# CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- May 17, 2019

121 N. LaSalle Street- City Council Chambers- 2nd Flr.

#### 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 9:15 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). Commissioner Williams arrived at 10:55 AM.

Motion to approve the minutes from the April 19, 2019 regular meeting made by Parang. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

Motion to approve the May 17, 2019 agenda made by Parang. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

#### 9:00 A.M.

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

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

241-19-S ZONING DISTRICT: M3-3 WARD: 22

**APPLICANT:** Frenchy Soccer Development, LLC

**OWNER:** Heneghan Wrecking Company Inc. / Heneghan Wrecking and

Excavating Co, Inc.

PREMISES AFFECTED: 4201 W. 36th Street

**SUBJECT:** Application for a special use to allow a sports and recreation,

participant 149 person capacity (indoor soccer field) in an existing

one-story warehouse.

Continued to June 21, 2019 at 2:00 PM.

242-19-S ZONING DISTRICT: B1-1 WARD: 23

**APPLICANT:** Isi Garcia dba Diva's Hair Salon Corp.

**OWNER:** EJZ Properties, LLC **PREMISES AFFECTED:** 4124 W. 63rd Street

**SUBJECT:** Application for a special use to establish a beauty salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

243-19-S ZONING DISTRICT: C1-2 WARD: 37

**APPLICANT:** By the Hand Club for Kids/ Chicago Education Partnership **OWNER:** By the Hand Club for Kids & God Holy Ghost M.B.C **PREMISES AFFECTED:** 400-30 N. Laramie Ave / 5207-09 W. Ferdinand St.

5200-12 W. Kinzie St.

**SUBJECT:** Application for a special use to expand an existing school use with

a proposed three-story addition to the existing two and three story

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

**244-19-S ZONING DISTRICT: B3-2 WARD: 29 APPLICANT:** Workers for Christ Ministries Apostolic Church, NFP

**OWNER:** Same as applicant **PREMISES AFFECTED:** 512 S. Cicero Avenue

**SUBJECT:** Application for a special use to establish a religious assembly

facility with forty-five seats and accessory offices on the ground

floor only of an existing two-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

**245-19-Z APPLICANT:**WARD: 29
Workers for Christ Ministries Apostolic Church, NFP

**OWNER:** Same as applicant **PREMISES AFFECTED:** 512 S. Cicero Avenue

**SUBJECT:** Application for a variation to establish a transit served location for

a 100% reduction of the required six parking spaces for a proposed forty-five seat religious assembly and accessory offices on the

ground floor only of an existing two-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

246-19-Z ZONING DISTRICT: RS-2 WARD: 9

APPLICANT: Michelle Adekola
OWNER: Same as applicant
PREMISES AFFECTED: 10237 S. Forest Avenue

**SUBJECT:** Application for a variation to reduce the combined side setback

from the required 9' to zero, rear setback from 35' to 4.45' for a proposed 6.33' high iron fence and gate, a rear two-story addition, a

front accessible ramp on the existing two-story, single family

residence.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Garcia

(Toia and Williams absent).

247-19-Z ZONING DISTRICT: RT-4 WARD: 14

**APPLICANT:** Antonia Lamas

**OWNER:** Marquette Bank and Trust as Trustee of Land Trust # 13652 dated

2/14/96

PREMISES AFFECTED: 2600 W. 55th Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.5' to 27.48' for a proposed rear three-story addition, side canopies and a side covered stairway onto an existing three-story building being converted from two dwelling units to three

dwelling units.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

248-19-S ZONING DISTRICT: PMD-9 WARD: 37

**APPLICANT:** Healthcare Alternative Systems, Inc.

**OWNER:** Trust No. 01-9064, Steve Casper and James Bolduc

PREMISES AFFECTED: 4734 W. Chicago Avenue

**SUBJECT:** Application for a special use to establish a medical service use

within an existing two-story building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

249-19-Z ZONING DISTRICT: PMD-9 WARD: 37

**APPLICANT:** Healthcare Alternative Systems, Inc.

**OWNER:** Trust No. 01-9064, Steven Casper, and James Bolduc

PREMISES AFFECTED: 4734 W. Chicago Avenue

**SUBJECT:** Application for a variation to reduce the off-street parking from the

required twenty-nine stalls to twenty-three stalls to serve a

proposed medical service facility in an existing two-story building. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

250-19-Z ZONING DISTRICT: PMD-9 WARD: 37

**APPLICANT:** Healthcare Alternative Systems, Inc.

**OWNER:** Trust No. 01-9064, Steven Casper, James Bolduc

PREMISES AFFECTED: 4731 W. Rice Street

**SUBJECT:** Application for a variation to establish an accessory off-site

parking lot with twenty-three parking stalls to serve a proposed medical service facility located at 4734 W. Chicago Avenue/

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

251-19-S ZONING DISTRICT: DX-7 WARD: 42

**APPLICANT:** Kadampa Meditation Center New York

**OWNER:** Same as applicant

PREMISES AFFECTED: 375 W. Erie Street, Unit C-101

**SUBJECT:** Application for a special use to establish a religious assembly

facility.

Continued to June 21, 2019 at 2:00 PM.

252-19-Z ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Buck Town Leasing Group, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1231 N. Ashland Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area per unit

from the required 6,000 square feet to 5,830 square feet for the conversion of a three and four-story, five dwelling unit building to

a six dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams

absent).

253-19-Z ZONING DISTRICT: B3-2 WARD: 2

**APPLICANT:** Buck Town Leasing Group, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1231 N. Ashland Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 28.1' on floors containing dwelling units for a proposed two-story vestibule to access an additional dwelling unit in an existing three and four-story, five dwelling unit building to be

converted to a six dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion

carried 3-0; yeas - Parang, Garcia, and Toia

(Doar and Williams absent).

254-19-Z ZONING DISTRICT: RS-2 WARD: 39

**APPLICANT:** Janet Geisler **OWNER:** Same as applicant

**PREMISES AFFECTED:** 5936 N. Leonard Avenue

**SUBJECT:** Application for a variation to reduce the northwest side setback

from the required from 4' to 3.75' (southeast to remain at zero), combined side setback from 9' to 3.75' for a proposed rear addition

to the 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 carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams

absent).

255-19-Z ZONING DISTRICT: B1-3 WARD: 11

APPLICANT: William Tong
OWNER: Same as applicant
PREMISES AFFECTED: 2910 S. Archer Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed four-story, mixed use building

with an attached four-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams

absent).

256-19-Z ZONING DISTRICT: B1-3 WARD: 11

APPLICANT: William Tong
OWNER: Same as applicant
PREMISES AFFECTED: 2910 S. Archer Avenue

**SUBJECT:** Application for a variation to reduce on-site accessory required

parking spaces from five to four for a proposed four-story mixed

use building with an attached four-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams

absent).

**ZONING DISTRICT: B3-2** WARD: 45 **APPLICANT:** Anastasia Rozdobutko dba Anastasia Nails and Spa, Inc.

**OWNER:** 4936-50 Irving Park, LLC **PREMISES AFFECTED:** 4946 W. Irving Park Road

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

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams

absent).

258-19-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Jenny Anselmo **OWNER:** Same as applicant

PREMISES AFFECTED: 1914-16 N. Oakley Avenue

**SUBJECT:** Application for a variation to reduce the south setback from the

required 5.64' to 4.92' (north shall be 5.7'), combined side setback from 14.11' to 10.62', rear setback from 35.37' to 22.42' for a proposed rear three-story addition to the existing three-story, two

dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams

absent).

259-19-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** Dusk 'Til Dawn, Inc.

**OWNER:** Mendoza Family Holdings, LLC

PREMISES AFFECTED: 3448 N. Clark Street

**SUBJECT:** Application for a special use to establish a massage establishment.

Motion to approve made by Chairman. Second by Toia. Yeas – Parang and Toia; nays – Garcia (Doar and Williams absent). Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to June 21,

2019 at 9:00 AM for vote by fourth board member.

260-19-S ZONING DISTRICT: B3-1 WARD: 38

**APPLICANT:** Yanhong Song/ Kingston Reflexology, LLC

**OWNER:** JVS Leasing, Inc.

PREMISES AFFECTED: 3703 N. Harlem Avenue

**SUBJECT:** Application for a special use to establish a massage establishment.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams

absent).

261-19-Z ZONING DISTRICT: C1-2 WARD: 44

**APPLICANT:** Raymond E. List and Susan M. List Living Trust

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3524 N. Halsted Street

**SUBJECT:** Application for a variation to reduce the required parking from one

stall to zero for a proposed one-story front addition, one-story rear addition, two-story upper building addition and a rear open roof deck for the existing one story building with new animal service

and one dwelling unit above.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams

absent).

**ZONING DISTRICT: RS-1** WARD: 19 APPLICANT: Catholic Bishop of Chicago, Christ the King Parish

**OWNER:** Same as applicant **PREMISES AFFECTED:** 9240 S. Hoyne Avenue

**SUBJECT:** Application for a variation to increase the allowable floor area for a

non-residential use in a residential district for a proposed two-story addition to the existing two-story school and two-story convent

which will be converted to part of the existing school use.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams

absent).

**263-19-Z ZONING DISTRICT: RS-1 WARD: 19 APPLICANT:**Catholic Bishop of Chicago, Christ the King Parish

**OWNER:** Same as applicant

PREMISES AFFECTED: 9240 S. Hoyne Avenue

**SUBJECT:** Application for a variation to eliminate the required landscape

setbacks along 93rd Street and Hamilton Avenue and to allow a 4' high ornamental fence to be installed at property lines (along existing parking lot areas adjacent to streets) and to reduce the interior landscape area from the required 3,587 square feet with twenty-nine trees to approximately 800 square feet with three trees for the existing school, church and rectory with existing parking

 ${\bf Motion\ to\ approve\ made\ by\ Chairman.\ Second\ by\ Toia.\ Motion\ carried\ 3-0;\ yeas-Parang,\ Garcia,\ and\ Toia\ (Doar\ and\ Williams\ and\ Toia\ (Doar\ and\ Williams\ to)}$ 

absent).

lots on-site.

264-19-Z ZONING DISTRICT: RS-2 WARD: 19

**APPLICANT:** Joseph O'Hara **OWNER:** Same as applicant

PREMISES AFFECTED: 10637 S. Springfield Avenue

**SUBJECT:** Application for a variation to reduce the north and south setbacks

from 4' each to 3', combined side setback from 12' to 6' for a proposed two-story, single family residence with an attached two-

car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams

absent).

265-19-Z ZONING DISTRICT: C2-2 WARD: 31

**APPLICANT:** Klairmont Kollections NFP

**OWNER:** Klairmont Family Associates ("KFA")

**PREMISES AFFECTED:** 3111 N. Knox Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license for a proposed indoor antique car display which

is located within 125' of a residential district.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Garcia, Toia, and Williams (Doar

absent).

266-19-Z ZONING DISTRICT: RS-2 WARD: 41

**APPLICANT:** Edward Roberts **OWNER:** Same as applicant

**PREMISES AFFECTED:** 5513 N. Mont Clare Avenue

**SUBJECT:** Application for a variation to reduce the north setback from the

required 4' to 2.77', south setback from 4' to 2.28', combined side setback from 9' to 5.57' for a proposed two-story, single family

residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Williams (Doar and Toia

absent).

**267-19-Z ZONING DISTRICT: C1-1 WARD: 25** 

**APPLICANT:** El Cantante Restaurant, LLC dba La Pulqueria

**OWNER:** Guillermina Carmona **PREMISES AFFECTED:** 2501 S. Western Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license to provide live entertainment, music, dj, cover charge and rental within an existing restaurant which is located

within 125' of a residential district. Continued to July 19, 2019 at 2:00 PM.

268-19-S ZONING DISTRICT: C1-1 WARD: 25

APPLICANT: Guillermina Carmona
OWNER: Same as applicant
PREMISES AFFECTED: 2342-46 W. 25th Street

**SUBJECT:** Application for a special use to establish an accessory off-site

parking lot to serve an existing restaurant located at 2501 S.

Western Avenue.

Continued to July 19, 2019 at 2:00 PM.

269-18-Z ZONING DISTRICT: RS-2 WARD: 33

**APPLICANT:** Silas Tyler & Annabelle Wong

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 4947 N. Central Park Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35.04' to 1.74', south setback from 4' to zero, (north to be 2.14'), combined side setback from 10.5' to 2.14' for a 6' and 8' tall fence and gate at the rear and south of the existing single family

residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Williams (Doar and Garcia

absent).

**ZONING DISTRICT: B3-3** WARD: 49 APPLICANT: Patricia Gonzalez / Athena Board Game Cafe, LLC

**OWNER:** Alef Park Property, LLC **PREMISES AFFECTED:** 7011 N. Glenwood Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license to provide cover charge for board games within a new cafe which will serve food and incidental liquor which is

located within 125' of a residential zoning district.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Garcia, Toia and

Williams (Doar absent).

271-19-Z ZONING DISTRICT: RS-2 WARD: 29

**APPLICANT:** Highlander Capital, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 3238 N. Osceola Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 42.7' to 20', north setback from 4' to 2' (south to be 7'), combined side setback to be 9' for a newly constructed detached

garage in front of an existing single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Doar, Garcia, Toia, and Williams (Parang

absent).

272-19-Z ZONING DISTRICT: B3-3 WARD: 32

**APPLICANT:** Paniq Trio, LLC

**OWNER:** Logan Square Lofts, LLC **PREMISES AFFECTED:** 3059 W. Logan Boulevard

**SUBJECT:** Application for a variation to establish a public place of

amusement license to provide an escape room, puzzle game and family entertainment which is located within 125' of a residential

district.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Williams (Toia

absent).

273-19-Z ZONING DISTRICT: B3-3 WARD: 32

**APPLICANT:** Paniq Trio, LLC

**OWNER:** Logan Square Lofts, LLC **PREMISES AFFECTED:** 3059 W. Logan Boulevard

**SUBJECT:** Application for a variation to reduce 100% of the required parking

for a public place of amusement, indoor recreational use which is

located within a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Williams (Toia

absent).

# **CONTINUANCES**

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 July 19, 2019 at 2:00 PM.

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.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia,

and Williams.

## **FOR VOTE ONLY**

202-19-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Jonathan Helton and Megan Webster

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1512 N. Paulina Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 28' to 2', north setback from 2' to zero, south from 2' to zero, combined side setback from 4.8' to zero for a new roof deck and stairs with trellis walls and fireplace on the existing two car garage and a new one-story open deck to serve the existing single

family residence.

Motion to approve made by the Chairman. Second by Toia. Motion failed 2-3; yeas – Doar and Toia; nays – Parang, Garcia

and Williams.

203-19-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Jonathan Helton & Megan Webster

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1512 N. Paulina Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 156 square feet to 101.87 square feet for a proposed garage roof deck with trellis walls, fire place and stairs on the existing garage and a new one-story open deck to serve the existing

single family residence.

Motion to approve made by the Chairman. Second by Toia. Motion failed 2-3; yeas – Doar and Toia; nays – Parang, Garcia

and Williams.

225-19-S ZONING DISTRICT: B3-1 WARD: 39

**APPLICANT:** 6148 Milwaukee, Inc.

**OWNER:** John P. Ehsoo

**PREMISES AFFECTED:** 6148 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to expand an existing tavern with an

outdoor patio.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 3-2; yeas – Parang, Toia and Williams;

nays - Doar and Garcia.

The Chairman moved to recess at 12:25 PM. Second by Toia. Motion carried 5-0; yeas-Parang, Doar, Garcia, Toia, and Williams.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with five members present (Parang, Doar, Garcia, Toia, and Williams).

## 2:00 P.M.

274-19-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** 3045 Norclark Restaurant, LLC

**OWNER:** 3458 N Clark, LLC **PREMISES AFFECTED:** 3458 N. Clark Street

**SUBJECT:** Application for a special use to establish two new outdoor rooftop

patio areas at an existing two-story general restaurant building. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Williams (Toia

absent).

275-19-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Stephen and Diana Isaacs **PREMISES AFFECTED:** 336 W. Wisconsin Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 35.25' to 3.02', east and west from 2.53' each to zero, combined site setback from 6.32' to zero for a proposed roof deck with trellis, one-story storage and to replace the roof of the existing

pool enclosure serving the existing four-story, single family

residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-2; yeas - Parang, Doar, Toia; nays - Garcia and

Williams.

276-19-Z ZONING DISTRICT: B2-3 WARD: 32

**APPLICANT:** Everbrite 3045 N. Ashland, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 3045 N. Ashland Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed detached garage with a roof deck, pergola and a connecting stair way to the existing rear open porch

of the three-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays - Parang, Doar, Garcia, Toia, and

Williams.

**277-19-S ZONING DISTRICT: B3-2 WARD: 22** 

**APPLICANT:** Specialized Staffing Solutions, Inc.

**OWNER:** Arturo E. Garza **PREMISES AFFECTED:** 4045 W. 26th Street

**SUBJECT:** Application for a special use to establish a day labor employment

agency.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

278-19-S ZONING DISTRICT: B3-5 WARD: 44

**APPLICANT:** Spruce Salon Corp.

**OWNER:** Diversey Clark Properties, LLC **PREMISES AFFECTED:** 2815 N. Pine Grove Avenue

**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 – Parang, Doar, Garcia, Toia, and Williams.

279-19-S ZONING DISTRICT: B3-2 WARD: 29

**APPLICANT:** Chaste Essentials Inc. dba Chaste Hair

**OWNER:** PP Fin Chicago 4, LLC **PREMISES AFFECTED:** 7 S. Austin Boulevard

**SUBJECT:** Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

280-19-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Michael Clancy
OWNER: Same as applicant
PREMISES AFFECTED: 10759 S. Campbell

**SUBJECT:** Application for a variation to reduce the front setback from the

required 22.85' to 10', rear property line abutting a side property line on a reverse corner lot for an accessory building from 5' to 2' for a proposed two-story, single family residence with a detached

two-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Williams (Toia

absent).

**281-19-S ZONING DISTRICT: B3-2 WARD: 1 APPLICANT:**Joseph R. Wortell / The Natural Barber Shop, LLC

**OWNER:** Armitage Building Corporation **PREMISES AFFECTED:** 2949 W. Armitage Avenue

**SUBJECT:** Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

282-19-Z ZONING DISTRICT: M1-2 WARD: 2

**APPLICANT:** Crown Castle GT Company, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2282-86 N. Clybourn Avenue

**SUBJECT:** Application for a variation to reduce the east setback along N.

Clybourn from the required 20' to 4.33', south setback from 30' to

9.5' for a proposed accessory equipment cabinet to serve an existing wireless communication tower.

Motion to approve made by Chairman. Second by Toia. Motion

carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

**283-19-S ZONING DISTRICT: B3-2 WARD: 47** 

**APPLICANT:** Salon Loft Groups, LLC **OWNER:** 3300 N. Lincoln, LLC **PREMISES AFFECTED:** 3300 N. Lincoln Avenue

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

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

284-19-S ZONING DISTRICT: B1-1 WARD: 47

APPLICANT: Salon Loft Groups, LLC
OWNER: STRS L3 ACQ5, LLC
PREMISES AFFECTED: 4740 N. Lincoln Avenue

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

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

285-19-S ZONING DISTRICT: B3-1 WARD: 21

**APPLICANT:** Afiwa Soglohoun Ametepe

**OWNER:** Aman Ghafoor **PREMISES AFFECTED:** 1521 W. 87th Street

**SUBJECT:** Application for a special use to establish a hair braiding salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

286-19-S ZONING DISTRICT: DX-5 WARD: 42

**APPLICANT:** Sara Johns **OWNER:** Philip Sardo

**PREMISES AFFECTED:** 642 N. Dearborn Avenue, Unit 3

**SUBJECT:** Application for a special use to establish a fortune telling service.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

287-19-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Michael Drommerhausen

**OWNER:** Same as applicant

PREMISES AFFECTED: 1245 W. Webster Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 22' to zero, rear feature setback from 2' to zero, east setback from 3.1' to zero for a proposed rear garage with roof deck and trellis with an open stair at grade and open stair access from the upper floor of the existing two-story, two dwelling unit

building to the roof deck garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

288-19-Z ZONING DISTRICT: RT-4 WARD: 2

**APPLICANT:** Michael Drommerhausen

**OWNER:** Same as applicant

PREMISES AFFECTED: 1245 W. Webster Avenue

**SUBJECT:** Application for a variation to relocate the required 149.11 square

feet to a proposed garage roof deck to serve an existing two-story,

two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

289-19-Z ZONING DISTRICT: B3-2 WARD: 30

**APPLICANT:** Constantina Koudounis Trust

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2992 N. Milwaukee Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed four-story, retail and thirteen

dwelling unit building.

Continued to July 19, 2019 at 2:00 PM.

290-19-Z ZONING DISTRICT: B3-2 WARD: 30

**APPLICANT:** Constantina Koudounis Trust

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2992 N. Milwaukee Avenue

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 13,000 square feet to 11,896 square feet for a proposed four-story, retail and thirteen dwelling unit building.

Continued to July 19, 2019 at 2:00 PM.

The Chairman moved to recess at 4:45 PM. Second by Toia. Motion carried 5-0; yeas-Parang, Doar, Garcia, Toia, and Williams.

The Board reconvened at 5:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings continued with five members present (Parang, Doar, Garcia, Toia, and Williams).

291-19-S ZONING DISTRICT: B3-2 WARD: 33

**APPLICANT:** 2710 W. Montrose, LLC

**OWNER:** Melania Megaris

**PREMISES AFFECTED:** 2710 W. Montrose Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, three dwelling unit

building with a detached three-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

292-19-Z ZONING DISTRICT: B3-2 WARD: 33

**APPLICANT:** 2710 W Montrose, LLC

**OWNER:** Melania Megaris

PREMISES AFFECTED: 2710 W. Montrose Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 2' for a proposed three-story, three dwelling unit building with a detached three-car garage with a roof deck and

access stairs from the rear open porch.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Parang, Doar, Garcia, Toia; nays - Williams.

293-19-Z ZONING DISTRICT: RT-4 WARD: 35

**APPLICANT:** Southern Holdings, Inc. **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3535 W. Wrightwood Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 37.5' to zero, west setback from 5.53' to 0.36' (east to be zero for abutting a public street) for a proposed one-story addition and two, second floor additions to convert the existing two story

building to a two dwelling unit building. Continued to July 19, 2019 at 2:00 PM.

294-19-S ZONING DISTRICT: C1-2 WARD: 27

**APPLICANT:** W Lake Street Holdings, LLC

**OWNER:** PR Lake St, LLC

PREMISES AFFECTED: 1111-13 W. Lake Street

**SUBJECT:** Application for a special use to establish an outdoor rooftop patio

on the second floor of an existing two-story building which will

serve an existing restaurant.

Continued to July 19, 2019 at 2:00 PM.

295-19-S ZONING DISTRICT: B1-3 WARD: 43

APPLICANT: Anara Ryspekova / Beauty Salon Rami Cami, LLC

**OWNER:** Elaine Lacata & Richard Lacata dba Reebie Storage/ Moving

PREMISES AFFECTED: 2337 N. Clark Street

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

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

296-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** 2048 N Wood Street **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2034-48 N. Wood Street / 2034 N. Avondale Avenue

**SUBJECT:** Application for a variation to reduce the lot area from the required

8,000 square feet to 7,860\* square feet for a proposed three-story, eight dwelling unit building with an attached eight-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

297-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** 2048 N Wood, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2324-48 N. Wood Street / 2034 N. Avondale Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 15' to 8.4', north setback from 4.8' to 0.69', combined side

setback from 11.93' to 5.49'\*, rear from 42.63' to 2.5', for a

proposed three-story, eight dwelling unit building with an attached

eight-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

298-19-Z ZONING DISTRICT: RT-4 WARD: 32

**APPLICANT:** 2048 N Wood, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2034-48 N. Wood Street / 2034 N. Avondale Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 520 square feet to 360.44 square feet for a proposed three-story, eight dwelling unit building with an attached eight-car

garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

299-19-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 2633 Mildred, LLC OWNER: Same as applicant

PREMISES AFFECTED: 2633 N. Mildred Avenue

**SUBJECT:** Application for a variation to reduce the rear yard setback from the

required 37.92' to 2' for a proposed roof top deck and stair

connection to the existing three-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

300-19-S ZONING DISTRICT: B1-2 WARD: 43

**APPLICANT:** 2212 N. Halsted, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2212 N. Halsted Street

**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 private roof deck and detached and a detached, three-car

garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

301-19-Z ZONING DISTRICT: RS-2 WARD: 13

<sup>\*</sup>Amended at hearing

**APPLICANT:** James DiPasquale **OWNER:** Same as applicant

PREMISES AFFECTED: 5743 S. Natchez Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 20.77' to 15', north setback from 4.10' to 3.40' (south to be 12.8'), combined side setback to be 16.2' for a proposed two-story,

single family residence with a front roofed open porch.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Parang, Doar, Garcia, Toia, and Williams.

302-19-Z ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Gerald Coyle OWNER: Same as applicant

**PREMISES AFFECTED:** 1220 W. Flournoy Street

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3,900 square feet to convert at four-story, three dwelling unit building to a four dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

# **CONTINUANCES**

189-19-Z ZONING DISTRICT: RT-4 WARD: 28

**APPLICANT:** Gerald Coyle **OWNER:** Same as applicant

PREMISES AFFECTED: 1220 W. Flournoy Street

**SUBJECT:** Application for a variation to increase the floor area ratio from 1.2

to 1.65 for a proposed rear three-story addition with roof deck for

the existing four-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

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.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas — none; nays — Parang, Doar, Garcia, and

Williams (Toia absent).

200-19-S ZONING DISTRICT: B3-1 WARD: 29

**APPLICANT:** Belmont Real Estate, Inc.

**OWNER:** Same as applicant

PREMISES AFFECTED: 3200 N. Harlem Avenue

Application for a special use to expand an existing gas station with **SUBJECT:** 

a proposed rear one-story addition to the existing convenience store

and a new one-story car wash.

Withdrawn.

201-19-Z **ZONING DISTRICT: B3-1 WARD: 29** 

**APPLICANT:** Belmont Real Estate, Inc.

**OWNER:** Same as applicant

3200 N. Harlem Avenue PREMISES AFFECTED:

**SUBJECT:** Application for a variation to reduce the south end reverse corner

> lot setback from the required 7.5' to zero, west end setback from 5' to zero for a proposed one-story rear addition to the existing

convenience store and a new one-story car wash.

Withdrawn.

213-19-Z **ZONING DISTRICT: RM-4.5** WARD: 1 **APPLICANT:** SST Real Estate Group, LLC Series 1821 Sawyer

**OWNER:** Same as applicant

1821 N. Kimball Avenue PREMISES AFFECTED:

**SUBJECT:** Application for a variation to reduce the north setback from the

> required 2.16' to zero (south to be 3'), combined side setback from 5.4' to 3.0' for a proposed four-story, five dwelling unit building

with five rear unenclosed parking stalls.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas - none; nays - Parang, Doar, Garcia, Toia, and

Williams.

214-19-Z **ZONING DISTRICT: RM-4.5** WARD: 1 **APPLICANT:** SST Real Estate Group, LLC Series 1821 Sawyer

Same as applicant **OWNER:** 

PREMISES AFFECTED: 1821 N. Kimball Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

> the required 311.6 square feet to 245.92 square feet for a proposed four-story, five dwelling unit building with five unenclosed parking

stalls.

Motion to approve made by Chairman. Second by Toia. Motion

failed 0-5; yeas - none; nays - Parang, Doar, Garcia, Toia, and

Williams.

215-19-Z ZONING DISTRICT: RM-6 **WARD: 11 APPLICANT:** Cloud Property Management, LLC 3132-34 Series

Same as applicant **OWNER:** 

PREMISES AFFECTED: 3132 S. Lituanica Avenue

Application for a variation to reduce the front setback from the **SUBJECT:** 

required 10.72' to 1.49', rear setback from 26.79' to 10.67', north setback from 5' to 4.26' (south to be 5.30'), combined side setback from 10' to 9.56' to convert an existing three-story building to a

four-story, seven dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

**216-19-Z ZONING DISTRICT: RM-6 WARD: 11 APPLICANT:**Cloud Property Management, LLC 3132-34 Series

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3132 S. Lituanica Avenue

**SUBJECT:** Application for a variation to reduce the number of parking spaces

from the required seven to six for the proposed conversion of an existing three-story building into a four-story, seven dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

223-19-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3235 Wilton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3235 N. Wilton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 32.99' to 27.33' for a proposed four-story, four dwelling unit building with two indoor and two exterior parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

224-19-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3235 Wilton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3235 N. Wilton Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 144.05 square feet to 51 square feet for a proposed four-story, four dwelling unit building with two indoor and two

exterior parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, 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 Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams. Meeting went into closed session at 6:45 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams. Meeting returned to open session at 7:16 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 111-19-S, 162-19-S and 163-19-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and

# Williams.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 19, 2019, except for Board Cal Nos. 182-19-Z, 642-18-Z, and 84-18-S made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Parang, Doar, Garcia, Toia, and Williams.

The Chairman moved to adjourn at 7:30 PM. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams. Meeting adjourned.