

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- January 18, 2018  
121 N. LaSalle Street- 2<sup>nd</sup> Floor City Council Chambers**

**PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS**

**Shaina Doar  
Sol Flores  
Sam Toia  
Amanda Williams**

**Acting Chairman Toia called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Toia, Doar, Flores and Williams).**

**Motion to approve the minutes from the December 21, 2018 regular meeting made by Toia. Second by Doar. Motion carried 4-0; yeas – Toia, Doar, Flores, and Williams.**

**Motion to approve the January 18, 2019 agenda made by Toia. Second by Williams. Motion carried 4-0; yeas – Toia, Doar, Flores and Williams.**

**9:00 A.M.**

**1-19-S    ZONING DISTRICT: C1-1                          WARD: 30  
APPLICANT:    PI Tower Development  
OWNER:    Marco Investments, LLC  
PREMISES AFFECTED:                                  3394 N. Milwaukee Avenue  
SUBJECT:    Application for a special use to establish a free standing 105' high wireless communication tower.  
**Application approved by voice vote. 3-1; yeas – Toia, Doar, Flores; nays - Williams.****

**2-19-Z    ZONING DISTRICT: C1-1                          WARD: 30  
APPLICANT:    PI Tower Development, LLC  
OWNER:    Marco Investments, LLC  
PREMISES AFFECTED:                                  3394 N. Milwaukee Avenue  
SUBJECT:    Application for a variation to reduce the rear setback from the required 30' to 8.2' for a proposed free standing 105' high wireless communication tower.  
**Application approved by voice vote. 3-1; yeas – Toia, Doar, Flores; nays - Williams.****

**3-19-Z    ZONING DISTRICT: C1-1                          WARD: 30  
APPLICANT:    PI Tower Development, LLC  
OWNER:    Marco Investments, LLC  
PREMISES AFFECTED:                                  3394 N. Milwaukee Avenue  
SUBJECT:    Application for a variation to increase the maximum height from**

75' to 105' for a proposed free standing wireless communication facility.

**Application approved by voice vote. 3-1; yeas – Toia, Doar, Flores; nays - Williams.**

**4-19-Z**   **ZONING DISTRICT: RT-4**                                 **WARD: 43**  
**APPLICANT:**   1963 N Dayton, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   1963 N. Dayton Street  
**SUBJECT:**   Application for a variation to reduce the front setback from the required 10.08' to 9', north setback from 2' to 1' (south setback to be 3'), combined side setback to be 4' for a proposed three-story, single family residence with a detached garage with a roof deck.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**5-19-S**   **ZONING DISTRICT: C2-5**                                 **WARD: 27**  
**APPLICANT:**   Chicago 925 Investment Partners, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   925 W. Chicago Avenue  
**SUBJECT:**   Application for a special use to expand an existing special use for two new dwelling units in the basement of an existing building with retail at ground floor and thirty- four dwelling units above for a total of thirty-six dwelling units.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**6-19-S**   **ZONING DISTRICT: C2-5**                                 **WARD: 27**  
**APPLICANT:**   Chicago Investment Partners, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   925 W. Chicago Avenue  
**SUBJECT:**   Application for a special use to reduce the number of required parking spaces from the required thirty-six spaces to seventeen for the expansion of an existing special use from thirty-four dwelling units to thirty-six dwelling units. This is a transit served location.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**7-19-S**   **ZONING DISTRICT: B2-5**                                 **WARD: 27**  
**APPLICANT:**   Van Hardin, LLC  
**OWNER:**   CA Residential 713 N Milwaukee, LLC  
**PREMISES AFFECTED:**   713 N. Milwaukee Avenue  
**SUBJECT:**   Application for a special use to establish a barber shop.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**8-19-Z**   **ZONING DISTRICT: RS-3**                                 **WARD: 23**  
**APPLICANT:**   Maria Rico

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5223 S. Kilbourn Avenue  
**SUBJECT:** Application for a variation to reduce the north setback from the required 2.4' to 1.1 (south to be 6.4'), combined side setback shall be 7.5' for a proposed second floor addition to the existing two-story, three dwelling unit building being converted to a single family residence.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**9-19-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** Faha Management, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2731 N. Southport Avenue  
**SUBJECT:** Application for a variation to reduce the north setback from the required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 37.25' to 2' for a proposed bridge connection from the rear of the existing building to a proposed roof deck.  
**Motion to approve by voice vote. 2-1; yeas – Toia and Doar; nays – Williams. Continued to February 15, 2019 at 9:00 a.m. 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 February Zoning Board of Appeals hearing.**

**10-19-Z** **ZONING DISTRICT: RS-3** **WARD: 26**  
**APPLICANT:** Cory Krieger  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2131 W. Race Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 10.30' to 3', rear setback from 25.20' to 2' combined side setback from 5' to zero for a proposed two-story, single family residence with two car garage with roof deck and stairs.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**11-19-Z** **ZONING DISTRICT: RS-3** **WARD: 26**  
**APPLICANT:** Cory Krieger  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2131 W. Race Avenue  
**SUBJECT:** Application for a variation to relocate the 143 square feet of the required 225 square feet of rear yard open space to the garage roof deck which is more than 4' above grade to serve a proposed two-story, single family residence.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**12-19-S   ZONING DISTRICT: B3-2                         WARD: 18**  
**APPLICANT:** Guz Tzoumas  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 8500-02 S. Pulaski Road  
**SUBJECT:** Application for a special use to establish a one lane drive-through to serve a proposed one-story restaurant.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**13-19-S   ZONING DISTRICT: B3-2                         WARD: 47**  
**APPLICANT:** Alan Coyle  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2402-06 W. Cuyler Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit town house building.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores, and Williams (Toia absent).**

**14-19-Z   ZONING DISTRICT: B3-2                         WARD: 47**  
**APPLICANT:** Alan Coyle  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2402-06 W. Cuyler Avenue  
**SUBJECT:** Application for a variation to reduce the front wall facing a public street for a townhome from the required 12' to .33', the rear setback for a townhome end facing wall from a public street from 5' to .25', the rear wall facing a side property line from 12' to zero, for a proposed three dwelling unit townhouse building.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores, and Williams (Toia absent).**

**15-19-Z   ZONING DISTRICT: B3-2                         WARD: 47**  
**APPLICANT:** Alan Coyle  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2402-06 W. Cuyler Avenue  
**SUBJECT:** Application for a variation to relocate the required 200 square feet of private yard area per unit to be located on a deck or patio that is greater than 4' from grade for a proposed three-story, three dwelling unit townhouse building with private roof decks, rear open balconies and garage with roof deck and access stair.  
**Application approved by voice vote. 3-0; yeas – Doar, Flores, and Williams (Toia absent).**

**16-19-Z   ZONING DISTRICT: RM-4.5                         WARD: 33**  
**APPLICANT:** 3217 Troy, LLC

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3215 N. Troy Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 13.09' to 7.58' for a proposed three-story, three dwelling unit building with a detached three-car garage.  
**Application approved by voice vote. 3-0; yeas – Toia, Flores, and Williams (Doar absent).**

**17-19-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** George Street Development, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1246 W. George Street  
**SUBJECT:** Application for a variation to reduce the front setback from 4.25' to zero, east setback from 2' to zero, west setback from 2' to zero, combined side setback from 5' to zero for a proposed third story addition, rear roof decks, and open stairs for roof deck access on the existing office building to be converted to a single family residence.  
**Application approved by voice vote. 3-0; yeas – Toia, Flores, and Williams (Doar absent).**

**18-19-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** George Street Development, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1246 W. George Street  
**SUBJECT:** Application for a variation to relocate the required 199.88 square feet of rear yard open space to a deck that is more than 4' above grade for an existing office building to be converted to a single family residence.  
**Application approved by voice vote. 3-0; yeas – Toia, Flores, and Williams (Doar absent).**

**19-19-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** George Street Development, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1246 W. George Street  
**SUBJECT:** Application for a variation to expand the existing floor area by no more than 14.98% (640.07 square feet) for a total of 4,906.82 square feet for a proposed third floor addition, roof deck and open stairs to access roof decks for the existing office building to be converted to a single family residence.  
**Application approved by voice vote. 3-0; yeas – Toia, Flores, and Williams (Doar absent).**

**20-19-Z** **ZONING DISTRICT: B3-1** **WARD: 35**  
**APPLICANT:** L2W, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3801 W. Fullerton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 24.75' for a proposed second floor addition with two dwelling units to an existing one-story building with retail, restaurant with outdoor patio at grade.  
**Application approved by voice vote. 3-0; yeas – Toia, Flores, and Williams (Doar absent).**

**21-19-Z** **ZONING DISTRICT: B3-1** **WARD: 35**  
**APPLICANT:** L2W, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3801 W. Fullerton Avenue  
**SUBJECT:** Application for a variation to reduce the required on-site parking spaces from three to two for a proposed second floor addition with two dwelling units to the existing one-story building with retail, restaurant with outdoor patio at grade.  
**Application approved by voice vote. 3-0; yeas – Toia, Flores, and Williams (Doar absent).**

**22-19-Z** **ZONING DISTRICT: C3-1** **WARD: 29**  
**APPLICANT:** Tauhida Melendez dba House of Thrones Events  
**OWNER:** Luxe Galewood Owner, LLC  
**PREMISES AFFECTED:** 6528 W. North Avenue  
**SUBJECT:** Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge within an event space which is located within 125' of a residential zoning district.  
**Continued to February 15, 2019 at 2:00 p.m.**

**23-19-S** **ZONING DISTRICT: RM-5** **WARD: 24**  
**APPLICANT:** Greater Rock Development Corporation  
**OWNER:** Greater rock Missionary Baptist Church  
**PREMISES AFFECTED:** 700 S. Independence Boulevard  
**SUBJECT:** Application for a special use to establish a community center.  
**Application approved by voice vote. 3-0; yeas – Toia, Flores, and Williams (Doar absent).**

**24-19-S** **ZONING DISTRICT: B3-2** **WARD: 26**  
**APPLICANT:** Celebrity Lashes Inc. / Valentyna Parashchak  
**OWNER:** Dalivu, LLC Bernard Huang  
**PREMISES AFFECTED:** 910 N. Western Avenue  
**SUBJECT:** Application for a special use to establish a hair/ nail salon.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**25-19-Z** **ZONING DISTRICT: B2-2** **WARD: 32**  
**APPLICANT:** EZMB, LLC  
**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2016 W. Webster Avenue  
**SUBJECT:** Application for a variation to reduce the lot area from the required 3,000 square feet to 2,725 square feet for a proposed four-story, three dwelling unit building.  
**Motion to approve made by voice vote. 2-2; yeas – Doar and Flores; nays – Toia and Williams. Application denied for failure to receive 3 affirmative votes.**

**26-19-Z** **ZONING DISTRICT: B2-2** **WARD: 32**  
**APPLICANT:** EZMB, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2016 W. Webster Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 18'-6" for a proposed garage roof deck with access from the porch of the proposed four-story, three dwelling unit building.  
**Motion to approve made by voice vote. 2-2; yeas – Doar and Flores; nays – Toia and Williams. Application denied for failure to receive 3 affirmative votes.**

**27-19-Z** **ZONING DISTRICT: B3-3** **WARD: 1**  
**APPLICANT:** MF Group, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2246 N. Western Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 3' on floors containing dwelling units for a proposed four-story building with ground floor commercial and three dwelling units above with an attached three car garage.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**28-19-Z** **ZONING DISTRICT: DX-5** **WARD: 42**  
**APPLICANT:** Hans Kebritchi  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 714 N. Wells Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 1.96' for a proposed rear three-story addition with roof deck and roof deck and attached three car garage for the existing three-story mixed use building.  
**Continued to February 15, 2019 at 2:00 p.m.**

**29-19-Z** **ZONING DISTRICT: DX-5** **WARD: 42**  
**APPLICANT:** Hans Kebritchi  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 714 N. Wells Street  
**SUBJECT:** Application for a variation to reduce the required off street parking spaces from two to one for a proposed rear three-story addition with roof deck and stairs and an attached one car garage for the

existing three-story mixed use building.  
**Continued to February 15, 2019 at 2:00 p.m.**

**30-19-S**   **ZONING DISTRICT: B3-1**                         **WARD: 29**  
**APPLICANT:**   Altine Collier  
**OWNER:**   Sameh Abuaqel  
**PREMISES AFFECTED:**                             5842 W. North Avenue  
**SUBJECT:**   Application for a special use to establish a hair braiding salon.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**31-19-S**   **ZONING DISTRICT: B3-1**                         **WARD: 23**  
**APPLICANT:**   Emer Gomez  
**OWNER:**   Monica Magdaleno  
**PREMISES AFFECTED:**                             7008 W. Archer Avenue  
**SUBJECT:**   Application for a special use to establish a hair salon.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**32-19-S**   **ZONING DISTRICT: B3-2**                         **WARD: 32**  
**APPLICANT:**   The Fade Lounge, LLC  
**OWNER:**   Perducci, LLC  
**PREMISES AFFECTED:**                             3035 W. Fullerton Avenue  
**SUBJECT:**   Application for a special use to establish a barber shop.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**33-19-Z**   **ZONING DISTRICT: RS-1**                         **WARD: 41**  
**APPLICANT:**   Board of Education  
**OWNER:**   Public Building Commission  
**PREMISES AFFECTED:**                             6530 W. Bryn Mawr Avenue  
**SUBJECT:**   Application for a variation to reduce the rear setback from the required 50' to 11.33', south side setback from 28.75' to 16.17' (north to be 28.75'), for proposed accessory recreational equipment including a turf field with backstop, bleachers with pressbox, light poles, 20' high chain link fence, and two new tennis courts to serve the existing high school.  
**Continued to February 15, 2019 at 2:00 p.m.**

**34-19-S**   **ZONING DISTRICT: B3-1**                         **WARD: 39**  
**APPLICANT:**   Mariana C. Deaconu dba MCD Defined Beauty Inc.  
**OWNER:**   Ladd Kulhanek  
**PREMISES AFFECTED:**                             6318 N. Cicero Avenue  
**SUBJECT:**   Application for a special use to establish a beauty salon.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**35-19-S**   **ZONING DISTRICT: B3-1**                         **WARD: 39**



**APPLICANT:** Mariana C Deaconu dba MCD Defined Beauty, Inc.  
**OWNER:** Ladd Kulhanek  
**PREMISES AFFECTED:** 6318 N. Cicero Avenue  
**SUBJECT:** Application for a special use to establish a body art service (micro-blading, machine and blade).  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**36-19-S** **ZONING DISTRICT: B3-1** **WARD: 50**  
**APPLICANT:** Congregation Ohel Tefilah  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2733 W. Touhy Avenue  
**SUBJECT:** Application for a special use to establish a religious assembly within an existing one-story building.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**37-19-S** **ZONING DISTRICT: B3-1** **WARD: 50**  
**APPLICANT:** Congregation Ohel Tefillah  
**OWNER:** 2723 Touhy, LLC  
**PREMISES AFFECTED:** 2723 W. Touhy Avenue  
**SUBJECT:** Application for a special use to establish nine accessory offsite parking spaces to serve the proposed religious assembly located at 2733 W. Touhy Avenue.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**38-19-S** **ZONING DISTRICT: C2-3** **WARD: 47**  
**APPLICANT:** FBF, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1212 W. Carmen Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed five-story, nine dwelling unit building.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**39-19-Z** **ZONING DISTRICT: RS-3** **WARD: 32**  
**APPLICANT:** Joseph and Joanne Siciliano  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3131 N. Hoyne Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 11.40' to 5.42', north setback from 3' to .93' for a proposed open front porch and a second floor addition to the existing single family residence.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**40-19-S** **ZONING DISTRICT: C2-3** **WARD: 28**

**APPLICANT:** Raina Western, LLC  
**OWNER:** Trust 5025983, LLC series 2000 S Western  
**PREMISES AFFECTED:** 2000 S. Western Avenue  
**SUBJECT:** Application for a special use to establish a one-lane drive through for a proposed fast food restaurant.  
**Withdrawn.**

**41-19-Z ZONING DISTRICT: RT-4 WARD: 49**  
**APPLICANT:** Touhy Court Condominium Association  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1813-19 W. Touhy Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 15' to zero, east setback from 5' to zero (west to be zero), combined side setback from 10' to zero for a 6.42' high iron fence at the front of the existing three-story building.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**42-19-Z ZONING DISTRICT: RS-3 WARD: 37**  
**APPLICANT:** Rafael Brisuela  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3959 W. Ontario Street  
**SUBJECT:** Application for a variation to reduce the east setback from 2' to zero, (west to be zero), combined side setback from 3.2' to zero for a proposed rear one-story addition on to an existing single family residence.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**43-19-Z ZONING DISTRICT: RS-3 WARD: 28**  
**APPLICANT:** Marek Sasadeusz  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4931 W. Monroe Street  
**SUBJECT:** Application for a variation to increase the density not to exceed more than one unit from the original two units to three units in an existing two-story building.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**44-19-S ZONING DISTRICT: B3-2 WARD: 1**  
**APPLICANT:** Nader Yahya  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2010 W. Division Street  
**SUBJECT:** Application for a special use to expand an existing liquor store located at 2006 W. Division Street into 2010 W. Division Street.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**45-19-Z**    **ZONING DISTRICT: RS-3**                        **WARD: 33**  
**APPLICANT:**                                         Alvaro Santamaria  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                         3358 W. Cuyler Street  
**SUBJECT:**    Application for a variation to reduce the front setback from the required 12.13' to 9.09', west setback from 2' to 0.57', east setback from 2' to 1.83', combined side setback from 5' to 2.4' for a proposed third story dormer addition, front one story open porch with roof, rear two story open porch for the existing three-story, three dwelling unit building.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**46-19-Z**    **ZONING DISTRICT: RS-3**                        **WARD: 33**  
**APPLICANT:**                                         Alvaro Santamaria  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                         3358 W. Cuyler Avenue  
**SUBJECT:**    Application for a variation to expand the existing floor area of 3,051.73 square feet by 82.08 square feet which is no more than 2.69% with a proposed third story dormer addition to the existing three-story, three dwelling unit building.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**47-19-Z**    **ZONING DISTRICT: RT-4**                        **WARD: 43**  
**APPLICANT:**                                         Dayton 1909, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                         1909 N. Dayton Street  
**SUBJECT:**    Application for a variation to reduce the rear setback from the required 35' to 2', north setback from 2' to zero (south to be zero), combined side setback from 5' to zero for a proposed three-story, single family residence with roof deck and an attached garage with roof deck.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**48-19-Z**    **ZONING DISTRICT: B2-3**                        **WARD: 1**  
**APPLICANT:**                                         Ashler, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                         1734 N. California Avenue  
**SUBJECT:**    Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed four-story, three dwelling unit building with an attached three car garage.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Williams (Flores absent).**

**49-19-Z**    **ZONING DISTRICT: RT-4**                        **WARD: 43**

**APPLICANT:** Matt and Julie Simon  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1938 N. Dayton Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 35' to zero for a proposed 10' masonry privacy wall with a wood and steel sliding gate 2' from the rear lot line of the existing single family residence with one parking space.  
**Motion to approve with conditions. 1-2; yeas – Toia; nays – Doar and Williams. Continued to February 15, 2019 at 9:00 a.m. 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 February Zoning Board of Appeals hearing.**

**CONTINUANCES**

**331-18-S                                        ZONING DISTRICT: B3-3                        WARD: 26**  
**APPLICANT:** Jester Properties, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1709 N. Kedzie Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with a detached three car garage.  
**Dismissed for want of prosecution.**

**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 drive-through use building and a two-story car wash use building.  
**Continued to March 15, 2019 at 2:00 p.m.**

**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.  
**Continued to March 15, 2019 at 2:00 p.m.**

**VOTE ONLY**

**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.  
**Application approved with conditions by voice vote. Flores and Toia voted to approve the application with both the access stair and the fence. Doar and Williams voted to approve the application with the access stair but not the fence. Sercye was recused.**

**The Acting Chairman moved to recess at 2:00 PM. Second by Doar. Motion carried 4-0; yeas - Toia, Doar, Flores and Williams.**

**The Board reconvened at 2:35 PM. The Acting Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Toia, Doar, Flores, and Williams). Flores arrived at 2:35 PM.**

**2:00 P.M.**

**50-19-Z                                ZONING DISTRICT: RS-2                                WARD: 6**  
**APPLICANT:** The LYTE Collective  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 7604 S. St. Lawrence Avenue  
**SUBJECT:** Application for a variation to increase the existing floor area from 0.65 to 1.463 for a proposed two-story elevator addition on the existing three story community center building.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**51-19-Z                                ZONING DISTRICT: RS-2                                WARD: 6**  
**APPLICANT:** The LYTE Collective  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 7604 S. St. Lawrence Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 15, to zero (north to be zero) for a proposed two-story elevator addition on an existing three-story, community center building.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**52-19-Z                                ZONING DISTRICT: B3-5                                WARD: 1**  
**APPLICANT:** Oasis of Bucktown, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2400 W. Wabansia Avenue / 1700-08 N. Western Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to zero for a proposed five-story building with ground

floor retail, twenty-nine car interior garage and sixty dwelling units.

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

**53-19-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: B3-5**

**WARD: 1**

Oasis of Bucktown

Same as applicant

2400 W. Wabansia Avenue / 1700-08 N. Western Avenue

Application for a variation to reduce one 8' x 18' parking space for a proposed five-story building with ground floor retail, twenty-nine interior parking spaces and sixty dwelling units above.

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

**54-19-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: B3-5**

**WARD: 1**

Oasis of Bucktown, LLC

Same as applicant

2400 W. Wabansia Avenue / 1700-08 N. Western Avenue

Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed five-story building with ground floor retail, twenty-nine interior parking spaces and sixty dwelling units above.

**Withdrawn.**

**55-19-S**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RM-6**

**WARD: 48**

Loyola University of Chicago c/o Wayne Magdziarz

Same as applicant

6314 N. Winthrop Avenue

Application for a special use to establish an eight-story, four hundred and two bed residence hall (Group Living not otherwise classified) building with two dwelling units.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**56-19-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RM-6**

**WARD: 48**

Loyola University of Chicago c/o Wayne Magdziarz

Same as applicant

6314 N. Winthrop Avenue

Application for a variation to reduce the front setback from the required 15' to zero, north and south setback from 20' to zero, rear setback from 45' to 24.66' for a proposed eight story, four-hundred and two bed residence hall building (group living not otherwise classified) with two dwelling units.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**57-19-Z**

**ZONING DISTRICT: B3-3**

**WARD: 25**

**APPLICANT:** Kings 23 Development, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 219 W. 23rd Street  
**SUBJECT:** Application for a variation to reduce the front setback from 0.63' to zero, rear setback from 30' to 20' on floors containing dwelling units for a proposed four-story building with ground floor office and six dwelling units above.  
**Application approved by voice vote. 3-0; yeas – Toia, Flores, and Williams (Doar absent).**

**58-19-Z** **ZONING DISTRICT: B3-3** **WARD: 25**  
**APPLICANT:** Kings 23 Development, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 217 W. 23rd Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story building with ground floor office and six dwelling units above.  
**Application approved by voice vote. 3-0; yeas – Toia, Flores, and Williams (Doar absent).**

**59-19-Z** **ZONING DISTRICT: B1-3** **WARD: 5**  
**APPLICANT:** 312 Properties, LLC- 1645 E. 53rd Street  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1645 E. 53rd Street  
**SUBJECT:** Application for a variation to reduce the west setback from 2' to zero for a proposed third and fourth floor addition and a rear three-story addition to convert the existing two-story office building to a mixed use building with medical office on the first floor and four dwelling unit.  
**Application approved by voice vote. 3-0; yeas – Toia, Doar, and Flores (Williams absent).**

**60-19-S** **ZONING DISTRICT: B3-3** **WARD: 2**  
**APPLICANT:** Sandler Innovations, LLC  
**OWNER:** Chabad Living Room, LLC  
**PREMISES AFFECTED:** 1632 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to establish a barber shop.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**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 6.41', combined side setback from 36.02' to 7.88' for the existing one story, single

family residence to remain at 2939 W. Catalpa. A single family residence is proposed for 2947 W. Catalpa Avenue.

**Continued to February 15, 2019 at 2:00 p.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.

**Continued to February 15, 2019 at 2:00 p.m.**

**63-19-S**

**ZONING DISTRICT: M3-2**

**WARD: 41**

**APPLICANT:**

Touhy Avenue Operating Company

**OWNER:**

Touhy Avenue Land Company, LLC

**PREMISES AFFECTED:**

12521 W. Touhy Avenue

**SUBJECT:**

Application for a special use to establish an adult book store in an existing one-story building. The applicant wishes to modify an existing special use which was granted in Cal. No. 279-02-S, provided Joseph and Meghan Musso remained the sole shareholders.\*

**Application approved with conditions by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**64-19-S**

**ZONING DISTRICT: B3-3**

**WARD: 44**

**APPLICANT:**

Jose A. Flores dba Platinum Fades

**OWNER:**

Woody Slaymaker

**PREMISES AFFECTED:**

3309 N. Clark Street

**SUBJECT:**

Application for a special use to establish a barber shop.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**65-19-S**

**ZONING DISTRICT: B3-1**

**WARD: 15**

**APPLICANT:**

Javier Lebron

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

4454-56 S. Western Avenue

**SUBJECT:**

Application for a special use to establish a tavern on the first and second floor of an existing building.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**66-19-Z**

**ZONING DISTRICT: B3-1**

**WARD: 15**

**APPLICANT:**

Javier Lebron

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

4454-56 S. Western Avenue



**SUBJECT:** Application for a variation to establish a public place of amusement license on the first and second floor of a proposed tavern to provide live entertainment, music, DJ, and cover charge within an existing building which is located within 125' of a residential zoning district.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

\*Amended at hearing

**67-19-Z**   **ZONING DISTRICT: RT-4**                         **WARD: 32**  
**APPLICANT:** 2230 Seeley, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2232 N. Avondale Avenue / 2230 N. Seeley Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 6.68' to zero, rear setback from 16.72' to 2', front rooftop enclosure setback from 20' to 17' for a proposed three-story, four dwelling unit building with four car garage and a nine foot fence.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**68-19-Z**   **ZONING DISTRICT: RT-4**                         **WARD: 32**  
**APPLICANT:** 2230 Seeley, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2232 N. Avondale Avenue / 2230 N. Seeley Avenue  
**SUBJECT:** Application for a variation to relocate the required 278.97 square feet of rear yard open space to the proposed garage roof deck which will serve the proposed three-story, four dwelling unit building.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**69-19-S**   **ZONING DISTRICT: C1-2**                         **WARD: 25**  
**APPLICANT:** Jefferson Street Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1835-39 S. Canalport Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with rear detached two and four car garage with roof deck and two open parking spaces.  
**Application approved by voice vote. 3-1; yeas – Toia, Flores, and Williams; nays - Doar.**

**70-19-Z**   **ZONING DISTRICT: C1-2**                         **WARD: 25**  
**APPLICANT:** Jefferson Street Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1835-39 S. Canalport Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit

building with rear detached two and four car garage with roof decks and open bridge from the rear porch to the roof deck.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**71-19-S**                                 **ZONING DISTRICT: B3-2**                         **WARD: 48**  
**APPLICANT:**                         Plan 9, LLC dba Rocket Tattoo  
**OWNER:**                                 Ljubo and Carolyn Pejovic  
**PREMISES AFFECTED:**             1008 W. Argyle Street  
**SUBJECT:**                                 Application for a special use to establish a body art service (tattoo).  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**72-19-S**                                 **ZONING DISTRICT: B3-3**                         **WARD: 28**  
**APPLICANT:**                         Alexander Memmen  
**OWNER:**                                 Zonia Borda & Timothy J.K. Griffiths  
**PREMISES AFFECTED:**             713-15 S. Western Avenue  
**SUBJECT:**                                 Application for a special use to establish a residential use below the second floor for the conversion of an existing at grade commercial space to a residential dwelling unit. There will be a total of two dwelling units.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**73-19-Z**                                 **ZONING DISTRICT: RM-4.5**                     **WARD: 1**  
**APPLICANT:**                         Dubbs Enterprise, LLC / Jason Williams  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**             1406-12 N. Washtenaw Street  
**SUBJECT:**                                 Application for a variation to subdivide an existing lot which will result in two new zoning lots which shall reduce the front setback from the required 15' to zero, south setback from 3.56' to zero, (north to be 8.98') , rear yard setback from 37.5' to zero for 1408-12 N. Washtenaw, 1406 N. Washtenaw shall reduce the front setback from 15' to 4', north and south setback shall be zero each, rear yard setback from 37.5' to zero to subdivide one zoning lot into two lots. The lot at 1406 shall contain a one and three story four dwelling unit building. 1408-12 shall contain three dwelling units in front and a rear single family coach house.  
**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**74-19-Z**                                 **ZONING DISTRICT: RM-4.5**                     **WARD: 1**  
**APPLICANT:**                         Dubbs Enterprises, LLC / Jason Williams  
**OWNER:**                                 Same as applicant  
**PREMISES AFFECTED:**             1406 N. Washtenaw Street  
**SUBJECT:**                                 Application for a variation to reduce the rear yard open space from

the required 252.93 square feet to zero for a subdivided zoning lot. The existing one and three story building shall remain and be converted to a four-dwelling unit building.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**75-19-Z**

**ZONING DISTRICT: C1-2**

**WARD: 47**

**APPLICANT:**

Big Blue Swim School, LLC

**OWNER:**

4207 N. Western, LLC

**PREMISES AFFECTED:**

4207 N. Western Avenue

**SUBJECT:**

Application for a variation to reduce the east setback from the required 6.7' to zero for a proposed 8.25' high solid fence along the east property line on a lot containing an existing one-story building.

**Continued to February 15, 2019 at 2:00 p.m.**

**76-19-S**

**ZONING DISTRICT: B3-3**

**WARD: 47**

**APPLICANT:**

Frances M. Vera

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

1338 W. Irving Park Road

**SUBJECT:**

Application for a special use to establish a business live / work unit in an existing three-story, mixed use building.

**Application approved by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

### CONTINUANCES

**534-18-S**

**ZONING DISTRICT: C1-2**

**WARD: 2**

**APPLICANT:**

1913 Northco, LLC

**OWNER:**

JFS 1913-19 North Avenue, LLC

**PREMISES AFFECTED:**

1913-17 W. North Avenue

**SUBJECT:**

Application for a special use to establish an outdoor roof top patio to serve an existing restaurant.

**Application approved with conditions by voice vote. 4-0; yeas – Toia, Doar, Flores, and Williams.**

**535-18-Z**

**ZONING DISTRICT: C1-2**

**WARD: 2**

**APPLICANT:**

1913 Northco, LLC

**OWNER:**

JFS 1913-19 North Avenue, LLC

**PREMISES AFFECTED:**

1913-17 W. North Avenue

**SUBJECT:**

Application for a variation to establish a transit served location to allow a reduction of the on-site required parking by up to 100% for a proposed outdoor roof top patio to serve an existing restaurant.

**Application approved with conditions by voice vote. 4-0; yeas – Toia, Doar, Flores, 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 Acting Chairman. Second by Williams. Motion carried 4-0; yeas – Toia, Doar, Flores, and Williams. Meeting went into closed session at 6:35 PM.**

**Motion to return to open session made by the Acting Chairman. Second by Doar. Motion carried 4-0; yeas – Toia, Doar, Flores, and Williams. Meeting returned to open session at 7:20 PM.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of December 21, 2018, with the exception of Board Cal. Nos. 404-18-Z made by the Acting Chairman. Second by Williams. Motion carried 4-0; yeas – Toia, Doar, Flores, and Williams.**

**The Chairman moved to adjourn at 7:35 PM. Second by Williams. Motion carried 4-0; yeas – Toia, Doar, Flores and Williams. Meeting adjourned.**