CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- January 17, 2020
121 N. LaSalle Street- City Council Chambers- 2nd Flr.

Approval of the minutes from the December 20, 2019 regular meeting of the Board.

Approval of the agenda for the January 17, 2020 regular meeting of the Board.

9:00 A.M.

<table>
<thead>
<tr>
<th>Case Number</th>
<th>ZONING DISTRICT:</th>
<th>WARD:</th>
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<tbody>
<tr>
<td>1-20-Z</td>
<td>RT-4</td>
<td>32</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Jonathan Klemm</td>
<td></td>
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<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>2333 W. Montana Street</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the front setback from the required 12' to 8.29', east side setback from 2' to 1.75', west from 2' to 0.2', combined side setback from 4.8' to 1.95' to allow the subdivision of one zoning lot into two zoning lots. The existing two-story, two dwelling unit building shall remain. A single family residence is proposed for the vacant lot.</td>
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<tr>
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<tbody>
<tr>
<td>2-20-Z</td>
<td>C3-5</td>
<td>11</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Salonlb</td>
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</tr>
<tr>
<td>OWNER:</td>
<td>1010-1058 W. 35th, LLC</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>1010 W. 35th Street</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a variation to establish a public place of amusement license for a medium venue entertainment use which shall be located on the 5th floor (Suite 500) of an existing building.</td>
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<td>Approved</td>
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<tr>
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<tbody>
<tr>
<td>3-20-S</td>
<td>B1-2</td>
<td>2</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Wrath Barber Co. dba Wrath &amp; Co. Barbers</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>John Oddo</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1645 N. Clybourn Avenue</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish a hair salon.</td>
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<td></td>
<td>Approved</td>
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<tr>
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<tbody>
<tr>
<td>4-20-Z</td>
<td>RS-3</td>
<td>40</td>
</tr>
<tr>
<td>APPLICANT:</td>
<td>Davis Isinger</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
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</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1634 W. Catalpa Avenue</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear yard setback from the required 2' to 1.74' to retain the existing detached garage which was built contrary to permit which serves the existing single family residence.</td>
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<td>Approved</td>
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5-20-Z  
APPLICANT: Davis Isinger  
OWNER: Same as applicant  
PREMISES AFFECTED: 1634 W. Catalpa Avenue  
SUBJECT: Application for a variation to reduce the required rear yard open space of 225 square feet by providing it to the new roof deck of the existing detached garage which serves the existing single family residence.  
• Approved

6-20-S  
APPLICANT: Anthem Church Properties  
OWNER: Same as applicant  
PREMISES AFFECTED: 3850 W. Montrose Avenue  
SUBJECT: Application for a special use to establish a religious assembly facility.  
• Approved

7-20-Z  
APPLICANT: Yoali Tapia  
OWNER: Same as applicant  
PREMISES AFFECTED: 5254 S. Whipple Street  
SUBJECT: Application for a variation to reduce the rear setback from 35.11' to 2.72'. south side setback from 3.46' to zero (north to be 2.88'), combined side setback from 8.65' to 2.88' for a one-car carport attached to the existing garage with 9.42' high rolling gate and a new covered patio at the rear.  
• Approved with conditions

8-20-S  
APPLICANT: Ruben Salgado dba 4630 W Augusta Inc.  
OWNER: Ruben Salgado  
PREMISES AFFECTED: 4630 W. Augusta Boulevard  
SUBJECT: Application for a special use to establish a small venue (banquet hall) on the second floor of an existing two-story building.  
• Continued to February 21, 2020

9-20-S  
APPLICANT: Jose R. Gomez dba No limit Barber Studio  
OWNER: Lucina Carrasco  
PREMISES AFFECTED: 13419 S. Baltimore Avenue  
SUBJECT: Application for a special use to establish a barber shop.  
• Continued to February 21, 2020
10-20-Z  
**APPLICANT:** Dr. Nathaniel Hoffman  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2342 W. Superior Street  
**SUBJECT:** Application for a variation to reduce the setback for a rooftop element from the building front line from the minimum 20' to 4.17 for a proposed roof deck with a 200 square foot canopy, 200 square foot pergola and two-story spiral metal stair to the existing single family residence.

- **Denied**

11-20-Z  
**APPLICANT:** 7000 W North, LLC  
**OWNER:** BATA Real Estate Investments Inc.  
**PREMISES AFFECTED:** 7000 W. North Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area per efficiency unit from the required 700 square feet to 697.26 square feet to convert an existing three-story office building to a mixed use building with sixteen elderly housing units on the second and third stories and ground floor office and personal service uses.

- **Approved**

12-20-S  
**APPLICANT:** Simona Trifan  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1850-56 W. Pershing Road  
**SUBJECT:** Application for a special use to establish residential use below the second floor for the conversion of a ground floor retail space to a dwelling unit with two dwelling units above.

- **Approved**

13-20-S  
**APPLICANT:** Mirzapur, Inc.  
**OWNER:** 4635 Broadway, LLC  
**PREMISES AFFECTED:** 4635-37 N. Broadway  
**SUBJECT:** Application for a special use to establish a packaged goods store (liquor sales).

- **Approved**

14-20-S  
**APPLICANT:** Coumba Sow, LLC  
**OWNER:** 7501-7509 S. Jeffery, LLC  
**PREMISES AFFECTED:** 7505 S. Jeffery Boulevard  
**SUBJECT:** Application for a special use to establish a hair salon.

- **Approved**
15-20-Z  
**APPLICANT:** 800 Altgeld, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2500 N. Halsted Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 9' to zero, rear setback from 30' to zero, and west side setback from 2.01' to zero for a proposed four-story, eleven dwelling unit mixed use building with ground floor commercial space, roof deck and four enclosed parking spaces.

- Approved

16-20-Z  
**APPLICANT:** Willie Brickhouse  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4124 S. Berkeley Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 21.64' to 0.35', north side setback from 2' to zero (south to be 2') combined side setback from 4' to 2', the rear property line located at 10' from the centerline of the alley from the required 2' to 0.35 for a rear attached one car garage and a rear three story addition to the existing single family home.

- Continued to February 21, 2020

17-20-Z  
**APPLICANT:** Willie Brickhouse  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4124 S. Berkeley Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required seventy-six square feet to zero for a proposed rear three-story addition with a rear attached one-car garage.

- Continued to February 21, 2020

18-20-S  
**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.

- Continued to March 20, 2020

19-20-S  
**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.

- Continued to March 20, 2020
20-20-Z
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.

- Continued to March 20, 2020

21-20-Z
APPLICANT: DAG 4433 W Fullerton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4433-39 W. Fullerton Avenue
SUBJECT: Application for a variation to eliminate one required 8' x 18' parking space to convert an existing four-story, twenty-one dwelling unit building to a twenty-two dwelling unit building.

- Approved

22-20-Z
APPLICANT: Christopher Vaughn
OWNER: Same as applicant
PREMISES AFFECTED: 3331 S. Giles Avenue
SUBJECT: Application for a variation to reduce the south side setback from the required 2' to 0.5', north side setback from 2' to zero, combined side setback from 4.1' to 0.5 for a proposed rear three-story and side three-story addition rooftop stair enclosure and elevator penthouse and rear open deck for the existing single family residence.

- Approved

23-20-Z
APPLICANT: Christopher Vaughn
OWNER: Same as applicant
PREMISES AFFECTED: 3331 S. Giles Avenue
SUBJECT: Application for a variation to increase the height from the maximum 30' to 31.92' for a proposed rear three-story addition and three-story side addition for the existing single family residence.

- Approved

24-20-Z
APPLICANT: Christopher Vaughn
OWNER: Same as applicant
PREMISES AFFECTED: 3331 S. Giles Avenue
SUBJECT: Application for a variation to increase the floor area ratio from 0.9 to 1.37 for a proposed rear three-story and side three-story addition to the existing three-story, single family residence.

- Approved
25-20-Z  
APPLICANT: Mykhaylo Ugryn and Galyna Ugtyna  
OWNER: Same as applicant  
PREMISES AFFECTED: 3510 W. Pierce Avenue  
SUBJECT: Application for a variation to reduce the west setback from the minimum 2' to 0.1' (east to be 2.9'), combined side setback from 4.8' to 3' for a proposed two-story, rear addition, front and rear deck for the existing single family residence.  
• Approved

26-20-Z  
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.  
• Continued to February 21, 2020

27-20-Z  
APPLICANT: Ryan Bolen  
OWNER: Same as applicant  
PREMISES AFFECTED: 1728 W. 18th Place  
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 8', west side setback 2' to .67' (east side setback to be 3') combined side setback from 4.8' to 3.67' for a proposed three-story, three dwelling unit building.  
• Approved

28-20-S  
APPLICANT: Pelly's Inc.  
OWNER: Peter Karonis  
PREMISES AFFECTED: 3421 N. Lincoln Avenue  
SUBJECT: Application for a special use to establish a package goods liquor store on the ground floor south side portion of an existing one-story, retail building.  
• Approved

29-20-S  
APPLICANT: Greta Williams dba Glamour Lounge Inc.  
OWNER: Franklin Williams  
PREMISES AFFECTED: 3716 W. Chicago Avenue  
SUBJECT: Application for a special use to establish a hair salon.  
• Approved
30-20-Z  
**APPLICANT:** Vision Group Investments, LLC  
**OWNER:** Joseph Liberti  
**PREMISES AFFECTED:** 2145 S. Halsted Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 21' on floors containing dwelling units for a proposed four-story, six dwelling unit mixed use building with ground floor commercial use.  
- Approved

31-20-Z  
**APPLICANT:** Vision Group Investments, LLC  
**OWNER:** Joseph Liberti  
**PREMISES AFFECTED:** 2145 S. Halsted Street  
**SUBJECT:** Application for a variation to reduce the minimum required number of off-street parking spaces from six to five for a proposed four-story, six dwelling mixed use building with ground floor commercial use.  
- Approved

32-20-S  
**APPLICANT:** Hollis of Palos, LLC- Midway  
**OWNER:** Parth 13, Inc.  
**PREMISES AFFECTED:** 6525 S. Cicero Avenue  
**SUBJECT:** Application for a special use to establish a drive-through facility to serve a proposed one-story restaurant.  
- Approved

33-20-Z  
**APPLICANT:** 1035 Addison, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1041 W. Addison Street  
**SUBJECT:** Application for a variation to reduce the off-street parking by 100% from sixteen parking spaces to zero for a proposed two-story retail building with rooftop penthouse which shall be a transit served location.  
- Approved

34-20-Z  
**APPLICANT:** 1035 Addison, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1041 W. Addison Street  
**SUBJECT:** Application for a variation to reduce the off-street loading space from the required one to zero for a proposed two-story, retail building with rooftop elevator penthouse which shall be a transit served location.  
- Approved
35-20-Z
APPLICANT: 1501 West School Acquisition, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 1501 W. School Street
SUBJECT: Application for a variation to reduce the west setback from the required 3.25' to zero, rear setback from 37.57' to 2' for a proposed third floor addition to an existing two-story building with new detached three-car garage with roof deck for three new dwelling units.

- Approved

36-20-Z
APPLICANT: 1501 West School Acquisition, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 1501 W. School Street
SUBJECT: Application for a variation to increase the building height from the maximum 35' to 38.5' for a proposed third floor addition to an existing two-story building with a new detached three-car garage with roof deck for three new dwelling units.

- Approved

37-20-Z
APPLICANT: 1501 West School Acquisition, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 1501 W. School Street
SUBJECT: Application for a variation to increase the floor area from 4,274.56 square feet to 4,365 square feet for a proposed third floor addition to an existing two-story building with a new detached three-car garage with roof deck for three new dwelling units.

- Approved

38-20-Z
APPLICANT: 1501 W School Acquisition, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 1501 W. School Street
SUBJECT: Application for a variation to eliminate the required 300 square feet of rear yard open space for a proposed third floor addition to an existing two-story building with a new detached, three-car garage with roof deck for three new dwelling units.

- Approved
2:00 P.M.

39-20-S  ZONING DISTRICT: B3-1    WARD: 6
APPLICANT: Beauty and the Beast HQ, LLC
OWNER: Christopher Wilmot
PREMISES AFFECTED: 416 E. 87th Street
SUBJECT: Application for a special use to establish a hair and nail salon.
- Approved

40-20-Z  ZONING DISTRICT: RS-3    WARD: 19
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 2554 W. 113th Street
SUBJECT: Application for a variation to reduce the east side setback from the required 12' to 2.33' for a proposed one-story annex building used as a school with a new trash enclosure and twenty-eight parking stalls on a lot containing an existing school.
- Continued to February 21, 2020

41-20-Z  ZONING DISTRICT: RS-3    WARD: 19
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 2554 W. 113th Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 4,682.96 square feet to zero for a proposed one-story annex building used as a school with a new trash enclosure and twenty-eight parking stalls on a lot containing an existing school.
- Continued to February 21, 2020

42-20-Z  ZONING DISTRICT: RT-4    WARD: 11
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 3527 S. Wallace Street
SUBJECT: Application for a variation to reduce the east side setback from the required 27.58' to 8.5', west from 27.58' to 6.83', rear setback from 50' to 3.83' for a proposed rear four-story addition to the existing school and installation of four new 22.5' tall light poles and new built in benches and new accessory play lot and track.
- Approved
43-20-Z  
**APPLICANT:** Board of Education  
**OWNER:** Public Building Commission  
**PREMISES AFFECTED:** 6445 W. Strong Street  
**SUBJECT:** Application for a variation to reduce the required off-street parking from thirty-seven stalls to thirty-one stalls for a proposed one-story annex building used as a school and new thirty-one car parking lot on a lot containing an existing school.

- Continued to February 21, 2020

**CONTINUANCES**

564-19-Z  
**APPLICANT:** KMW Communities, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6202 S. Greenwood Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 7.92' to 6', south setback from 7.88' to 6' (north to be zero for corner lot) and reduce the roof top stair enclosure setback from 20' to 10' for a proposed four-story, six dwelling unit building.

- Approved

565-19-Z  
**APPLICANT:** KMW Communities, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6202 S. Greenwood Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 273 square feet to zero for a proposed four-story, six dwelling unit building.

- Approved

571-19-S  
**APPLICANT:** D3: Dre's Diesel Dome, LLC  
**OWNER:** 2635 South Wabash Realty, LLC  
**PREMISES AFFECTED:** 2635 S. Wabash Avenue  
**SUBJECT:** Application for a special use to establish a 4,215 square foot fitness center (Sports and Recreation Participant) in an existing four-story mixed use building.

- Withdrawn

598-19-Z  
**APPLICANT:** AGC, Holdings, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2450 W. Flournoy Street  
**SUBJECT:** Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 998 square feet for a proposed three-story, three dwelling unit building.

- Approved
11-19-S
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.

- Withdrawn

621-19-Z
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.

- Approved

622-19-Z
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.

- Approved

623-19-S
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.

- Approved with conditions

624-19-S
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.

- Approved with conditions
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.

- Approved with conditions


Adjournment.