

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- December 20, 2019
121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Farzin Parang
Zurich Esposito
Sylvia Garcia
Jolene Saul
Sam Toia**

Chairman Parang called the meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Garcia, Esposito, Saul, and Toia).

Motion to approve the minutes from the November 15, 2019 regular meeting made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Garcia, Esposito, Saul, and Toia.

Motion to approve the December 20, 2019 agenda made by Chairman. Second by Esposito. Motion carried 5-0; yeas – Chairman, Garcia, Esposito, Saul, and Toia.

9:00 A.M.

CONTINUANCE

551-19-S	ZONING DISTRICT: B1-1	WARD: 19
APPLICANT:	Completely Styled	
OWNER:	11070 S. Western, LLC	
PREMISES AFFECTED:	2406 W. 111th Street	
SUBJECT:	Application for a special use to establish a hair salon. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.	

REGULAR CALL

597-19-S	ZONING DISTRICT: B1-3	WARD: 48
APPLICANT:	Sunita Shrivastava dba Silky Threading, Waxing, Nails, Hair & Body Tan Salon	
OWNER:	BCH Granville, LLC	
PREMISES AFFECTED:	1051-53 W. Granville Avenue	
SUBJECT:	Application for a special use to establish a hair and nail salon in an existing personal service facility. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.	

PREMISES AFFECTED: 1906 S. Carpenter Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 162.5 square feet to zero for a proposed two and three-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

603-19-S **ZONING DISTRICT:** B1-1 **WARD:** 39
APPLICANT: Rule Transfer IL, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4058 -4102 W. Peterson Avenue
SUBJECT: Application for a special use to establish a one-lane drive-through facility to serve a proposed fast food restaurant.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

604-19-S **ZONING DISTRICT:** B3-2 **WARD:** 6
APPLICANT: Christal Deese dba The Beauty and Barber Lounge, LLC
OWNER: V & N Properties
PREMISES AFFECTED: 7242 S. Wentworth Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

605-19-Z **ZONING DISTRICT:** RS-3 **WARD:** 29
APPLICANT: Bombs, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5437 W. Gladys Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 16.7' to 0.75', west setback from 3.44' to 2.15' (east to be 15.38') combined side setback to be 17.53', the setback from the rear property line for enclosed parking from 2' to 0.65' for a proposed rear addition, rear open deck, detached two-car garage and a new 5' tall solid fence at the front of an existing single family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

606-19-S **ZONING DISTRICT:** B3-2 **WARD:** 8
APPLICANT: Epitome of She, LLC
OWNER: Carol Investment Corporation
PREMISES AFFECTED: 8301 S. Stony Island, Unit B
SUBJECT: Application for a special use to establish a hair salon.

611-19-Z **ZONING DISTRICT: B3-1** **WARD: 50**
APPLICANT: Mt. Zion Anglican Church
OWNER: Meirim Food Holdings, LLC
PREMISES AFFECTED: 7555 N. California Avenue
SUBJECT: Application for a variation to establish four off-site parking spaces in an existing fifteen space parking lot to serve the proposed the religious assembly at 2741 W. Howard Street. The entrance from the religious assembly to the parking spaces is less than 100 feet.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

612-19-Z **ZONING DISTRICT: RS-3** **WARD: 37**
APPLICANT: Maldonado Properties Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1503 N. Central Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12.73' to 9.97', north setback from 2.4' to 0.43' (south to be 3.21'), combined side setback from 6' to 3.64' for a proposed one story front one story open porch with roof and new side below grade secondary entry stair to the first story at the existing three-story, single-family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

613-19-Z **ZONING DISTRICT: B2-3** **WARD: 44**
APPLICANT: 3264 Clark, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 913 W. School Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed five-story, eighteen dwelling unit and four efficiency unit residential building with an attached eleven car garage at ground floor. 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.

614-19-Z **ZONING DISTRICT: B2-3** **WARD: 44**
APPLICANT: 3264 Clark, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 913 W. School Street
SUBJECT: Application for a variation to reduce the amount of street facing transparent windows from the required 172.8 square feet to 137.1 square feet for a proposed five-story, eighteen dwelling unit and four efficiency unit residential building with an attached eleven car garage at the ground floor. 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.**

615-19-Z **ZONING DISTRICT: RM-6** **WARD: 43**
APPLICANT: Alexander Stoykov
OWNER: Same as applicant
PREMISES AFFECTED: 343 W. Belden Avenue
SUBJECT: Application for a variation to reduce the minimum east and west side setback from the required 4.04' to 0.17' for a proposed four-story rear addition with rear open deck in an existing four-story building being deconverted from a three dwelling unit building to a two dwelling unit building.

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

616-19-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: Moca, LLC
OWNER: Drummond & Briar, LLC
PREMISES AFFECTED: 2847 W. Fullerton Avenue / 2367 N. Milwaukee Avenue
SUBJECT: Application for a special use to expand an existing medical cannabis dispensary in an existing one and two-story building.
Continued to January 17, 2020 at 2:00 p.m.

617-19-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 parking pad.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Saul (Toia absent).**

618-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: 1500 Ohio, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1513 W. Ohio Street
SUBJECT: Application for a variation to reduce the rear yard setback from the required 35.7' to 16.8' for a proposed access bridge connection between proposed roof decks on an existing detached two-car garage from the existing rear four-story open stair to an existing three-story, six dwelling unit building.
**Motion to approve made by Chairman. Second by Esposito.
Motion denied 0-4; yeas – none; nays - Chairman, Esposito, Garcia, and Saul (Toia absent).**

619-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: 1500 Ohio, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1513 W. Ohio Street
SUBJECT: Application for a variation to relocate the required rear yard open space of 386.75 square feet to the proposed garage roof deck which will serve the existing three-story, six dwelling unit building.
Motion to approve made by Chairman. Second by Esposito. Motion denied 0-4; yeas – none; nays - Chairman, Esposito, Garcia, and Saul (Toia was absent).

620-19-Z **ZONING DISTRICT: RM-5** **WARD: 2**
APPLICANT: Darren and Jill Kohlberg
OWNER: Same as applicant
PREMISES AFFECTED: 315 W. Eugenie Street
SUBJECT: Application for a variation to reduce the west side setback from the required 2' to 1.17' (east to be 2.75'), combined side setback from 4.8' to 3.92' for a proposed two-story addition to the rear of 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.

621-19-Z **ZONING DISTRICT: C2-2** **WARD: 1**
APPLICANT: Diamond Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 505 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,852 square feet for a proposed four-story, six dwelling unit mixed use building.
Continued to January 17, 2020 at 2:00 p.m.

622-19-Z **ZONING DISTRICT: C2-2** **WARD: 1**
APPLICANT: Diamond Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 505 N. Hermitage Avenue
SUBJECT: Application for a variation to increase the height from the maximum 50' to 55' for a proposed four-story, six dwelling unit mixed use building.
Continued to January 17, 2020 at 2:00 p.m.

623-19-S **ZONING DISTRICT: C2-2** **WARD: 1**
APPLICANT: Diamond Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 513 N. Hermitage Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.

Continued to January 17, 2020 at 2:00 p.m.

624-19-S **ZONING DISTRICT: C2-2** **WARD: 1**
APPLICANT: Diamond Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 521 N. Hermitage Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
Continued to January 17, 2020 at 2:00 p.m.

625-19-S **ZONING DISTRICT: C2-2** **WARD: 1**
APPLICANT: Diamond Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 529 N. Hermitage Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
Continued to January 17, 2020 at 2:00 p.m.

626-19-S **ZONING DISTRICT: C1-2** **WARD: 6**
APPLICANT: Chicago Army & Lou's Inc.
OWNER: Willie Brown Beneficiary & Trust of First National Bank
PREMISES AFFECTED: 420-24 E. 75th Street
SUBJECT: Application for a special use to establish an out- door roof top patio to serve the existing restaurant with a proposed second story addition.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

627-19-Z **ZONING DISTRICT: C1-2** **WARD: 6**
APPLICANT: Chicago Army & Lou's Inc.
OWNER: Willie Brown - Beneficiary and Trustee of First National Bank
PREMISES AFFECTED: 420-24 E. 75th Street
SUBJECT: Application for a variation to establish a public place of amusement license to serve an existing restaurant which is located within 125' of a residential zoning district.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

628-19-S **ZONING DISTRICT: B3-2** **WARD: 8**
APPLICANT: Salonish Hair Studio, LLC
OWNER: Mohamed Nasser
PREMISES AFFECTED: 8546 S. Stony Island Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 15, 2019, except for Board Cal Nos. 550-19-Z, 576-19-Z, 579-19-S, 580-19-Z, 586-19-S, 587-19-Z, 588-19-Z, 589-19-Z, 590-19-A, 548-19-A, 359-19-Z and 360-19-Z made by Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Garcia, Saul, and Toia.

The Chairman announced that in closed session the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed session minutes.

The Chairman moved to adjourn at 6:53 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Adjournment.