

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- April 27, 2018

121 N. LaSalle Street- City Council Chambers

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Blake Sercye, Chairman

Sol Flores

Sam Toia

Amanda Williams

Chairman Sercye 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 (Sercye, Flores Toia, and Williams).

Motion to approve the correction of the minutes from the February 16, 2018 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercyc, Flores, Toia, and Williams.

Motion to approve the minutes from the March 16, 2018 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas - Sercye, Flores, Toia, and Williams.

Motion to approve the April 27, 2018 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas - Sercye, Flores, Toia and Williams.

9:00 A.M.

168-18-Z ZONING DISTRICT: RT-4 WARD: 2
APPLICANT: Dan White and Jennifer Haro
OWNER: Same as applicant
PREMISES AFFECTED: 1909 W. Wabansia Avenue
SUBJECT: Application for a variation to relocate the required 125.84 square feet of rear yard open space to a proposed garage rood deck that will serve a proposed three- story, single family residence with an attached garage.
Continued to May 18, 2018 at 9:00 a.m.

169-18-S ZONING DISTRICT: B3-1 WARD: 12
APPLICANT: Alfred A. Garza dba Triune Logistics, LLC
OWNER: Jose De Jesus Cortes Trust
PREMISES AFFECTED: 3354-58 W. 25th Street
SUBJECT: Application for a special use to establish a day laborer employment agency.
Continued to May 18, 2018 at 9:00 a.m.

170-18-Z ZONING DISTRICT: RS-3 WARD: 47
APPLICANT: Irene Sofil

OWNER: Same as applicant
PREMISES AFFECTED: 1746 W. Newport Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 16' to 10.31', west setback from 2' to 1.23', (east to be 3.19') combined side setback from 5' to 4.42' for a proposed third story addition at an existing two story single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

171-18-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Irene Sofil
OWNER: Same as applicant
PREMISES AFFECTED: 1746 W. Newport Avenue
SUBJECT: Application for a variation to increase in height from the maximum 30' by no more than 10% to 32.67' for a proposed third floor addition to an existing two story, single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

172-18-S **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: TM-1, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1810 S. Racine Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit building with rooftop stair way enclosure and detached three-car garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

173-18-Z **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: TM-1, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1810 S. Racine Avenue
SUBJECT: Application for a variation to reduce the rear yard setback on floors containing dwelling units from the required 30' to 2' for a proposed three-story, three dwelling unit building with rooftop stair enclosure and detached three-car garage.
Withdrawn

174-18-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Sonia Dua
OWNER: Same as applicant
PREMISES AFFECTED: 5053 N. Clark Street
SUBJECT: Application for a special use to establish a body art service (microblading).
Withdrawn

175-18-S
APPLICANT: The Drake Tower Apartments, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 174 E. Walton Place
SUBJECT: Application for a special use to establish a non-accessory public parking garage in an existing four-story, parking garage.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

176-18-S
APPLICANT: The Drake Tower Apartments, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 174 E. Walton Place
SUBJECT: Application for a special use to allow up to 45% (or fifteen parking spaces) of the thirty-four required parking spaces in an existing garage to be leased on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal thirty-two story, sixty-two dwelling unit building with one hundred and eight parking spaces.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

177-18-Z
APPLICANT: Skyriver Archer Development, LLC
OWNER: Chicago Title Land Trust Company, under Trust No. 10214
PREMISES AFFECTED: 3172-78 S. Archer Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 10' on floor containing dwelling units for a proposed four-story building with general retail sales and twenty-four dwelling units.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused).

178-18-Z
APPLICANT: 1966 N Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1966-68 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 13' on floors containing dwelling units for a proposed five story, sixteen dwelling unit building with ground floor retail, rooftop stairway and elevator enclosure.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

179-18-S
APPLICANT: Confluent Development, LLC
OWNER: First Nations Bank Trust No. 1833 dated March 19, 2015

OWNER: Same as applicant
PREMISES AFFECTED: 1503-05 W. George Street
SUBJECT: Application for a variation to reduce the front setback from 14.916' to 8.45', west from 2' to zero, east from 2' to zero, combined side setback from 5' to zero for the existing three-story building.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

185-18-S **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: Winterfell Castle, LLC
OWNER: Karkif Division 2, LLC
PREMISES AFFECTED: 1809 W. Division Street
SUBJECT: Application for a special use to establish a beauty salon.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

186-18-S **ZONING DISTRICT: C1-2** **WARD: 27**
APPLICANT: Americash Loans, LLC
OWNER: Western Lake Building, LLC
PREMISES AFFECTED: 149 N. Western Avenue
SUBJECT: Application for a special use to establish a pay day loan facility.
Application approved by voice vote. 3-0; yeas – Flores, Toia, and Williams (Sercye recused).

187-18-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: EZMB, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2404 W. Moffat Street
SUBJECT: Application for a variation to reduce the rear yard setback on floors containing dwelling units from the required 30' to 4.33' for a proposed four-story building with ground floor retail and seven dwelling units above.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

188-18-Z **ZONING DISTRICT: RM-5** **WARD: 46**
APPLICANT: 843 W. Agatite, LLC
OWNER: Maryville Academy
PREMISES AFFECTED: 839 W. Agatite Avenue
SUBJECT: Application for a variation to reduce the front setback from 14.88' to 1.33', the east and west setback from 5' each to zero, combined side setback from 10' to zero at the parking area and a 3.5' east and 5.16' west and combined 8.66' at the building for a proposed four-story, twenty unit building with rear on-site parking.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

189-18-Z **ZONING DISTRICT: RM-5** **WARD: 46**
APPLICANT: 843 W. Agatite, LLC
OWNER: Maryville Academy
PREMISES AFFECTED: 839 W. Agatite Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 700 square feet to zero for a proposed four-story, twenty unit building with rear on-site parking.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

190-18-Z **ZONING DISTRICT: RM-5** **WARD: 46**
APPLICANT: 843 W. Agatite, LLC
OWNER: Maryville Academy
PREMISES AFFECTED: 839 W. Agatite Avenue
SUBJECT: Application for a variation to reduce the required parking from twenty spaces to nineteen spaces for a proposed four-story, twenty dwelling unit building with rear on-site parking.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

191-18-S **ZONING DISTRICT: B1-1** **WARD: 14**
APPLICANT: Shop 47th, LLC
OWNER: Reginald Odom D.D.S
PREMISES AFFECTED: 4107 W. 47th Street 1st Floor
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

192-18-S **ZONING DISTRICT: B3-1** **WARD: 6**
APPLICANT: Roy B. Farmer
OWNER: Arlene Farmer
PREMISES AFFECTED: 401 E. 71st Street
SUBJECT: Application for a special use to establish a personal service.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

193-18-S **ZONING DISTRICT: B3-1** **WARD: 30**
APPLICANT: Leroy Silva DBA Leroy Avenue Barber Shop
OWNER: Leroy and Illiana Silva
PREMISES AFFECTED: 6136-38 W. Belmont Avenue
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

194-18-S **ZONING DISTRICT: B3-1** **WARD: 31**
APPLICANT: Tommie Rijos dba Tommiz Hair Place

OWNER: 2448 N Laramie, LLC
PREMISES AFFECTED: 2448 N. Laramie Avenue
SUBJECT: Application for a special use to establish a hair salon.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

195-18-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building and detached eight car garage.
Continued to June 15, 2018 at 9:00 a.m.

196-18-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 8,000 square feet to 7,350 square feet for a proposed four-story, eight dwelling unit building and a detached eight car garage.
Continued to June 15, 2018 at 9:00 a.m.

197-18-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to increase the permitted building height from the maximum 45' to 48.7' for a proposed four-story, eight dwelling unit building with a detached eight car garage.
Continued to June 15, 2018 at 9:00 a.m.

198-18-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-1624 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback from 1,323.0 square feet to 1,442.4 square feet for a proposed eight car detached garage that will serve a proposed four-story eight dwelling unit building.
Continued to June 15, 2018 at 9:00 a.m.

199-18-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: RDG 1302 Hoyne, LLC
PREMISES AFFECTED: 1302 N. Hoyne Avenue

OWNER: Same as applicant
SUBJECT: Application for a variation to reduce the north setback from 2.56' to zero, south setback from 2.56' to zero, combined side setback from 6.4' to zero, rear setback from 35.39' to zero and the required rear property line to a detached garage from 2' to zero for a proposed detached two car garage with new at grade courtyard area with a 14.17' tall masonry walls at perimeter and partial roof above accessory to an existing two-story, single family residence.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

200-18-S **ZONING DISTRICT: PMD #9** **WARD: 37**
APPLICANT: Stingray Auto Spa, Inc.
OWNER: Jose T. Garcia
PREMISES AFFECTED: 4710-12 W. Chicago Avenue
SUBJECT: Application for a special use to establish a car wash.
Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.

201-18-Z **ZONING DISTRICT: DX-7** **WARD: 3**
APPLICANT: 1419 S. Wabash Development Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 1417-19 S. Wabash Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 15' for a proposed ten-story, retail and sixty-two dwelling unit building (twenty- four efficiency units and thirty-eight dwelling units).
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

202-18-S **ZONING DISTRICT: DX-7** **WARD: 3**
APPLICANT: 51 E 14th Street Development Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 45-59 E. 14th Street
SUBJECT: Application for a special use to establish thirty-six required accessory off-site parking spaces to serve a proposed building at 1419 S. Wabash Avenue.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

203-18-S **ZONING DISTRICT: DX-7** **WARD: 3**
APPLICANT: 51 E 14th Street Development Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 45-59 E. 14th Street
SUBJECT: Application for a special use to lease out thirty-six spaces (41%) of the eighty-eight accessory parking to the proposed development

located at 1419 S. Wabash Avenue.

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

204-18-Z
APPLICANT: **ZONING DISTRICT: DX-7** **WARD: 3**
OWNER: 51 E 14th Street Development Corporation
PREMISES AFFECTED: Same as applicant
SUBJECT: 45-59 E. 14th Street
Application for a variation to reduce the rear setback from the required 30' to zero for a proposed fifteen-story retail and one hundred ninety-nine residential units (sixty-eight efficiency units and one hundred thirty-one dwelling units).
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

CONTINUANCES

50-18-S
APPLICANT: **ZONING DISTRICT: B3-2** **WARD: 39**
OWNER: Foster Shell Mart, Inc.
PREMISES AFFECTED: Riteline Properties, LLC
SUBJECT: 5147-49 N. Kimball Avenue / 3341-57 W. Foster Avenue
Application for a special use to establish a new one-story retail building with a one lane car wash to serve the existing gas station facility.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

110-18-Z
APPLICANT: **ZONING DISTRICT: C1-2** **WARD: 47**
OWNER: The Renslow, LLC
PREMISES AFFECTED: Same as applicant
SUBJECT: 5015-23 N. Clark Street
Application for a variation to reduce the rear setback from the required 5' to zero, the rear north east setback from 16' to zero for a proposed four-story retail and nine dwelling unit addition to an existing two-story, retail building.
Withdrawn

111-18-Z
APPLICANT: **ZONING DISTRICT: RT-4** **WARD: 1**
OWNER: K K Court Investment, Inc.
PREMISES AFFECTED: Same as applicant
SUBJECT: 2430 W. Moffat Street
Application for a variation to reduce the minimum lot area per unit from 3,000 square feet to 2,991.84 square feet for a proposed three-story, three dwelling unit building with a rooftop stairway.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Williams absent).

150-18-S	ZONING DISTRICT: B3-5	WARD: 50
APPLICANT:	Rabbi Eliezer Dimarsky	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2855 W. Touhy Avenue	
SUBJECT:	Application for a special use to establish a religious assembly facility.	
	Application approved by voice vote. 4-0; yeas – Sercye, Flores, Toia, and Williams.	

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 Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting went into closed session at 1:40 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting returned to open session at 1:58 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 131-18-S, 684-17-S, 13-18-Z, 14-18-Z and 15-18-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, Toia and Williams.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board at its regular meeting of March 16, 2018 made by the Chairman. Second by Williams. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams.

The Chairman moved to adjourn at 2:05 PM. Second by Flores. Motion carried 4-0; yeas – Sercye, Flores, Toia, and Williams. Meeting adjourned.

*Amended at hearing.