

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- January 19, 2018
121 N. LaSalle Street- Room 200**

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Blake Sercye, Chairman
Shaina Doar
Sam Toia
Amanda Williams**

Chairman Sercye called the meeting to order at 9:12 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Sercye, Toia, and Williams). Doar arrived at 10:30 AM.

Motion to approve the minutes from the December 15, 2017 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas - Sercye, Toia, and Williams (Doar absent).

Motion to approve the January 19, 2018 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas - Sercye, Toia and Williams (Doar absent).

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

565-16-S	ZONING DISTRICT: B3-5	WARD: 46
APPLICANT:	Loukas Development	
OWNER:	O'Neil Living Trust	
PREMISES AFFECTED:	3928 N. Sheridan Road	
SUBJECT:	Application for a special use to reduce the required parking by up to 100% for a site located within 1.320 feet of an existing transit station for a proposed eight story, fifty -four residential units (forty-four dwelling and ten efficiency units) with eleven ground floor parking spaces. Application approved by voice vote. 3-0; yeas – Sercye, Toia and Williams (Doar absent).	

1-18-Z	ZONING DISTRICT: RM-4.5	WARD: 44
APPLICANT:	Anne Berger	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3754 N. Kenmore Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 14' to 0.08', north setback from 3.2' to 0.08' (south to be 0.25'), combined side setback from 8' to 0.33' for a proposed two-story addition and a rear porch to the existing single family residence. Application approved by voice vote. 3-0; yeas – Sercye, Toia and Williams (Doar absent).	

religious assembly located at 2833 E. 79th Street.

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

7-18-S

ZONING DISTRICT: B3-2

WARD: 7

APPLICANT:

Chicago, Illinois, Windsor Park Congregation of Jehovah's Witnesses, Inc.

OWNER:

Same as applicant

PREMISES AFFECTED:

2807-11 E. 79th Street

SUBJECT:

Application for a special use to establish an off-site parking lot with nineteen spaces to meet the parking requirement of the religious assembly located at 2833 E. 79th Street.

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

8-18-S

ZONING DISTRICT: PMD # 4A

WARD: 27

APPLICANT:

L & C Boxing, LLC

OWNER:

410 N. Oakley, LLC

PREMISES AFFECTED:

410 N. Oakley Boulevard, 2nd FL.

SUBJECT:

Application for a special use to establish a sports and recreation, participant facility for a boxing gym and fitness facility.

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

9-18-Z

ZONING DISTRICT: RS-3

WARD: 32

APPLICANT:

Brian Anderson

OWNER:

Same as applicant

PREMISES AFFECTED:

1646 W. Bloomingdale Avenue

SUBJECT:

Application for a variation to reduce the front setback from the required 18.06' to 14.69', west setback from 2' to 1.03' (east to be 2.66'), combined side setback from 5.02' to 3.69' for a proposed second floor addition with new open porch and balcony to the existing single family residence.

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

10-18-Z

ZONING DISTRICT: RS-3

WARD: 32

APPLICANT:

1245 W Nelson, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1245 W. Nelson Street

SUBJECT:

Application for a variation to increase the existing floor area ratio by 12.8% (not to exceed 15% of the existing floor area ratio) by 583.36 square feet, for a proposed third floor addition, front open porch, rear open deck and porch front the existing front , two-story, two dwelling unit building.

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

PREMISES AFFECTED: 1426 W. 111th Street
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

36-18-Z **ZONING DISTRICT: B2-3** **WARD: 33**
APPLICANT: Martin Newell
OWNER: Sara Howard
PREMISES AFFECTED: 3245-47 N. Elston Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.16' to 23.5' and the front setback from 6.07' to zero for a proposed three-story, six dwelling unit building.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

37-18-Z **ZONING DISTRICT: B2-3** **WARD: 33**
APPLICANT: Martin Newell
OWNER: Sara Howard
PREMISES AFFECTED: 3245-47 N. Elston Avenue
SUBJECT: Application for a variation to increase the area for an accessory building in the rear setback by no more than 10% from 705 square feet to 775.5 square feet to serve a proposed three-story, six dwelling unit building.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

38-18-Z **ZONING DISTRICT: B3-3 (T1)** **WARD: 2**
APPLICANT: 1938* West North Avenue, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1938-42 W. North Avenue
SUBJECT: Application for a variation to reduce the rear set back from the required 30' to zero for a proposed five-story lateral addition to an existing three story building with ground floor retail/commercial use and fifteen dwelling units above.
Application approved with conditions by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

41-18-Z **ZONING DISTRICT: DX-3** **WARD: 27**
APPLICANT: 835 W Washington, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 835 W. Washington Boulevard
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed third floor addition to an existing building which will add one dwelling unit.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

42-18-Z **ZONING DISTRICT: DX-3** **WARD: 27**
APPLICANT: 835 W Washington, LLC

OWNER: Same as applicant
PREMISES AFFECTED: 835 W. Washington Boulevard
SUBJECT: Application for a variation to reduce the parking requirement from one parking space to zero for a proposed third floor addition to an existing building which will add one dwelling unit.
Application approved by voice vote. 3-0; yeas – Doar, Toia and Williams (Sercye absent).

44-18-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: Musa Tadros
OWNER: Same as applicant
PREMISES AFFECTED: 3955-63 W. Ogden Avenue / 2213-23 S. Pulaski Road
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).

45-18-S **ZONING DISTRICT: B3-1** **WARD: 36**
APPLICANT: 6213 W. Belmont Inc.
OWNER: Anila Agaku
PREMISES AFFECTED: 6213 W. Belmont Avenue
SUBJECT: Application for a special use to establish a tavern.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).

46-18-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Michael Kane & Barbara Chun*
OWNER: Same as applicant
PREMISES AFFECTED: 1646 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 10.98' to zero, south setback from 4.43' to zero and the rear setback from 33.88' to zero for a proposed three- story, single family residence with attached garage and roof deck.
Application approved with conditions by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia absent).

47-18-S **ZONING DISTRICT: B3-1** **WARD: 18**
APPLICANT: Cantina Chicago, LLC
OWNER: 7900 S Western, LLC
PREMISES AFFECTED: 7900 S. Western Avenue
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Williams (Toia recused).

48-18-S **ZONING DISTRICT: B1-2** **WARD: 11**
APPLICANT: Lakeside Bank an Illinois Banking Corporation
OWNER: Chicago Title and Land Trust Company Trust No. 10-1805
PREMISES AFFECTED: 3849-59 S. Halsted Street

OWNER: Same as applicant
PREMISES AFFECTED: 4105 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the required off street parking from one space to zero for a proposed second floor addition to an existing building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

60-18-S **ZONING DISTRICT: B3-5** **WARD: 32**
APPLICANT: Camp Wiggles, LLC
OWNER: Eduardo Cabezas, Virginia Cabezas & Teresa Castillo
PREMISES AFFECTED: 2932 N. Lincoln Avenue
SUBJECT: Application for a special use to establish an animal day care and boarding facility (kennel).
Continued to February 16, 2018 at 2:00 p.m.

61-18-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: Stepline Development, LLC
OWNER: Oden Properties
PREMISES AFFECTED: 1838-44 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 10' on floors containing dwelling units for a proposed five-story building with retail at grade and nine dwelling units.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia (Williams absent).

62-18-S **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2745 W. Lawrence Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

63-18-S **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2751 W. Lawrence Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams.

64-18-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: Patrick Gallagher
OWNER: Same as applicant
PREMISES AFFECTED: 2022-26 W. Warner Avenue
SUBJECT: Application for a variation to reduce the east setback from the

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of December 15, 2017, with the exception of Cal. No. 689-17-S, made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams.

The Chairman moved to adjourn at 6:50 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams. Meeting adjourned.