

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- September 18, 2020  
VIRTUAL MEETING**

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](http://WWW.CHICAGO.GOV/ZBA).

**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 9:08 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). Alternate Board member Timothy Knudsen was also present but took no part in the hearings or deliberations on said hearings as he was present solely in an observational capacity.**

**Motion to approve the minutes from the August 21, 2020 regular meeting of the 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 September 18, 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.**

<b>277-20-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 23</b>
<b>APPLICANT:</b>	Jamye Hair Studio, LLC	
<b>OWNER:</b>	6910-14 W. Archer, LLC	
<b>PREMISES AFFECTED:</b>	6914 W. Archer Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
	<b>Motion to approve made by Chairman. Second by Toia.</b>	
	<b>Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.</b>	

<b>278-20-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 19</b>
<b>APPLICANT:</b>	Matthew Heinen	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	10547 S. Spaulding Avenue	



required 37.5' to 22.79', east side setback from 2' to 0.08' (west to be 1.4'), combined side setback from 3.99' to 1.48', the enclosed parking spaces accessing alleys from 2' to 0.08' for a proposed two-car parking stall carport with roof deck and bridge accessing the roof deck from the rear open porch of the existing two story residential building.

**Continued to October 16, 2020**

**284-20-Z**  
**APPLICANT:** Becky Keeler  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1636 W. Warren Boulevard  
**SUBJECT:** Application for a variation to relocate the rear yard open space of 162.01 square feet to the two car carport with roof deck and a bridge accessing the roof deck from the rear open porch at the rear of the two-story residential building.  
**Continued to October 16, 2020**

**ZONING DISTRICT: RT-4**                      **WARD: 27**

**285-20-S**  
**APPLICANT:** NuMed Chicago  
**OWNER:** 1141 Randolph, LLC  
**PREMISES AFFECTED:** 1141 W. Randolph Street  
**SUBJECT:** Application for a special use to establish an adult use cannabis dispensary.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.**

**ZONING DISTRICT: DX-3**                      **WARD: 27**

**At 6:40 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then stood in recess until 6:50 PM.**

**At 6:50 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then reconvened at 6:50 PM.**

**At 8:40, Chairman made a motion for a five (5) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul and Toia. The Board then stood in recess until 8:45 PM.**

**At 8:45 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul and Toia. The Board then reconvened at 8:45 PM.**

**286-20-Z**  
**APPLICANT:** Jacie Construction  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4311 N. Western Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 22.17' for a proposed four-story, four dwelling unit

**ZONING DISTRICT: B2-3**                      **WARD: 47**





**At 11:35 AM, Chairman made a motion for a twenty (20) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then stood in recess until 12:05 PM.**

**At 12:05 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then reconvened at 12:05 PM.**

**295-20-S                                ZONING DISTRICT: B3-3                        WARD: 46**  
**APPLICANT:**                                4714 N. Sheridan, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                      4712-18 N. Sheridan Road  
**SUBJECT:**                                      Application for a special use to establish residential use below the second floor for a proposed four-story, thirty unit residential building with an attached nineteen car garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Toia (Saul recused).**

**296-20-Z                                ZONING DISTRICT: B3-3                        WARD: 46**  
**APPLICANT:**                                4714 N. Sheridan, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                      4712-18 N. Sheridan Road  
**SUBJECT:**                                      Application for a variation to reduce the rear setback from 30' to 2' for a proposed four-story, thirty dwelling unit building with an attached nineteen car garage covering 87% of the required rear setback and residential use on the ground floor.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Toia (Saul recused).**

**297-20-Z                                ZONING DISTRICT: B3-3                        WARD: 46**  
**APPLICANT:**                                4717 N. Sheridan, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                      4712-18 N. Sheridan Road  
**SUBJECT:**                                      Application for a variation to reduce the minimum lot area from 11,400 square feet to 10,500 for a proposed four-story, thirty dwelling unit building with an attached nineteen car garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Toia (Saul recused).**

**298-20-Z                                ZONING DISTRICT: B3-3                        WARD: 46**  
**APPLICANT:**                                4714 N. Sheridan N. Sheridan, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                      4712-18 N. Sheridan Road  
**SUBJECT:**                                      Application for a variation to eliminate the one required loading berth for a proposed four-story, thirty dwelling unit building with

an attached nineteen car garage.

**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Toia (Saul recused).**

**299-20-S ZONING DISTRICT: PMD 11 (Sub-A) WARD: 11**

**APPLICANT:** EP PSS, LLC

**OWNER:** EP 2201 S Halsted, LLC

**PREMISES AFFECTED:** 2201 S. Halsted Street

**SUBJECT:** Application for a special use to establish a residential storage warehouse (self-storage facility) within the existing four story building.

**Motion to approve made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Esposito, Garcia, Saul, and Toia (Chairman absent).**

**300-20-Z ZONING DISTRICT: B1-3 WARD: 32**

**APPLICANT:** Barrett Properties, LLC

**OWNER:** 3113 North Properties, LLC

**PREMISES AFFECTED:** 3113 N. Lincoln Avenue / 3118 N. Greenview Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 30' to 0.33' on floors containing dwelling units for a proposed four-story mixed use building containing retail space at grade, nine dwelling units above and five parking spaces.

**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Esposito, Garcia, Saul, and Toia (Chairman absent).**

**301-20-Z ZONING DISTRICT: B1-3 WARD: 32**

**APPLICANT:** Barrett Properties, LLC

**OWNER:** 3113 North Properties, LLC

**PREMISES AFFECTED:** 3113 N. Lincoln Avenue / 3118 N. Greenview Avenue

**SUBJECT:** Application for a variation to reduce the commercial floor area requirement from 1,048 square feet to 838 square feet for a proposed four-story, mixed use building containing retail space at grade, nine residential units above and five off-street parking spaces.

**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Esposito, Garcia, Saul, and Toia (Chairman absent).**

**302-20-S ZONING DISTRICT: C1-2 WARD: 12**

**APPLICANT:** Raina Archer, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3542 S. Archer Avenue

**SUBJECT:** Application for a special use to establish a one-lane drive through facility to serve a proposed one-story, fast food restaurant.













setback from 4' to 3', combined side setback from 10' to 5.5', rear setback from 34.97' to 21.25' for a proposed one-story front addition, a side open porch and a rear one story addition to the existing 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.**

<b>269-20-S</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 10</b>
<b>APPLICANT:</b>	Masjid Al-Taqwa, Inc.*	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	9329 S. Escanaba Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a community center in an existing two story commercial building. One dwelling unit is located on the second floor.	
	<b>Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.</b>	

**\*Amended at Hearing**

**At 5:00 PM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then stood in recess until 5:15 PM.**

**At 5:15 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Garcia, Saul, and Toia. The Board then reconvened at 5:15 PM.**

<b>277-20-S (B)</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	1618-1624 Grand, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1620 W. Grand Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building and a detached eight car garage.	
	<b>Continued to October 16, 2020</b>	

<b>278-20-Z (B)</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	1618-1624 Grand, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1620 W. Grand Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 8,000 square feet to 7,350 square feet for a proposed four-story, eight dwelling unit building with a detached eight car garage.	
	<b>Continued to October 16, 2020</b>	

<b>279-20-Z (B)</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 1</b>
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