CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- April 27, 2018
121 N. LaSalle Street- City Council Chambers

Correction of the minutes from the February 16, 2018 regular meeting of the Board.

Approval of the minutes from the March 16, 2018 regular meeting of the Board.

Approval of the agenda for the April 27, 2018 regular meeting of the Board.

9:00 A.M.

168-18-Z	**ZONING DISTRICT: RT-4**	**WARD: 2**
APPLICANT:	Dan White and Jennifer Haro	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1909 W. Wabansia Avenue	
SUBJECT:	Application for a variation to relocate the required 125.84 square feet of rear yard open space to a proposed garage rood deck that will serve a proposed three- story, single family residence with an attached garage.	

169-18-S	**ZONING DISTRICT: B3-1**	**WARD: 12**
APPLICANT:	Alfred A. Garza dba Triune Logistics, LLC	
OWNER:	Jose De Jesus Cortes Trust	
PREMISES AFFECTED:	3354-58 W. 25th Street	
SUBJECT:	Application for a special use to establish a day laborer employment agency.	

170-18-Z	**ZONING DISTRICT: RS-3**	**WARD: 47**
APPLICANT:	Irene Sofil	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1746 W. Newport Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 16' to 10.31', west setback from 2' to 1.23', (east to be 3.19') combined side setback from 5' to 4.42' for a proposed third story addition at an existing two story single family residence.	

171-18-Z	**ZONING DISTRICT: RS-3**	**WARD: 47**
APPLICANT:	Irene Sofil	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1746 W. Newport Avenue	
SUBJECT:	Application for a variation to increase in height from the maximum 30' by no more than 10% to 32.67' for a proposed third floor addition to an existing two story, single family residence.	

172-18-S **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: TM-1, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1810 S. Racine 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 rooftop stair way enclosure and detached three-car garage.

173-18-Z **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: TM-1, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1810 S. Racine Avenue
SUBJECT: Application for a variation to reduce the rear yard setback on floors containing dwelling units from the required 30' to 2' for a proposed three-story, three dwelling unit building with rooftop stair enclosure and detached three-car garage.

174-18-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Sonia Dua
OWNER: Same as applicant
PREMISES AFFECTED: 5053 N. Clark Street
SUBJECT: Application for a special use to establish a body art service (microblading).

175-18-S **ZONING DISTRICT: DX-12** **WARD: 2**
APPLICANT: The Drake Tower Apartments, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 174 E. Walton Place
SUBJECT: Application for a special use to establish a non-accessory public parking garage in an existing four-story, parking garage.

176-18-S **ZONING DISTRICT: DX-12** **WARD: 2**
APPLICANT: The Drake Tower Apartments, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 174 E. Walton Place
SUBJECT: Application for a special use to allow up to 45% (or fifteen parking spaces) of the thirty-four required parking spaces in an existing garage to be leased on a daily, weekly or monthly basis to persons who are not residents, tenants, patrons, employees or guests of the principal thirty-two story, sixty-two dwelling unit building with one hundred and eight parking spaces.

177-18-Z **ZONING DISTRICT: B2-3** **WARD: 12**
APPLICANT: Skyriver Archer Development. LLC
OWNER: Chicago Title Land Trust Company, under Trust No. 10214
PREMISES AFFECTED: 3172-78 S. Archer Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 10’ on floor containing dwelling units for a proposed four-story building with general retail sales and twenty-four dwelling units.

178-18-Z **ZONING DISTRICT: B3-5** **WARD: 1**
APPLICANT: 1966 N Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1966-68 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to 13' on floors containing dwelling units for a proposed five story, sixteen dwelling unit building with ground floor retail, rooftop stairway and elevator enclosure.

179-18-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Confluent Development, LLC
OWNER: First Nations Bank Trust No. 1833 dated March 19, 2015
PREMISES AFFECTED: 8345 W. Irving Park Road
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast food restaurant.

180-18-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Vagabond Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1128 W. Fry Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero on floors containing dwelling units; east setback from 1.84' to 0.12' for a proposed rear two story addition with roof deck and rear enclosed stair way to the existing three story building to be converted from three dwelling units to four dwelling units.

181-18-S **ZONING DISTRICT: B3-2** **WARD: 39**
APPLICANT: Dolyva Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6115 N. Elston Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building.

182-18-S **ZONING DISTRICT: B3-2** **WARD: 39**
APPLICANT: Dolyva Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6109 N. Elston Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three- story, six dwelling unit building.

183-18-Z **ZONING DISTRICT: B2-3** **WARD: 2**
APPLICANT: 1205 West Webster, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1211 W. Webster Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 7' at the residential level and the rear ground floor level from 5' to 3' for a proposed four-story retail and three dwelling unit building.

184-18-Z **ZONING DISTRICT: RT-3.5** **WARD: 32**
APPLICANT: Saxony George, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1503-05 W. George Street
SUBJECT: Application for a variation to reduce the front setback from 14.916' to 8.45', west from 2' to zero, east from 2' to zero, combined side setback from 5' to zero for the existing three-story building.

185-18-S **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: Winterfell Castle, LLC
OWNER: Karkif Division 2, LLC
PREMISES AFFECTED: 1809 W. Division Street
SUBJECT: Application for a special use to establish a beauty salon.

186-18-S **ZONING DISTRICT: C1-2** **WARD: 27**
APPLICANT: Americash Loans, LLC
OWNER: Western Lake Building, LLC
PREMISES AFFECTED: 149 N. Western Avenue
SUBJECT: Application for a special use to establish a pay day loan facility.

187-18-Z **ZONING DISTRICT: B2-3** **WARD: 1**
APPLICANT: EZMB, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2404 W. Moffat Street
SUBJECT: Application for a variation to reduce the rear yard setback on floors containing dwelling units from the required 30' to 4.33' for a proposed four-story building with ground floor retail and seven dwelling units above.

188-18-Z **ZONING DISTRICT: RM-5** **WARD: 46**
APPLICANT: 843 W. Agatite, LLC
OWNER: Maryville Academy
PREMISES AFFECTED: 839 W. Agatite Avenue
SUBJECT: Application for a variation to reduce the front setback from 14.88' to 1.33', the east and west setback from 5' each to zero, combined side setback from 10' to zero at the parking area and a 3.5' east and 5.16' west and combined 8.66' at the building for a proposed four-story, twenty unit building with rear on-site parking.

189-18-Z **ZONING DISTRICT: RM-5** **WARD: 46**
APPLICANT: 843 W. Agatite, LLC
OWNER: Maryville Academy
PREMISES AFFECTED: 839 W. Agatite Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 700 square feet to zero for a proposed four-story, twenty unit building with rear on-site parking.

190-18-Z **ZONING DISTRICT: RM-5** **WARD: 46**
APPLICANT: 843 W. Agatite, LLC
OWNER: Maryville Academy
PREMISES AFFECTED: 839 W. Agatite Avenue
SUBJECT: Application for a variation to reduce the required parking from twenty spaces to nineteen spaces for a proposed four-story, twenty dwelling unit building with rear on-site parking.

191-18-S **ZONING DISTRICT: B1-1** **WARD: 14**
APPLICANT: Shop 47th, LLC
OWNER: Reginald Odom D.D.S
PREMISES AFFECTED: 4107 W. 47th Street 1st Floor
SUBJECT: Application for a special use to establish a barber shop.

192-18-S **ZONING DISTRICT: B3-1** **WARD: 6**
APPLICANT: Roy B. Farmer
OWNER: Arlene Farmer
PREMISES AFFECTED: 401 E. 71st Street
SUBJECT: Application for a special use to establish a personal service.

193-18-S **ZONING DISTRICT: B3-1** **WARD: 30**
APPLICANT: Leroy Silva DBA Leroy Avenue Barber Shop
OWNER: Leroy and Illiana Silva
PREMISES AFFECTED: 6136-38 W. Belmont Avenue
SUBJECT: Application for a special use to establish a barber shop.

194-18-S **ZONING DISTRICT: B3-1** **WARD: 31**
APPLICANT: Tommie Rijos dba Tommiz Hair Place
OWNER: 2448 N Laramie, LLC
PREMISES AFFECTED: 2448 N. Laramie Avenue
SUBJECT: Application for a special use to establish a hair salon.

195-18-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building and detached eight car garage.

196-18-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: 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 and a detached eight car garage.

197-18-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to increase the permitted building height from the maximum 45' to 48.7' for a proposed four-story, eight dwelling unit building with a detached eight car garage.

198-18-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-1624 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback from 1,323.0 square feet to 1,442.4 square feet for a proposed eight car detached garage that will serve a proposed four-story eight dwelling unit building.

199-18-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: RDG 1302 Hoyne, LLC
PREMISES AFFECTED: 1302 N. Hoyne Avenue
OWNER: Same as applicant
SUBJECT: Application for a variation to reduce the north setback from 2.56' to zero, south setback from 2.56' to zero, combined side setback from 6.4' to zero, rear setback from 35.39' to zero and the required rear property line to a detached garage from 2' to zero for a proposed detached two car garage with new at grade courtyard area with a 14.17' tall masonry walls at perimeter and partial roof above accessory to an existing two-story, single family residence.

200-18-S **ZONING DISTRICT: PMD #9** **WARD: 37**
APPLICANT: Stingray Auto Spa, Inc.
OWNER: Jose T. Garcia
PREMISES AFFECTED: 4710-12 W. Chicago Avenue
SUBJECT: Application for a special use to establish a car wash.

201-18-Z **ZONING DISTRICT: DX-7** **WARD: 3**
APPLICANT: 1419 S. Wabash Development Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 1417-19 S. Wabash Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 15' for a proposed ten-story, retail and sixty-two dwelling unit building (twenty- four efficiency units and thirty-eight dwelling units).

202-18-S **ZONING DISTRICT: DX-7** **WARD: 3**
APPLICANT: 51 E 14th Street Development Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 45-59 E. 14th Street
SUBJECT: Application for a special use to establish thirty-six required accessory off-site parking spaces to serve a proposed building at 1419 S. Wabash Avenue.

203-18-S **ZONING DISTRICT: DX-7** **WARD: 3**
APPLICANT: 51 E 14th Street Development Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 45-59 E. 14th Street
SUBJECT: Application for a special use to lease out thirty-six spaces (41%) of the eighty-eight accessory parking to the proposed development located at 1419 S. Wabash Avenue.

204-18-Z **ZONING DISTRICT: DX-7** **WARD: 3**
APPLICANT: 51 E 14th Street Development Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 45-59 E. 14th Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed fifteen-story retail and one hundred ninety-nine residential units (sixty-eight efficiency units and one hundred thirty-one dwelling units).

CONTINUANCES

50-18-S **ZONING DISTRICT: B3-2** **WARD: 39**
APPLICANT: Foster Shell Mart, Inc.
OWNER: Riteline Properties, LLC
PREMISES AFFECTED: 5147-49 N. Kimball Avenue / 5149-57 W. Foster Avenue
SUBJECT: Application for a special use to establish a new one-story retail building with a one lane car wash to serve the existing gas station facility.

110-18-Z **ZONING DISTRICT: C1-2** **WARD: 47**
APPLICANT: The Renslow, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5015-23 N. Clark Street
SUBJECT: Application for a variation to reduce the rear setback from the required 5' to zero, the rear north east setback from 16' to zero for a proposed four-story retail and nine dwelling unit addition to an existing two-story, retail building.

111-18-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: K K Court Investment, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2430 W. Moffat Street
SUBJECT: Application for a variation to reduce the minimum lot area per unit from 3,000 square feet to 2,991.84 square feet for a proposed three-story, three dwelling unit building with a rooftop stairway.

123-18-Z **ZONING DISTRICT: RS-2** **WARD: 9**
APPLICANT: Alex Veitsman
OWNER: Same as applicant
PREMISES AFFECTED: 618 W. 129th Place
SUBJECT: Application for a variation to reduce the front setback from the required 22.82' to 14.12' for a proposed front one story addition to the existing single family residence.

124-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**

APPLICANT: Chicago Title Land Trust Company under Trust Agreement dated October 17, 2017 Trust # 8002376138

OWNER: Same as applicant

PREMISES AFFECTED: 1830 N. Mohawk Street

SUBJECT: Application for a variation to reduce the front setback from the required 6.6' to zero, rear setback from 33.32' to zero, north setback from 2' to zero (south to be zero), combined side setback from 4.8' to zero for a proposed four-story, single family residence with roof deck, front stairs and landing, fences, and rear open patio.

125-18-Z **ZONING DISTRICT: RM-5** **WARD: 43**

APPLICANT: Chicago Title Land trust Company, as Trustee under Trustee Agreement dated October 17, 2017 Trust # 8002376138

OWNER: Same as applicant

PREMISES AFFECTED: 1830 N. Mohawk Street

SUBJECT: Application for a variation to relocate the required rear yard open space on the garage roof deck which will serve a proposed four-story, single family residence with roof deck, front stairs and landing, fences, and rear open patio.

147-18-Z **ZONING DISTRICT: B3-3** **WARD: 27**

APPLICANT: 2223 W. Madison, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2217-19 W. Madison Street

SUBJECT: Application for a variation to reduce the west side setback from the required 12' to 2.66' for a proposed four-story, forty-two dwelling unit building with ground floor commercial use.

150-18-S **ZONING DISTRICT: B3-5** **WARD: 50**

APPLICANT: Rabbi Eliezer Dimarsky

OWNER: Same as applicant

PREMISES AFFECTED: 2855 W. Touhy Avenue

SUBJECT: Application for a special use to establish a religious assembly facility.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 131-18-S, 684-17-S, 13-18-Z, 14-18-Z, and 15-18-Z.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of March 16, 2018.

Adjournment.