

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- July 17, 2020
VIRTUAL MEETING**

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

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

Chairman Parang called the meeting to order at 9:16 AM. Chairman 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).

Motion to approve the minutes from the June 26, 2020 special meeting of Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the agenda for the July 17, 2020 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

9:00 A.M.

EXTENSION REQUESTS

239-19-S	ZONING DISTRICT: C1-2	WARD: 25
APPLICANT:	Zocalo Development, LLC 1851 Loomis	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1849 S. Loomis Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed three story, six dwelling unit building with a six car garage.	
	Motion to approve made by Chairman. Second by Toia.	
	Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.	

240-19-S ZONING DISTRICT: C1-2 WARD: 25
APPLICANT: Zocalo Development, LLC 1851 Loomis
OWNER: Same as applicant
PREMISES AFFECTED: 1853 S. Loomis Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit with a three car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

REGULAR CALL

227-20-S ZONING DISTRICT: B1-5 WARD: 5
APPLICANT: Ingrid Cheatham dba Posh Lash Inc.
OWNER: BFE East Park Towers Associates, LLC
PREMISES AFFECTED: 1652 E. 53rd Street
SUBJECT: Application for a special use to establish a beauty salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

228-20-Z ZONING DISTRICT: RT-4 WARD: 32
APPLICANT: Corine O'Hara
OWNER: CorEtt Builders Corp.
PREMISES AFFECTED: 2855 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 32.14' to 21.4' for a proposed roof deck and access bridge on the existing two car garage that serves the existing three-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays – Chairman, Esposito, Garcia, Saul, and Toia.

229-20-Z ZONING DISTRICT: RT-4 WARD: 32
APPLICANT: Corine O'Hara
OWNER: CorEtt Builders Corp.
PREMISES AFFECTED: 2855 N. Ashland Avenue
SUBJECT: Application for a variation to relocate the required 167 square feet of rear yard open space to a proposed garage roof deck to serve the existing three-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays – Chairman, Esposito, Garcia, Saul, and Toia.

230-20-S ZONING DISTRICT: B1-2 WARD: 27
APPLICANT: Felicia O'Connor dba Pash Nails & Co.
OWNER: Paul Callero
PREMISES AFFECTED: 1606 N. Harding Avenue
SUBJECT: Application for a special use to establish a nail salon.

PREMISES AFFECTED: 2423 S. State Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed five-story, nine dwelling unit building.
Continued to August 21, 2020.

235-20-Z ZONING DISTRICT: RM-5 WARD: 28
APPLICANT: Tracy Locke - beneficial owner CTLTC LT 8002369152
OWNER: Same as applicant
PREMISES AFFECTED: 3329 W. Washing Boulevard
SUBJECT: Application for a variation to reduce the west side setback from the required 2.5' to zero (east to be 0.5'), combined side setback from 6.25' to 0.5' for a proposed three-story open porch on the existing four-story single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

236-20-S ZONING DISTRICT: C1-2 WARD: 15
APPLICANT: Shastriji Associates
OWNER: Jayden, LLC
PREMISES AFFECTED: 5005 S. Western Boulevard
SUBJECT: Application for a special use to establish a drive through facility to serve a proposed restaurant.
Continued to August 21, 2020.

237-20-Z ZONING DISTRICT: C1-2 WARD: 15
APPLICANT: Shastriji Associates
OWNER: Jayden, LLC
PREMISES AFFECTED: 5005 S. Western Boulevard
SUBJECT: Application for a variation to reduce the front setback from 20' to 5' for a proposed one-story restaurant with a drive through facility.
Continued to August 21, 2020.

238-20-Z ZONING DISTRICT: B3-3 WARD: 25
APPLICANT: Taylor Residences
OWNER: Same as applicant
PREMISES AFFECTED: 1057-59 W. Taylor Street
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, six dwelling unit building with rear patios on floors two through floor and first floor retail and an attached garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

239-20-Z ZONING DISTRICT: B2-3 WARD: 27
APPLICANT: Planrise, LLC
OWNER: Salina Vest
PREMISES AFFECTED: 1801 W. Grand Avenue

SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 18' for a proposed four-story, twenty unit building with roof top deck, stair, elevator enclosure on the fifth floor, first floor retail and twenty parking space garage.
Continued to August 21, 2020.

240-20-Z **ZONING DISTRICT: RM-5** **WARD: 25**
APPLICANT: Midway Assets, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1721 W. 21st Street
SUBJECT: Application for a variation to reduce the number of required off street parking spaces from two to zero to permit the conversion of an existing three-story, five dwelling unit building to a seven dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

241-20-Z **ZONING DISTRICT: RM-5** **WARD: 25**
APPLICANT: Midway Assets, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1721 W. 21st Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 252 square feet to 101 square feet for the conversion of an existing three-story, five dwelling unit building to a seven dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

242-20-Z **ZONING DISTRICT: B2-3** **WARD: 44**
APPLICANT: 957 Grace Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3763 N. Sheffield Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 5.73' to zero, south setback from 2' to zero for a proposed four-story addition to the existing four-story forty dwelling unit building to be converted to fifty dwelling units.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

243-20-Z **ZONING DISTRICT: DX-7** **WARD: 2**
APPLICANT: 738 N Clark St Building, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 738 N. Clark Street
SUBJECT: Application for a variation to reduce the number of off-street parking spaces from one to zero to convert an existing three-story commercial building to a mixed use building by adding a dwelling unit to the third floor.

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

244-20-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Jordan Machock & Samantha Booth
OWNER: Same
PREMISES AFFECTED: 1733 N. Hoyne Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28.14' to 1' for a proposed detached garage with a rooftop deck to serve the existing single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

245-20-Z **ZONING DISTRICT: RS-2** **WARD: 23**
APPLICANT: Keith Gutillo
OWNER: Same as applicant
PREMISES AFFECTED: 5201 S. Oak Park Avenue
SUBJECT: Application for a variation to reduce the front setback from 22.88' to 21.54', the individual side setback from 4' to 0.75' (north) and 2.75' (south) combined side setback from 8.1 to 3.5' for a two-story front window bay to alter the front and side facades to erect a second story addition with a rear overhang and build a rear deck for the existing single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

CONTINUANCES

159-20-S **ZONING DISTRICT: B3-2** **WARD: 29**
APPLICANT: Annette Akins dba Thiz How U Do It
OWNER: Old Yeller, LLC
PREMISES AFFECTED: 5945 W. Madison Street
SUBJECT: Application for a special use to establish a hair salon.
Continued to August 21, 2020.

162-20-Z **ZONING DISTRICT: RT-4** **WARD: 3**
APPLICANT: Krzysztof Granat
OWNER: Same as applicant
PREMISES AFFECTED: 3934 S. Wells Street
SUBJECT: Application for a variation to reduce the front setback along Princeton Avenue from 14.67' to 4' and to reduce the parking setback from the front property line from 20' to 4' to prevent obstruction of the side walk by parked cars for a proposed single family residence with a detached garage.
Continued to August 21, 2020.

192-20-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: SHC Dev, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1909 N. Howe Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 0.67, south side setback from 2.04' to 0.15' (north to be 0.12') combined side setback from 5.12' to 0.27' for a proposed three-story, single family residence with underground storage and detached garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

193-20-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: SHC Dev, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1909 N. Howe Street
SUBJECT: Application for a variation to relocate the required 208 square feet of rear yard open space to the roof of the garage to serve a proposed three-story, single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

194-20-Z **ZONING DISTRICT: RM-5** **WARD: 28**
APPLICANT: LIANA Build, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1301 S. California Boulevard
SUBJECT: Application for a variation to reduce the required number of additional off-street parking spaces from three to one to convert an existing three-story, thirteen dwelling unit building to a sixteen dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

197-20-S **ZONING DISTRICT: RT-4** **WARD: 8**
APPLICANT: The Rebuild Foundation NFP
OWNER: Same as applicant
PREMISES AFFECTED: 1341-53 E. 72nd Street
SUBJECT: Application for a special use to establish a community center.
Continued to August 21, 2020.

199-20-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: Kasper Development, LLC
OWNER: Shan Lu and Su Ping Lu
PREMISES AFFECTED: 2716 S. Emerald Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per unit from 3,000 square feet to 2,952 square feet for a proposed three-story, three dwelling unit building.

Continued to August 21, 2020.

144-20-Z
APPLICANT: 1443 W Summerdale Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1443 W. Summerdale Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35.15' to 2', east setback from 2.4' to zero (west to be zero) combined side setback from 7' to zero for a proposed front and rear addition, rear open deck, two car garage with roof deck and access stair directly from the rear deck to an existing two-story, two dwelling unit building to be converted to a single family residence.
Motion to approve made by Chairman. Second by Toia. Motion failed 2-3; yeas – Esposito and Toia; nays – Chairman, Garcia, and Saul.

145-20-Z
APPLICANT: 1443 W Summerdale Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1443 W. Summerdale Avenue
SUBJECT: Application for a variation to increase the allowed floor area from the maximum 3,389 square feet (0.9) to 3,766 square feet (1.0) for a proposed front and rear addition, rear open deck, two-car detached garage with roof deck and access stair directly from the rear deck to an existing two-story, two dwelling unit building to be converted to a single family residence.
Motion to approve made by Chairman. Second by Toia. Motion failed 2-3; yeas – Esposito and Toia; nays – Chairman, Garcia and Saul.

152-20-S
APPLICANT: PC AU 3, LLC
OWNER: Twelve West Maple, LLC
PREMISES AFFECTED: 12-14 W. Maple Street
SUBJECT: Application for a special use to establish an Adult Use Cannabis Dispensary.

Continued to August 21, 2020.

Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) of the Open Meetings Act for the purposes of: (1) considering the evidence and testimony presented in open session; and (2) semi-annual review of the Board’s closed session minutes made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting went into closed session at 1:29 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 1:59 PM.

The Chairman announced that in closed session, the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed session minutes.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Cal. No. 55-20-Z made by the 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 June 26, 2020 special meeting, with the exception of Board Cal. Nos. 121-20-A, 220-20-Z and 221-20-Z.

The Chairman moved to recess at 2:09 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting adjourned.