

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- November 16, 2018

121 N. LaSalle Street- City Council Chambers

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman

Shaina Doar

Sol Flores

Sam Toia

Amanda Williams

Chairman Sercyc called the meeting to order at 9:17 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Sercyc, Doar, Toia, and Williams). Flores arrived at 9:35 AM.

Motion to approve the minutes from the October 19, 2018 regular meeting made by Sercye. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).

Motion to approve the November 16, 2018 agenda made by Sercye. Second by Williams. Motion carried 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

587-17-S

ZONING DISTRICT: DX-7

WARD: 42

APPLICANT:

Hail Investments, LLC

OWNER:

Joseph Cacciatore & Company, Inc.

PREMISES AFFECTED:

315 S. Jefferson Street

SUBJECT:

Application for a special use to permit the establishment of reduce the minimum off-street parking requirement by less than 100% from forty-eight spaces to five for a proposed transit served ten story building with ground floor retail and sixty-nine dwelling units above.

Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).

REGULAR CALL

574-18-S

ZONING DISTRICT: B3-1

WARD: 34

APPLICANT:

Carrie Ella's Salon, LLC

OWNER:

H & T Revocable Trust

PREMISES AFFECTED:

11127 S. Halsted Street

SUBJECT:

Application for a special use to establish a hair/ nail salon.

Application approved by voice vote. 4-0; yeas – Sercye, Doar, Toia, and Williams (Flores absent).

APPLICANT: Cornelius Haywood Jr. dba C. Macks Got It Barber and Beauty Salon
OWNER: Three Brothers Inc.
PREMISES AFFECTED: 262 N. Kedzie Avenue
SUBJECT: Application for a special use to establish a barber / beauty salon.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

596-18-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Ayesha Hassan
OWNER: Same as applicant
PREMISES AFFECTED: 5336* N. Bowmanville Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 21.22' to zero, west from 7.31' to 6' (east shall be 25'-3"*), rear setback from 21.18' to 5' for a proposed two-story single family residence with an attached two car garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams (Doar absent).

*Amended at hearing

597-18-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Ayesha Hassan
OWNER: Same as applicant
PREMISES AFFECTED: 5336* N. Bowmanville Avenue
SUBJECT: Application for a variation to reduce the front property line to on-site parking from the required 20' to 13.17' for a proposed two-story, single family residence with an attached garage.
Application approved by voice vote. 4-0; yeas – Sercye Flores, Toia, and Williams (Doar absent).

*Amended at hearing

598-18-S **ZONING DISTRICT: B1-3** **WARD: 4**
APPLICANT: Albatross Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3101 S. Giles Avenue / 319 E. 31st Street
SUBJECT: Application for a special use to establish a residential use below the second floor for a proposed four-story, four dwelling unit building.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

599-18-S **ZONING DISTRICT: B1-3** **WARD: 4**
APPLICANT: Albatross Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3105 S. Giles Avenue
SUBJECT: Application for a special use to establish a residential use below the second floor for a proposed four-story, eight dwelling unit building.

OWNER: Same as applicant
PREMISES AFFECTED: 1848 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the front feature setback from the required 20' to 9.87', front setback from 11.22' to 9.87', north and south setback from 2' to zero, combined side setback from 5' to zero and the open space along the north and south end of the lot from 5' to zero on each side for a proposed attached garage with roof deck, open stairs, roof top stair/ elevator enclosure and roof deck.
Continued to December 21, 2018 at 2:00 p.m.

428-18-S **ZONING DISTRICT: B1-1** **WARD: 21**
APPLICANT: Unity Parenting and Counseling, Inc.
OWNER: First Insite Realty 79th and Ashland, LLC
PREMISES AFFECTED: 7955-59 S. Ashland Avenue
SUBJECT: Application for a special use to establish a temporary overnight shelter.
Application approved by voice vote. 5-0; yeas – Sercye, Doar, Flores, Toia, and Williams.

528-18-Z **ZONING DISTRICT: RS-2** **WARD: 33**
APPLICANT: 2805 Eastwood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2805 W. Eastwood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093', rear yard open space from 400 square feet to 268 square feet for a proposed two-story, single family residence.
Continued to December 21, 2018 at 2:00 p.m.

Motion to recess for five minutes made by the Chairman.

532-18-Z **ZONING DISTRICT: RT-4** **WARD: 45**
APPLICANT: Chicago Title and Land Trust 8002361424
OWNER: Same as applicant
PREMISES AFFECTED: 3721 N. Parkview Terrace
SUBJECT: Application for a variation to reduce the east front setback from 15' to zero, north setback from 7.47' to zero, to allow a 7' to 9' high fence with stone piers and a 4' north side setback to allow open access stair to the garage roof deck that serves an existing single family residence.
Continued to December 21, 2018 at 9:00 a.m. for vote. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, fourth Board member to read transcript and vote at the December Zoning Board of Appeals hearing.

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

Cal. Nos. 490-18-Z and 491-18-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia (Williams absent).

The Chairman moved to adjourn at 7:00 PM. Second by Toia. Motion carried 4-0; yeas – Sercye, Doar, Flores and Toia (Williams absent). Meeting adjourned.