DUE TO THE COVID-19 HEALTH EMERGENCY, THIS JUNE 5, 2020 MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL INSTEAD BE VIRTUAL. DETAILS ON HOW TO ACCESS THIS VIRTUAL MEETING ARE ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- June 5, 2020 VIRTUAL MEETING

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Farzin Parang Zurich Esposito Sylvia Garcia Jolene Saul Sam Toia

Chairman Parang called the meeting to order at 9:04 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Esposito, Garcia, Saul, and Toia).

Motion to approve the agenda for the June 5, 2020 special meeting made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

9<u>:00 A.M.</u>

154-20-S ZONING DISTRICT: B3-1 WARD: 30

APPLICANT: Maria S. Catano-Cardenas dba Santy's Salon

OWNER: Alicja Szterlus

PREMISES AFFECTED: 5315 W. Belmont Avenue, 1st Floor

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

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

155-20-Z ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: Belmont Development, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1218 W. Belmont Avenue

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

required 30' to 17' for a proposed four-story, six dwelling unit mixed use building with ground floor commercial space, rooftop

deck and enclosure and attached six car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

156-20-S ZONING DISTRICT: B3-1 WARD: 1

APPLICANT: Leana Brows Beauty 8, LTD

OWNER: Israel Nordarse & Marisol Prada Living Trust

PREMISES AFFECTED: 2567 W. Fullerton Avenue

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

(microblading).

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

157-20-S ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: NA Builders, Inc. **OWNER:** Sher D. Eli

PREMISES AFFECTED: 511 S. California Avenue

SUBJECT: Application for a special use to establish a one and two story gas

station with retail food and second floor office.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

158-20-Z ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: NA Builders Inc. **OWNER:** Sher D. Eli

PREMISES AFFECTED: 511 S. California Avenue

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

the required 20,000 square feet to 15,625 square feet for a

proposed one and two story gas station with retail food and second

floor office.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

159-20-S ZONING DISTRICT: B3-2 WARD: 29

APPLICANT: Annette Atkins dba Thiz How U Do It

OWNER: Old Yeller, LLC

PREMISES AFFECTED: 5945 W. Madison Street

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

Continued to July 17, 2020

160-20-SZONING DISTRICT: B3-1WARD: 45APPLICANT:One Stop Beauty Salon Inc. dba One Stop Beauty SchoolOWNER:Thaninh Hernandez, Dong Nguyen, William Do, Richard Do

PREMISES AFFECTED: 4360 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a nail and esthetics

school.

Continued to June 26, 2020

161-20-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Nicholas Gianfortune OWNER: Same as applicant

PREMISES AFFECTED: 7256 W. Palatine Avenue

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

required 18.93' to 15.72', combined side yard setback from 9.9' to 8.15' (west to be 4.06', east to be 4.09') for a proposed second floor addition, a rear two story addition and new front porch on the existing single family residence).

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

162-20-Z ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Krzysztof Granat OWNER: Same as applicant 3934 S. Wells Street

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

Princeton Avenue from 14.67' to 4' and to reduce the parking setback from the front property line from 20' to 4' to prevent obstruction of the side walk by parked cars for a proposed single

family residence with a detached garage.

Continued to July 17, 2020

163-20-S ZONING DISTRICT: B1-2 WARD: 33

APPLICANT: Fade O'Clock, Inc.

OWNER: 3300 Lawrence Properties, LLC **PREMISES AFFECTED:** 3300 W. Lawrence Avenue 1E

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

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

164-20-S ZONING DISTRICT: M1-1 WARD: 23

APPLICANT: Beat the Streets- Chicago **OWNER:** 213 Hamilton, LLC

PREMISES AFFECTED: 5983-85 S. Archer Avenue

SUBJECT: Application for a special use to establish an indoor physical fitness

center.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Garcia, Saul, and Toia

(Esposito recused).

165-20-S ZONING DISTRICT: DX-3 WARD: 3

APPLICANT: 2401 State Street QOZB, LLC **OWNER:** 2401 South State Street, LLC

PREMISES AFFECTED: 2401 S. State Street

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

second floor for a proposed four-story, nineteen dwelling unit building with ground floor accessory uses, ten required parking spaces, roof top stair enclosure and elevator enclosure. This is a

transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

166-20-Z ZONING DISTRICT: DX-3 WARD: 3

APPLICANT: 2401 State Street QOZB, LLC **OWNER:** 2401 South State Street, LLC

PREMISES AFFECTED: 2401 S. State Street

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

required 30' to 2.4' for a proposed four-story, nineteen dwelling unit building with ten required parking spaces, rooftop stair enclosure and elevator enclosure. This is a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

167-20-Z ZONING DISTRICT: DX-3 WARD: 3

APPLICANT: 2401 State Street QOZB, LLC **OWNER:** 2401 South State Street, LLC

PREMISES AFFECTED: 2401 S. State Street

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

berth for a proposed four-story, nineteen dwelling unit building with ground floor accessory uses, ten required onsite parking spaces, rooftop stair enclosures and elevator enclosures. This is a

transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

168-20-S ZONING DISTRICT: C1-5 WARD: 46

APPLICANT: 1124 W. Wilson Investors, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1124 W. Wilson Avenue

SUBJECT: Application for a special use to convert an existing four-story

retail, office and sixty-nine single room occupancy unit mixed use building to a retail and seventy-five single room occupancy unit

building with residential use on the ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

169-20-S ZONING DISTRICT: C1-5 WARD: 46

APPLICANT: 1124 W Wilson Investors, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1124 W. Wilson Avenue

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

spaces to zero for a transit served location to convert an existing retail, office an sixty-nine, single room occupancy unit building to a retail and seventy-five, single room occupancy and one dwelling unit mixed use building with residential use on the ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

170-20-S ZONING DISTRICT: DX-5 WARD: 25

APPLICANT: 1147 Jackson, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 303-25 S. Racine Avenue

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

second floor for a proposed eight-story, seventy-two dwelling unit building with seventy-six parking spaces on the ground floor.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

171-20-S ZONING DISTRICT: B3-2 WARD: 45

APPLICANT: Padraic Heneghan
OWNER: Same as applicant
PREMISES AFFECTED: 4805 N. Long Avenue

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

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

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

172-20-Z ZONING DISTRICT: B3-2 WARD: 45

APPLICANT: Padraic Heneghan
OWNER: Same as applicant
PREMISES AFFECTED: 4805 N. Long Avenue

SUBJECT: Application for a variation to reduce the amount of transparent

glass located on a pedestrian street facing facade between 4' and 10' in height from 183.6 square feet to 144 square feet for a

proposed three-story, nine dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

173-20-S ZONING DISTRICT: C1-3 WARD: 44

APPLICANT: Lion Halsted 2, LLC OWNER: Same as applicant PREMISES AFFECTED: 3312 N. Halsted Street

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

second floor for a proposed four-story, seven dwelling unit building with office space and two unenclosed parking spaces.

This is a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

174-20-Z ZONING DISTRICT: C1-3 WARD: 44

APPLICANT: Lion Halsted 2, LLC OWNER: Same as applicant

PREMISES AFFECTED: 3312 N. Halsted Street

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

22' for a proposed four-story, seven dwelling unit building with office space and two unenclosed parking spaces. This is a transit

served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

175-20-S ZONING DISTRICT: M3-3 WARD: 24

APPLICANT: Green Way Resource Recovery, LLC **OWNER:** Green Way Development, LLC

PREMISES AFFECTED: 2100-36 S. Kilbourn Avenue

SUBJECT: 2100-36 S. Kilbourn Avenue Application for a special use

Application for a special use to establish a transfer station for non-hazardous municipal solid waste. Applicant's existing

recycling activities will continue as well as previously approved off-site parking at 2107-27 S. Kilbourn Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

176-20-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: 5828 N Lincoln, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5824 N. Lincoln Avenue

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

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

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

177-20-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: 5828 N. Lincoln, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5830 N. Lincoln Avenue

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

second floor for a propose three-story, nine dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

178-20-Z ZONING DISTRICT: C1-3 WARD: 25

APPLICANT: Sean Sirkin

OWNER: Same as applicant **PREMISES AFFECTED:** 969 W. 18th Street

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

required 30' to 21'. for a proposed four-story, mixed use building with first floor office, roof top deck enclosure, rear decks and

three-car parking pad.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

179-20-Z ZONING DISTRICT: B2-3 WARD: 43

APPLICANT: 961 W. Montana, LLC Same as applicant **PREMISES AFFECTED:** 963 W. Montana Street

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

required 30' to 20' on floors containing dwelling units, west setback from 2' to zero for a proposed four-story, eight dwelling

unit building multi-use residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

180-20-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: JP Morgan Chase Bank, N.A.

OWNER: Same as applicant

PREMISES AFFECTED: 5813-29 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a two lane drive-up

automated teller machine to serve a proposed one-story bank.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

CONTINUANCES

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.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

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.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas - Chairman, Esposito, Garcia, Saul,

and Toia.

136-20-Z ZONING DISTRICT: B2-2 WARD: 35

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 three-story, seven dwelling unit building and a three and four-car attached garages.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,

and Toia.

55-20-Z ZONING DISTRICT: B2-3 WARD: 34

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.

Motion to approve request to reduce front setback made by Chairman. Second by Toia. Motion denied 0-5; yeas – none;

nays - Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve request to reduce east and west setbacks with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, 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 Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting went into closed session at 1:25 PM.

Motion to return to open session made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting returned to open session at 1:52 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 548-19-A and 590-19-A made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Chairman moved to adjourn at 1:59 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Adjournment.