

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- September 20, 2019
121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Farzin Parang
Zurich Esposito
Sylvia Garcia
Jolene Saul
Sam Toia
Timothy Knudson**

Chairman Parang called the meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Esposito, Garcia, Saul, and Toia). Newly appointed alternate member Timothy Knudson was present for the morning session but took no part in the morning hearings or deliberations on said hearings as he was present solely in an observational capacity.

Motion to approve the minutes from the August 16, 2019 regular meeting made by Toia. Second by Chairman. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the September 20, 2019 agenda made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

9:00 A.M.

Request for special use extension

382-18-S	ZONING DISTRICT: B3-1	WARD: 31
APPLICANT:	Canine Therapy Corps	
OWNER:	The El Marro Land Trust	
PREMISES AFFECTED:	3918 W. Fullerton Avenue	
SUBJECT:	Application for a special use to establish a shelter and boarding kennel (animal training).	
	Motion to approve extension made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.	

Regular Call

460-19-S	ZONING DISTRICT: RM-6.5	WARD: 2
APPLICANT:	One Parking 707 Inc.	
OWNER:	1415 Condominium Association	
PREMISES AFFECTED:	1415 N. Dearborn Street	
SUBJECT:	Application for a special use to establish non-accessory parking in an existing twenty-seven story building by using eleven of the	

forty-five required parking spaces.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

461-19-S ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: John McGowan d/b/a/ Serenity Nails, LLC

OWNER: Amin Ijbara

PREMISES AFFECTED: 8237 S. Kedzie Avenue

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

462-19-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Johnson Duong

OWNER: Same as applicant

PREMISES AFFECTED: 3107 W. Armitage Avenue

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

463-19-Z ZONING DISTRICT: B2-3 WARD: 44

APPLICANT: Clark Apartments, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3839 N. Clark Street

SUBJECT: Application for a variation to reduce the front setback from the required 7.5' to zero, rear setback from 30' to 19', north setback from 5' to zero (south to be zero), for a proposed five-story, nine dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

464-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Giel and Regina Stein

OWNER: Same as applicant

PREMISES AFFECTED: 2513 N. Burling Street

SUBJECT: Application for a variation to reduce the north setback from the required 2' to 8"* (south to be 3'), combined side setback from 5' to 3' for a proposed three-story, single family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-2; yeas – Chairman, Esposito, and Toia; nays – Garcia and Saul.

*Amended at hearing

465-19-Z ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: Gino Battaglia

OWNER: Same as applicant

PREMISES AFFECTED: 1740 N. Milwaukee Avenue

APPLICANT: Oscar Alanis
OWNER: Same as applicant
PREMISES AFFECTED: 5318 S. Lockwood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 18.54' to 13.21' for a proposed second floor addition to the existing one-story, single family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-1; yeas – Chairman, Garcia, Saul, and Toia; nays - Esposito.

475-19-Z **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: SustaniaBuild, LLC- 2421 Fullerton Series
OWNER: Mary Jo Carpenter
PREMISES AFFECTED: 2423 W. Fullerton Avenue
SUBJECT: Application for a variation to reduce the front setback from 3' to zero, east setback from 4' to 3', rear setback from 30' to 16' for a proposed four-story retail and twenty-one dwelling unit building with twenty-one, on-site parking spaces.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

476-19-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 2719-23 W Haddon, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2719 W. Haddon Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36.13' to 2', east and west setback each from 2' to zero, combined side setback from 5' to zero for a proposed connection to the new garage roof deck from the existing three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

477-19-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 2719-23 W Haddon Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2721 W. Haddon Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36.12' to 22' for a proposed connection to the new roof deck from the existing six dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

478-19-Z **ZONING DISTRICT: RS-3** **WARD: 27**
APPLICANT: Albert V. Trigo
OWNER: Same as applicant
PREMISES AFFECTED: 1015 N. Drake Avenue

Drake Avenue.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

417-19-Z

ZONING DISTRICT: RS-3

WARD: 14

APPLICANT:

Sze Wing Li

OWNER:

Ernesto Esparza

PREMISES AFFECTED:

4421 S. Drake Avenue

SUBJECT:

Application for a variation to reduce the off-street parking from one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

418-19-Z

ZONING DISTRICT: RS-3

WARD: 14

APPLICANT:

Sze Wing Li

OWNER:

Same as applicant

PREMISES AFFECTED:

4423 S. Drake Avenue

SUBJECT:

Application for a variation to reduce the front setback from the required 39.97' to 20' for a proposed two-story, single family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

419-19-Z

ZONING DISTRICT: RT-4

WARD: 43

APPLICANT:

1932 N. Fremont, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1932 N. Fremont Street

SUBJECT:

Application for a variation to reduce the south side setback from the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.

Continued to October 18, 2019 at 2:00 p.m.

420-19-S

ZONING DISTRICT: B3-2

WARD: 44

APPLICANT:

Medmar Lakeview, LLC

OWNER:

3524 N. Clark, LLC

PREMISES AFFECTED:

3524 N. Clark Street

SUBJECT:

Application for a special use to establish a medical cannabis dispensary.

Motion to approve without condition made by Chairman.

Second by Toia. Motion denied 2-3; yeas – Esposito and Saul; nays - Chairman, Garcia, and Toia.

Motion to approve with condition made by Chairman. Second by Toia. Motion carried 3-2; yeas – Chairman, Garcia, and Toia; nays - Esposito and Saul.

the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting went into closed session at 8:00 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting returned to open session at 8:50 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 337-19-Z made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of August 16, 2019, except for Board Cal Nos. 412-19-Z, 414-19-S, 421-19-Z, 433-19-S, 444-19-S, and 356-19-Z made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

The Chairman moved to adjourn at 8:58 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Meeting adjourned.