CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY - March 15, 2019  
121 N. LaSalle Street- City Council Chambers- 2nd Floor

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Farzin Parang  
Shaina Doar  
Sylvia Garcia  
Sam Toia  
Amanda Williams

Chairman Parang called the meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Parang, Doar, Garcia, and Toia). Williams arrived at 9:40.

Motion to approve the minutes from the February 15, 2019 regular meeting made by Parang. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

Motion to approve the March 15, 2019 agenda made by Parang. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

9:00 A.M.

136-19-Z  
APPLICANT: Skyriver Archer Development, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 3188 S. Archer Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to 10’ on floors containing dwelling units for a proposed four-story building with general retail sales and twenty-four dwelling unit building.  
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

137-19-Z  
APPLICANT: Skyriver Archer Development, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 3198 S. Archer 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 four-story building with ground floor retail and twenty-four dwelling units above.  
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

138-19-Z  
APPLICANT: Skyriver Archer Development. LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3210 S. Archer 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 four-story building with ground floor retail and twenty-four dwelling units above.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

139-18-Z
APPLICANT: Skyriver Archer Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3218 S. Archer 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 four-story building with ground floor retail sales and twenty-four dwelling units above.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

140-19-Z
APPLICANT: Beverage Art II dba Wild Blossom II Southworks Brewing Co.
OWNER: 9015 S. Hermitage, LLC
PREMISES AFFECTED: 9016-30 S. Hermitage Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment and retail space within an existing brewery which is located within 125' of a residential district.

Continued to April 19, 2019 at 9:00 a.m.

141-19-S
APPLICANT: Moreno's Discount Liquors, Inc. dba Osito's Tap
OWNER: Rosemary and Michael Moreno
PREMISES AFFECTED: 2553 S. Ridgeway Avenue
SUBJECT: Application for a special use to establish a tavern.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

142-19-S
APPLICANT: Antoine Bryant
OWNER: Ray Farhoud
PREMISES AFFECTED: 5956 S. Racine Avenue
SUBJECT: Application for a special use to establish a beauty salon.

Motion to approve made by Chairman. Second by Doar. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).
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<tr>
<th>ZONING DISTRICT</th>
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<tbody>
<tr>
<td>RS-3</td>
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<td>RS-2</td>
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### APPLICANT:
- **143-19-Z**: Adolfo Orozco
- **144-19-Z**: Chi Partners, LLC 5500 Series
- **145-19-Z**: Chi Partners, LLC 5500 Series
- **146-19-Z**: Chi Partners, LLC 5500 Series

### OWNER:
- **143-19-Z**: Same as applicant
- **144-19-Z**: Same as applicant
- **145-19-Z**: Same as applicant
- **146-19-Z**: Same as applicant

### PREMISES AFFECTED:
- **143-19-Z**: 2012 W. Coulter Avenue
- **144-19-Z**: 5500 N. Nottingham Avenue
- **145-19-Z**: 5500 N Nottingham Avenue
- **146-19-Z**: 5462 N. Nottingham Avenue

### SUBJECT:
- **143-19-Z**: Application for a variation to reduce the front setback from the required 9.44’ to 8.4’, east setback from 2’ to 1.88’, west setback from 2’ to 1.27’, combined side setback from 4.8’ to 3.15’ to replace the existing basement frame walls with masonry and concrete of the existing single family residence.
- **144-19-Z**: Application for a variation to reduce the rear setback from the required 36.60’ to 2.62’, north setback from 4.36’ to 0.36’, south setback from 4.36’ to 3.55’, combined side setback from 13.10’ to 3.71’ for the subdivision of an existing zoning lot into two lots. The existing single family residence shall remain.
- **145-19-Z**: Application for a variation to reduce the rear yard open space from the required 400 square feet to 78 square feet to allow the subdivision of an existing zoning lot into two zoning lots. The existing single family residence shall remain.
- **146-19-Z**: Application for a variation to reduce the front setback from the required 76.21’ to 14’, north setback from 4.29’ to 3’ south from 4.29’ to 3.08’, combined setback from 12.87’ to 6.08’ for a proposed two-story single family residence with an attached two-car garage.

### Motion:
- **143-19-Z**: Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).
- **144-19-Z**: Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).
- **145-19-Z**: Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).
- **146-19-Z**: Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).
147-19-Z
APPLICANT: Marcus Trivedi Declaration of trust dated 9/20/06
OWNER: Same as applicant
PREMISES AFFECTED: 2224 N. Halsted Street
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 13.83', north from 2' to 0.33', combined side setback from 5' to 3.33' rear for the detached garage from 2' to 1.44' for a proposed three-story, single family residence with a roof deck and detached garage.

Motion to approve made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

148-19-S
APPLICANT: Chicago Fuel, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 43 N. Homan Boulevard
SUBJECT: Application for a special use to establish a gas station with nine pumps and a one-story accessory retail building.
Continued to April 19, 2019 at 9:00 a.m.

149-19-Z
APPLICANT: Joseph Martin Brown
OWNER: Joseph Martin Brown and Kimberly Susan Deeb
PREMISES AFFECTED: 3735 N. Wayne Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.68' to 2', north setback from 3' to zero, south setback from 3' to zero, combined side setback from 6' to zero for a proposed rear yard connection from the principal building to the garage roof deck.

Motion to approve made by Chairman. Second by Doar. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

150-19-S
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-35 N. Elston, LLC
PREMISES AFFECTED: 4033 N. Elston Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

151-19-Z
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-35 N. Elston, LLC
PREMISES AFFECTED: 4033 N. Elston Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,794.591 square feet for a
proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

152-19-Z
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-35 N. Elston, LLC
PREMISES AFFECTED: 4033 N. Elston Avenue
SUBJECT: Application for a variation to increase the maximum allowed height of 45' to 49.29' which is not more than 10% for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

153-19-S
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-35 N. Elston, LLC
PREMISES AFFECTED: 4035 N. Elston Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

154-19-Z
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-35 N. Elston, LLC
PREMISES AFFECTED: 4035 N. Elston Avenue
SUBJECT: Application for a variation to increase the maximum allowed height from 45' to 49.29' which is not more than 10% for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

155-19-S
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-35 N. Elston, LLC
PREMISES AFFECTED: 4039 N. Elston Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

156-19-Z
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-35 N. Elston, LLC
PREMISES AFFECTED: 4039 N. Elston Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,814.883 square feet for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

157-19-Z
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-35 N. Elston, LLC
PREMISES AFFECTED: 4039 N. Elston Avenue
SUBJECT: Application for a variation to increase the height from the maximum 45' to 49.29' which is not more than 10% for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

158-19-S
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-15 N. Elston, LLC
PREMISES AFFECTED: 4041 N. Elston Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

159-19-Z
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-35 N. Elston, LLC
PREMISES AFFECTED: 4041 N. Elston Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,997.618 square feet for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

160-19-Z
APPLICANT: 4031 N. Elston, LLC
OWNER: 4031-35 N. Elston, LLC
PREMISES AFFECTED: 4041 N. Elston Avenue
SUBJECT: Application for a variation to increase the height from the maximum 45' to 49.29' which is not more than 10% for a proposed four-story, four dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).
161-19-Z
APPLICANT: GMP Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3253 N. Elston Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 8.25' to 0.5', rear setback from 30' to zero on floors containing dwelling units, north and south setbacks from 2' each to zero for a proposed four-story, three dwelling unit building with roof deck, rear open deck and three enclosed parking stalls.

Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

162-19-S
APPLICANT: Vidhi Properties, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 1955 W. Monterey Avenue
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed one-story fast food restaurant.

Motion to approve made by Chairman. Second by Garcia.
Motion carried 3-0; yeas – Parang, Garcia and Williams (Toia recused; Doar absent).

163-19-Z
APPLICANT: Jennifer Nykaza Zwagerman
OWNER: Same as applicant
PREMISES AFFECTED: 5269 N. Laporte Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.7' to 2', south setback from 4' to 0.01' (north to be 0.75'), combined side setback from 9.3' to 0.76' for a proposed second floor addition, a two story addition and a three-car garage with roof deck.

Motion to approve made by Chairman. Second by Toia.
Motion carried 3-1; yeas – Parang, Doar and Toia; nays – Garcia (Williams absent).

164-19-Z
APPLICANT: Chris Araiza
OWNER: Jacel Kozminski
PREMISES AFFECTED: 4758 S. Pulaski Road
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge within an existing tavern which is located within 125' of a residential district.

Continued to May 17, 2019 at 9:00 a.m.

165-19-Z
APPLICANT: 1511 Sedgwick, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1511 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 4.50' for a proposed four-story, seven dwelling unit building with two interior parking spaces, roof deck and stair enclosures.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia Toia (Doar and Williams absent).

166-19-Z
APPLICANT: 1511 Sedgwick, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1511 N. Sedgwick Street
SUBJECT: Application for a variation to increase the maximum height of 50' to 50.50' which is less than 10% for a proposed four-story, seven dwelling unit building with two interior parking spaces, roof deck and stair enclosures.

Withdrawn.

167-19-S
APPLICANT: Diza Taco Properties Dan Ryan, LLC
OWNER: Sasafrasnet, LLC
PREMISES AFFECTED: 255 W. Garfield Boulevard
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 Doar. Motion carried 3-0; yeas – Parang, Doar and Garcia (Toia recused; Williams absent).

168-19-S
APPLICANT: Raina Stony, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 7019 S. Stony Island Avenue
SUBJECT: Application for a special use to establish a one-lane drive-through to serve a proposed one-story fast food restaurant.

Motion to approve made by Chairman. Second by Doar. Motion carried 3-0; yeas – Parang, Doar and Garcia (Toia recused; Williams absent).

169-19-S
APPLICANT: Old Town Luxury Suites, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 155-59 W. North Avenue
SUBJECT: Application for a special use to reduce the required on-site parking by 100% for a proposed six-story, building with retail on the ground floor, fourteen interior parking spaces, one loading berth and thirty-five dwelling units above which shall be a transit served location.

Motion to approve made by Chairman. Second by Garcia.
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<th>WARD:</th>
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<tr>
<td>B3-5</td>
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<td>RS-3</td>
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</table>

**170-19-Z**

**APPLICANT:** Old Town Luxury Suites, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 155-59 W. North Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 3.4' on floors containing dwelling units for a proposed six-story building with ground floor retail, fourteen interior parking spaces, one loading berth and thirty-five dwelling units above which shall be a transit served location.  
**Motion to approve made by Chairman. Second by Garcia. Motion carried 3-0; yeas – Parang, Garcia and Toia (Doar and Williams absent).**

**171-19-Z**

**APPLICANT:** Old Town Luxury Suites, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 155-59 W. North Avenue  
**SUBJECT:** Application for a variation to increase the maximum height from the permitted 70' to 74.1' which is less than 10% for a proposed six-story building with ground floor retail, fourteen interior parking spaces, one loading berth and thirty-five dwelling units above which shall be a transit served location.  
**Motion to approve made by Chairman. Second by Garcia. Motion carried 3-0; yeas – Parang, Garcia and Toia (Doar and Williams absent).**

**172-19-Z**

**APPLICANT:** 3741 W. Belmont, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3743 W. Belmont Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story building with ground floor retail and fourteen dwelling units above.  
**Continued to April 19, 2019 at 9:00 a.m.**

**173-19-Z**

**APPLICANT:** 3741 W. Belmont, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3743 W. Belmont Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 14,000 square feet to 13,250 square feet for a proposed four-story building with ground floor retail and fourteen dwelling units above.  
**Continued to April 19, 2019 at 9:00 a.m.**

**174-19-Z**

**ZONING DISTRICT: RS-3**  
**WARD: 32**
APPLICANT: Ben Feller  
OWNER: Same as applicant  
PREMISES AFFECTED: 1712 W. Barry Avenue  
SUBJECT: Application for a variation to increase the existing floor area by 175.95 square feet for a proposed two-story front addition to the existing two-story, single family residence with attached garage and roof deck.  
Motion to approve made by Chairman. Second by Doar. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

175-19-Z  
APPLICANT: Ben Feller  
OWNER: Same as applicant  
PREMISES AFFECTED: 1712 W. Barry Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 35.04' to 29.89', east setback from 2' to 1.33' (west to be 3'), combined side setback from 4.80' to 4.33' for a proposed two-story front addition to the existing two-story, single family residence with an attached garage and roof deck.  
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

176-19-Z  
APPLICANT: Ben Feller  
OWNER: Same as applicant  
PREMISES AFFECTED: 1712 W. Barry Avenue  
SUBJECT: Application for a variation to increase the height from the maximum 30' to 31.33' for a proposed two story front addition to the existing two-story, single family residence with an attached garage and roof deck.  
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

177-19-S  
APPLICANT: Maryville Academy  
OWNER: The Catholic Bishop of Chicago  
PREMISES AFFECTED: 1456 W. Oakdale Avenue  
SUBJECT: Application for a special use to establish a transitional residence for not more than twenty-five children.  
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

178-19-S  
APPLICANT: General III, LLC  
OWNER: South Chicago Property Management Ltd.  
PREMISES AFFECTED: 11600 S. Burley Avenue
SUBJECT: Application for a special use to expand an existing development to operate a Class IV-B recycling facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

*Amended at hearing

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<td>PREMISES AFFECTED:</td>
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<td>SUBJECT:</td>
<td>Application for a variation to reduce the interior landscape area from 260,489 square feet to 3,484 square feet and to reduce the number of interior trees from 2,084 to 10 to accommodate the vehicular use area for the proposed expansion of an existing Class IV-B recycling facility.</td>
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Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

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<th>ZONING DISTRICT: RT-4</th>
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<td>OWNER:</td>
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<td>PREMISES AFFECTED:</td>
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<td>SUBJECT:</td>
<td>Application for a variation to increase the area occupied by an accessory building from the maximum 538.69 square feet to 546.09 square feet for a detached three car garage with roof deck and an existing stair to remain to allow for a three-story, three dwelling unit building.</td>
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Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

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<th>181-19-Z</th>
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<td>PREMISES AFFECTED:</td>
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<td>SUBJECT:</td>
<td>Application for a variation to relocate the required 195 square feet of rear yard open space to a deck for a proposed three-story, three dwelling unit building with a three car garage with roof deck and access stairs.</td>
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Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

CONTINUANCES

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<th>622-18-Z (A)</th>
<th>ZONING DISTRICT: RT-4</th>
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APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.84’ to 11’ for a proposed three-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

623-18-Z (A)
APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from 1,000 to 993.32 (which is less than 10%) for a proposed Three-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

61-19-Z
APPLICANT: Avi Ron
OWNER: Andrew Rubenstein
PREMISES AFFECTED: 2939-47 W. Catalpa Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 22.88’ to 20’, east setback from 12.01’ to 1.47’, west setback from 12.01’ to 6.41’ combined side setback from 36.02’ to 7.88’ to divide an existing zoning lot into two zoning lots. The existing building at 2939 W. Catalpa shall remain. A single family residence is proposed for 2947 W. Catalpa.

Continued to May 17, 2019 at 9:00 a.m.

62-19-Z
APPLICANT: Jack Tusk
OWNER: Same as applicant
PREMISES AFFECTED: 5343 N. Wayne Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36.9’ to 1.59’, north and south side setback from 2.4’ to zero each, combined side setback from 6’ to zero, rear setback feature from 2’ to 1.59’ for a proposed three-car garage with roof deck access from an existing rear open porch.

Withdrawn.

76-19-Z (B)
APPLICANT: Grief Properties, Inc.
OWNER: Gregory Grief
PREMISES AFFECTED: 1638 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the front setback from the required 25.93’ to 9.45’, north from 2’ to zero (south to be 3.33’),
combined side setback from 4.80' to 3.33' for a proposed four-story, two dwelling unit building and an existing two car garage. Continued to April 19, 2019 at 9:00 a.m.

79-19-Z
APPLICANT: Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series
OWNER: Same as applicant
PREMISES AFFECTED: 1877 N. Halsted Street
SUBJECT: Application for a variation to reduce the rear setback from the required 39.38' to 5' for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and access stairs.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

80-19-Z
APPLICANT: Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series
OWNER: Same as applicant
PREMISES AFFECTED: 1877 N. Halsted Street
SUBJECT: Application for a variation to relocate the required 832.35 square feet of rear yard open space to a deck or patio which is more than 4' above grade for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and access stairs.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

81-19-Z
APPLICANT: Shepherd Real Estate Subsidiary, LLC- 1901 Halsted Series
OWNER: Same as applicant
PREMISES AFFECTED: 1877 N. Halsted Street
SUBJECT: Application for a variation to allow a 16' wide driveway along a pedestrian street to access required parking on a lot that does not have alley access for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and stairs for access.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

82-19-Z
APPLICANT: Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series
OWNER: Same as applicant
PREMISES AFFECTED: 1877 N. Halsted Street
SUBJECT: Application for a variation to reduce the required 25% of street facing transparent window area from the required 291.6 square feet to 218.7 square feet and to allow a recessed entry along a pedestrian street that is 22.31’ in width and 15.13’ in depth for a
proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and stairs to access. 

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

84-19-S

APPLICANT: Thorntons Inc. c/o Drew Zazofsky
OWNER: Crossroads Ogden, LLC
PREMISES AFFECTED: 2335-61 W. Ogden / 2300-36 W. 13th St. / 1230-52 S. Oakley
SUBJECT: Application for a special use to establish a gas station with a one-story accessory retail building.

Continued to April 19, 2019 at 9:00 a.m.

89-19-Z

APPLICANT: John Difilippo
OWNER: Same as applicant
PREMISES AFFECTED: 2645 W. 107th Street
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback from the maximum 1,008 square feet to 1,102.90 square feet (16.34’ x 20.10’) which serves the existing single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

111-19-S

APPLICANT: The Night Ministry
OWNER: 1735 N Ashland Partners LP
PREMISES AFFECTED: 1735 N. Ashland Avenue
SUBJECT: Application for a special use to establish a temporary overnight shelter for up to twenty-five homeless youth on the first floor of an existing four-story commercial building.

Motion to approve made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

The Chairman moved to recess at 2:30 PM. Second by Doar. Motion carried 4-0; yeas-Parang, Doar, Garcia, and Toia.

The Board reconvened at 2:47 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with five members present (Parang, Doar, Garcia, Toia and Williams). Williams left at 6:00 PM and thus took no part in the voting, with the exception of Board Cal. No. 162-19-S.

2:47 P.M.

CONTINUANCES
537-18-S
APPLICANT: Maquella Management, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5252 S. Archer Avenue
SUBJECT: Application for a special use to establish a six pump gas station with an accessory one-story retail sales and restaurant with drive-through use building and a two-story car wash use building. Withdrawn.

538-18-S
APPLICANT: Maquella Management
OWNER: Same as applicant
PREMISES AFFECTED: 5252 S. Archer Avenue
SUBJECT: Application for a special use to establish a drive through facility for a proposed accessory restaurant on a lot containing a gas station, a retail sales building and a car wash building. Withdrawn.

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 the Chairman. Second by Doar. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent). Meeting went into closed session at 7:47 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent). Meeting returned to open session at 8:02 PM.


Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of February 15, 2019, except for Board Cal No. 126-19-A made by the Chairman. Second by Doar. Motion carried 4-0: yeas – Parang, Doar, Garcia, and Toia (Williams absent).

The Chairman moved to adjourn at 8:10 PM. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent). Meeting adjourned.