

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- MAY 19, 2023
IN-PERSON MEETING
121 N. LaSalle Street – SECOND FLOOR ROOM 201-A**

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, SECOND FLOOR- ROOM 201-A.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Brian Sanchez, Chairman
Angela Brooks
Vaishali Rao
Sam Toia**

Chairman Sanchez called the meeting to order at 9:00 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Brooks, Rao, and Toia).

Motion to approve the minutes for the April 21, 2023 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Rao, and Toia.

Motion to approve the agenda for the May 19, 2023 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Rao, and Toia.

9:00 AM

CONTINUANCES

118-23-A APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 365 Outdoor, LLC Lincoln Park Acquisitions, LLC 2624-26 N. Lincoln Avenue Application for an appeal from the office of the Zoning Administrator in refusing to permit the establishment of an off premise-sign which is located on a pedestrian street. The sign is also located within 100 feet of a residential district which is prohibited. The permit application listed a total sign face area of 338 square feet. The street frontage is listed as 25 feet. The property is in a B3 zoning district which allows a maximum square footage of all signs on the zoning lot of four times the street frontage or 1500 square feet whichever is less pursuant to section 17-12-1003-8. The sign area would exceed the maximum area allowance by 238 square feet and therefore is prohibited. Motion to remand to Zoning Administrator for further consideration in light of new evidence made by Chairman.	WARD: 43
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Continued to August 18, 2023 for status on remand. Motion carried 4-0; yeas – Chairman, Brooks, Rao, and Toia.

40-23-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Chicago Trust Company, N. A (Trust # BEV-4182)
OWNER: Same as applicant
PREMISES AFFECTED: 65-77 E. 50th Street
SUBJECT: Application for a variation to reduce the front wall setback facing a public street from the required 10' to 3' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car garage and roof top decks with operable pergolas.
Continued to July 21, 2023

41-23-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Chicago Trust Company, N.A. (Trust # BEV-4182)
OWNER: Same as applicant
PREMISES AFFECTED: 65-77 E. 50th Street
SUBJECT: Application for a variation to increase the building height from the maximum 47' to 49' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car garage and roof top decks with operable pergolas.
Continued to July 21, 2023

42-23-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Chicago Trust Company, N.A. (Trust # BEV-4182)
OWNER: Same as applicant
PREMISES AFFECTED: 65-77 E. 50th Street
SUBJECT: Application for a variation to eliminate the 7' landscape setback (with one tree and a few shrubs) along south Michigan Avenue and to eliminate interior landscape (around 176 square feet with one tree) for the proposed seven dwelling unit townhouse development.
Continued to July 21, 2023

98-23-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 1909 W. Schiller Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 1909-11 W. Schiller Street
SUBJECT: Application for a variation to reduce the front setback on Evergreen Avenue from the required 11.4' to zero, the rear parking setback on from the front property line on W. Evergreen Avenue to prevent obstruction of the sidewalk by parked cars from 20' to zero and to reduce the west side setback from 3.68' to 1.9' (east to be 2.99') combined side yard setback from 9.2' to 4.89' for the as-built three-story, four dwelling unit building with roof top deck and roof top stairway enclosure and as built four car private garage on a through lot.
Continued to July 21, 2023

105-23-S **ZONING DISTRICT: RT-4** **WARD: 16**
APPLICANT: West Care Illinois, Inc.

OWNER: Catholic Bishop of Chicago
PREMISES AFFECTED: 1850 W. Garfield Boulevard
SUBJECT: Application for a special use to convert an existing two-story building to a transitional residence for a licensed recovery home for up to twenty-eight residents.
Withdrawn

114-23-S **ZONING DISTRICT: C1-2** **WARD: 7**
APPLICANT: 2310 E. 79th Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2310 E. 79th Street
SUBJECT: Application for a special use to establish a gas station with the replacement of the accessory convenience store with a proposed one-story, 2,095.54 square foot building to serve a four-pump gas station.
Continued to July 21, 2023

115-23-Z **ZONING DISTRICT: C1-2** **WARD: 7**
APPLICANT: 2310 E. 79th, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2310 E. 79th Street
SUBJECT: Application for a variation to reduce the lot area from the required 20,000 square feet to 17,855 square feet for a proposed four-pump gas station with new one-story accessory convenience store.
Continued to July 21, 2023

REGULAR CALL

159-23-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Gerardo Garcia & Tania Tavares
OWNER: Same as applicant
PREMISES AFFECTED: 3551 W. Evergreen Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 16.57' to 10', west side setback from 4.77' to zero (east to be 0.5'), combined side yard setback from 11.91' to 0.5' for a proposed two-story, single-family residence with an attached one car garage accessed from new driveway.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Rao, and Toia.

160-23-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Gerardo Garcia & Tania Tavares
OWNER: Same as applicant
PREMISES AFFECTED: 3551 W. Evergreen Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 225 square feet to zero for a proposed two-story, single-family residence with an attached one car garage accessed from new driveway.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Rao, and Toia.

