

**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).

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
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

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: Sasafra.net, 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.

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

180-19-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue
SUBJECT: Application for a variation to increase the area occupied by an accessory building from the maximum 538.69 square feet to 546.09 square feet for a detached three car garage with roof deck and an existing stair to remain to allow for a three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

181-19-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Shoreditch, LLC
OWNER: Same as applicant
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

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

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
OWNER: Same as applicant
PREMISES AFFECTED: 3259 N. Racine Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from 1,000 to 993.32 (which is less than 10%) for a proposed Three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

61-19-Z **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 Grief
PREMISES AFFECTED: 1638 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the front setback from the required 25.93' to 9.45', north from 2' to zero (south to be 3.33'),

combined side setback from 4.80' to 3.33' for a proposed four-story, two dwelling unit building and an existing two car garage.

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

79-19-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RM-4.5

WARD: 43

Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series

Same as applicant

1877 N. Halsted Street

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

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RM-4.5

WARD: 43

Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series

Same as applicant

1877 N. Halsted Street

Application for a variation to relocate the required 832.35 square feet of rear yard open space to a deck or patio which is more than 4' above grade for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and access stairs.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

81-19-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RM-4.5

WARD: 43

Shepherd Real Estate Subsidiary, LLC- 1901 Halsted Series

Same as applicant

1877 N. Halsted Street

Application for a variation to allow a 16' wide driveway along a pedestrian street to access required parking on a lot that does not have alley access for a proposed four-story, twelve dwelling unit building with an attached thirteen car garage with roof decks and stairs for access.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia (Williams absent).

82-19-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RM-4.5

WARD: 43

Shepherd Real Estate Subsidiary, LLC-1901 Halsted Series

Same as applicant

1877 N. Halsted Street

Application for a variation to reduce the required 25% of street facing transparent window area from the required 291.6 square feet to 218.7 square feet and to allow a recessed entry along a pedestrian street that is 22.31' in width and 15.13' in depth for a

