avenue.

144-20-Z ZONING DISTRICT: RS-3 WARD: 48

APPLICANT: 1443 W Summerdale Partners, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1443 W. Summerdale Avenue

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

required 35.15' to 2', east setback from 2.4' to zero (west to be zero) combined side setback from 7' to zero for a proposed front and rear addition, rear open deck, two car garage with roof deck and access stair directly from the rear deck to an existing two-story, two dwelling unit building to be converted to a single family

residence.

APPLICANT: 1443 W Summerdale Partners, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1443 W. Summerdale Avenue

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

the maximum 3,389 square feet (0.9) to 3,766 square feet (1.0) for

a proposed front and rear addition, rear open deck, two-car

detached garage with roof deck and access stair directly from the rear deck to an existing two-story, two dwelling unit building to be

converted to a single family residence.

146-20-S ZONING DISTRICT: B1-2 WARD: 19

APPLICANT: Sika Blanche Toneho dba Gloria Africa Beauty

OWNER: RNS Properties, LLC **PREMISES AFFECTED:** 2332 W. 111th Street

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

147-20-S ZONING DISTRICT: B2-5 WARD: 44

APPLICANT: Fletcher Lofts, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3133-43 N. Sheffield Avenue

SUBJECT: Application for a special use to reduce the amount of required on-

site parking for a transit served location from eighty-six spaces to twenty-nine spaces to convert the existing five-story building to an eight six dwelling unit building with twenty-nine parking spaces in

the basement.

148-20-Z ZONING DISTRICT: B2-5 WARD: 44

APPLICANT: Fletcher Lofts, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3133-43 N. Sheffield Avenue

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

the required 15,578.9 square feet to 14,512.15 square feet to convert the existing five-story building to an eighty-six dwelling unit building with twenty-nine parking spaces in the basement.

149-20-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Coen Developers, LLC Same as applicant PREMISES AFFECTED: 4932 N. Damen Avenue

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

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

building and a detached three-car garage with roof deck and access

from the three-story open porch and stairs in the rear.

APPLICANT: Coen Developers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4932 N. Damen Avenue

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

required 30' to 2' for a proposed three-story, three dwelling unit building with detached three-car garage with roof deck and direct

access from the three-story open porch and stairs.

151-20-S ZONING DISTRICT: C1-2 WARD: 8

APPLICANT: A.I.M. Art in Motion

OWNER: Galactica Partners, LLC

PREMISES AFFECTED: 7401-45 S. East End Avenue

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

school with a one story addition. The applicant will occupy

117,998 square feet of the 125,037 square foot expanded building. There will be on-site parking spaces for employees, visitors,

student drop off and pick up and a landscaped plaza.

2:00 P.M.

152-20-S ZONING DISTRICT: DX-7 WARD: 2

APPLICANT: PC AU 3, LLC

OWNER: Twelve West Maple. LLC **PREMISES AFFECTED:** 12-14 W. Maple Street

SUBJECT: Application for a special use to establish an Adult Use Cannabis

Dispensary

153-20-S ZONING DISTRICT: DX-7 WARD: 2

APPLICANT: PDI Medical III, LLC

OWNER: Risolia and McKeaney Partners c/o Lodge Management

PREMISES AFFECTED: 21-29 W. Division Street

SUBJECT: Application for a special use to establish an Adult Use Cannabis

Dispensary.

CONTINUANCES

18-20-S ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: Pilsen Church
OWNER: Same as applicant
PREMISES AFFECTED: 1809 S. Racine Avenue

SUBJECT: Application for a special use to establish an eighty-four seat

religious assembly facility

19-20-S ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: Pilsen Church

OWNER: The Resurrection Project, an Illinois IFP

PREMISES AFFECTED: 1854 S. Racine Avenue

SUBJECT: Application for a special use to establish eleven, off-site parking

spaces to serve the religious assembly located at 1809 S. Racine

Avenue.

20-20-Z ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: Pilsen Church

OWNER: The Resurrection Project, an Illinois NFP

PREMISES AFFECTED: 1854 S. Racine Avenue

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

residential uses with different hours of operation, with proposed off-site parking to serve a religious assembly at 1809 S. Racine

Avenue.

26-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Webster 914, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 916 W. Webster Avenue

SUBJECT: Application for a variation to reduce the combined side setback

from the required 4.8' to 4.', rear setback from 34.50' to 21.67' for a proposed three-story, two dwelling unit building with roof top deck, detached three car garage with roof deck and wood fence.

APPLICANT: Joseph Caldwell, Jr OWNER: Same as applicant PREMISES AFFECTED: 901 W. 129th Place

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

required 15.41' to zero, east side setback from 6.83' to zero, west side setback from 5' to zero for a proposed one-story addition connecting a new one-story addition with parking and a rear two-story addition to the existing one-story single family residence

being converted to two dwelling units.

65-20-Z ZONING DISTRICT: RM-5 WARD: 11

APPLICANT: FJ Homestead, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1044 W. Polk Street

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

to 0.33', (west side setback shall be 3'), combined side setback from 4.8' to 3.33', rear setback from 28.8' to 19.33' for a proposed new stair bridge connection that will access a proposed roof deck top deck on an existing detached two-car garage from the existing rear open porch that serves the existing four-story, two dwelling

unit building.

78-20-Z ZONING DISTRICT: RM-5 WARD: 32

APPLICANT: 3027-29 W. Logan, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3027-29 W. Logan Boulevard

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

required 4.24' to 3.83', west setback from 4.24' to 3.25', combined side setback from 10.6' to 7.08', rear setback from 32.54' to 3.6' for a proposed rear three-story addition to the existing three story, seven dwelling unit building to be converted to a fifteen dwelling

unit building.

79-20-Z ZONING DISTRICT: RM-5 WARD: 32

APPLICANT: 3027-29 W. Logan, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3027-29 W. Logan Boulevard

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

the required 540 square feet to zero for a proposed three story addition to the existing three story, seven dwelling unit building to

be converted to a fifteen dwelling unit building.

86-20-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: TP Packers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4301 S. Packers Avenue

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

service use which would allow for an existing one-story building to

be used for transit maintenance with outdoor vehicle storage.

87-20-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: TP Packers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4301 S. Packers Avenue

SUBJECT: Application for a special use to establish outdoor vehicle storage

for a proposed transit maintenance facility in an existing one-story

building.

90-20-S ZONING DISTRICT: C1-3 WARD: 29

APPLICANT: Jimmy's Food and Deli Inc.

OWNER: Madison & Central, LLC

PREMISES AFFECTED: 5601 W. Madison Street

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

facility to serve a one-story grocery/ deli building.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 548-19-A, 590-19-A, 618-19-Z, 619-19-Z, 626-19-S, 627-19-Z, 536-19-Z, 6-20-S, 10-20-Z, 44-20-Z, 45-20-Z, 46-20-Z, 60-20-Z, 71-20-S, 72-20-Z, 77-20-Z, 82-20-S, 83-20-Z, 99-20-Z and 100-20-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its special meeting of March 6, 2020.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of February 21, 2020.

Adjournment.