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 ZONING DISTRICT: B2-3 WARD: 25

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 ZONING DISTRICT: B2-3 WARD: 25

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 ZONING DISTRICT: B2-3 WARD: 25

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 ZONING DISTRICT: B2-3 WARD: 25

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 ZONING DISTRICT: C1-1 WARD: 21

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 ZONING DISTRICT: B3-2 WARD: 22

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 ZONING DISTRICT: B1-1 WARD: 16

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).

143-19-Z ZONING DISTRICT: RS-3 WARD: 25

APPLICANT: Adolfo Orozco **OWNER:** Same as applicant

PREMISES AFFECTED: 2012 W. Coulter Avenue

SUBJECT: 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.

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

(Williams absent).

144-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Chi Partners, LLC 5500 Series

OWNER: Same as applicant

PREMISES AFFECTED: 5500 N. Nottingham Avenue

SUBJECT: 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.

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

(Williams absent).

145-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Chi Partners, LLC 5500 Series

OWNER: Same as applicant

PREMISES AFFECTED: 5500 N Nottingham Avenue

SUBJECT: 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.

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

(Williams absent).

146-19-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Chi Partners, LLC 5500 Series

OWNER: Same as applicant

PREMISES AFFECTED: 5462 N. Nottingham Avenue

SUBJECT: 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 to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia

(Williams absent).

147-19-Z ZONING DISTRICT: RT-4 WARD: 43

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 ZONING DISTRICT: B3-5 WARD: 28

APPLICANT: Chicago Fuel, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 43 N. Homan Boulevard

OLD TOOM

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 ZONING DISTRICT: RT-3.5 WARD: 44

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 ZONING DISTRICT: C2-2 WARD: 45

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 ZONING DISTRICT: C2-2 WARD: 45

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 ZONING DISTRICT: C2-2 WARD: 45

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 ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC 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 ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC 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 ZONING DISTRICT: C2-2 WARD: 45

APPLICANT: 4031 N. Elston, LLC **OWNER:** 4031-35 N. Elston, LLC 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 ZONING DISTRICT: C2-2 WARD: 45

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 ZONING DISTRICT: C2-2 WARD: 45

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 ZONING DISTRICT: C2-2 WARD: 45

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 ZONING DISTRICT: C2-2 WARD: 45

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 ZONING DISTRICT: C2-2 WARD: 45

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 ZONING DISTRICT: B2-3 WARD: 33

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 ZONING DISTRICT: C1-2 WARD: 19

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 ZONING DISTRICT: RS-2 WARD: 39

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 ZONING DISTRICT: B3-1 WARD: 14

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 ZONING DISTRICT: B2-5 WARD: 27

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 ZONING DISTRICT: B2-5 WARD: 27

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 ZONING DISTRICT: B3-2 WARD: 3

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 ZONING DISTRICT: C1-2 WARD: 5

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 ZONING DISTRICT: B3-5 WARD: 27

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.

Motion carried 3-0; yeas – Parang, Garcia and Toia (Doar and

Williams absent).

ZONING DISTRICT: B3-5 170-19-Z **WARD: 27**

APPLICANT: Old Town Luxury Suites, LLC

OWNER: Same as applicant

155-59 W. North Avenue PREMISES AFFECTED:

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 **ZONING DISTRICT: B3-5 WARD: 27**

APPLICANT: Old Town Luxury Suites, LLC

OWNER: Same as applicant

155-59 W. North Avenue PREMISES AFFECTED:

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).

ZONING DISTRICT: C1-2 WARD: 30 172-19-Z

APPLICANT: 3741 W. Belmont, LLC Same as applicant **OWNER:**

PREMISES AFFECTED: 3743 W. Belmont Avenue

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

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 **ZONING DISTRICT: C1-2 WARD: 30**

APPLICANT: 3741 W. Belmont, LLC **OWNER:** Same as applicant

3743 W. Belmont Avenue PREMISES AFFECTED:

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.

ZONING DISTRICT: RS-3 WARD: 32 174-19-Z

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 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 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 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 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 ZONING DISTRICT: RT-3.5 WARD: 32

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 ZONING DISTRICT: PMD-6 WARD: 10

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

179-19-Z **ZONING DISTRICT: PMD-6 WARD: 10**

APPLICANT: General III. LLC

OWNER: South Chicago Property Management

PREMISES AFFECTED: 11600 S. Burley Avenue

Application for a variation to reduce the interior landscape area **SUBJECT:**

> 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.

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

(Williams absent).

ZONING DISTRICT: RT-4 180-19-Z **WARD: 44**

APPLICANT: Shoreditch, LLC **OWNER:** Same as applicant PREMISES AFFECTED: 3259 N. Racine Avenue

Application for a variation to increase the area occupied by an **SUBJECT:**

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.

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

(Williams absent).

ZONING DISTRICT: RT-4 WARD: 44 181-19-Z

APPLICANT: Shoreditch, LLC Same as applicant **OWNER:** PREMISES AFFECTED: 3259 N. Racine Avenue

SUBJECT:

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.

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

(Williams absent).

CONTINUANCES

ZONING DISTRICT: RT-4 WARD: 44 622-18-Z(A)

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) ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Shoreditch, LLC 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 ZONING DISTRICT: RS-1 WARD: 40

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 ZONING DISTRICT: RS-3 WARD: 48

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) ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Grief Properties, Inc. **OWNER:** Gregory Griief

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 fourstory, two dwelling unit building and an existing two car garage.

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

79-19-Z **ZONING DISTRICT: RM-4.5 WARD: 43**

APPLICANT: Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series

Same as applicant **OWNER:** 1877 N. Halsted Street PREMISES AFFECTED:

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 rood 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 **ZONING DISTRICT: RM-4.5 WARD: 43**

APPLICANT: Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series

OWNER: Same as applicant

1877 N. Halsted Street PREMISES AFFECTED: **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).

ZONING DISTRICT: RM-4.5 81-19-Z **WARD: 43**

Shepherd Real Estate Subsidiary, LLC- 1901 Halsted Series **APPLICANT:**

Same as applicant **OWNER:** PREMISES AFFECTED: 1877 N. Halsted Street

Application for a variation to allow a 16' wide driveway along a **SUBJECT:** 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).

ZONING DISTRICT: RM-4.5 82-19-Z **WARD: 43**

Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series **APPLICANT:**

Same as applicant **OWNER:**

1877 N. Halsted Street PREMISES AFFECTED:

Application for a variation to reduce the required 25% of street **SUBJECT:**

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).

ZONING DISTRICT: C1-2 84-19-S **WARD: 28**

APPLICANT: Thorntons Inc. c/o Drew Zazofsky

Crossroads Ogden, LLC **OWNER:**

2335-61 W. Ogden / 2300-36 W. 13th St. / 1230-52 S. Oakley PREMISES AFFECTED: **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.

ZONING DISTRICT: RS-2 89-19-Z **WARD: 19**

APPLICANT: John Difilippo Same as applicant **OWNER:** 2645 W. 107th Street PREMISES AFFECTED:

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 **ZONING DISTRICT: M1-2 WARD: 32**

APPLICANT: The Night Ministry

1735 N Ashland Partners LP **OWNER: PREMISES AFFECTED:** 1735 N. Ashland Avenue

Application for a special use to establish a temporary overnight **SUBJECT:**

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.

537-18-S ZONING DISTRICT: M1-1 WARD: 14

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 drivethrough use building and a two-story car wash use building.

Withdrawn.

538-18-S ZONING DISTRICT: M1-1 WARD: 14

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 for Board Cal. Nos. 1-19-S, 2-19-Z, 3-19-Z, 25-19-Z, 26-19-Z, 47-19-Z, 55-19-Z, 56-19-Z, 63-19-Z, 534-18-S and 535-18-S made by the Chairman. Second by Doar. Motion carried 4-0; yeas — Parang, Doar, Garcia, and Toia (Williams absent).

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.