

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- APRIL 16, 2021
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.**

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

**Timothy Knudsen
Zurich Esposito
Brian Sanchez
Jolene Saul
Sam Toia**

Chairman Knudsen called the meeting to order at 9:03 AM. Chairman then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Esposito, Sanchez, Saul, and Toia).

Motion to approve the minutes from the March 19, 2021 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the agenda for the April 16, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

9:00 A.M.

129-21-S	ZONING DISTRICT: B3-2	WARD: 6
APPLICANT:	Amanda Hatcher dba Visions 2 Reality Beauty Supply Bar	
OWNER:	7201 Vincennes, LLC	
PREMISES AFFECTED:	7201 S. Vincennes Avenue	
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 – Chairman, Esposito, Sanchez, Saul, and Toia.	

130-21-S	ZONING DISTRICT: B3-1	WARD: 8
APPLICANT:	Darrins, LLC	
OWNER:	8700 Kimbark, LLC	
PREMISES AFFECTED:	1249 E. 87th Street	
SUBJECT:	Application for a special use to establish an outdoor patio, expansion of a tavern.	

**Motion to approve made by Chairman. Second by Toia.
Motion failed 1-4; yeas – Esposito; nays – Chairman, Sanchez,
Saul, and Toia.**

131-21-S ZONING DISTRICT: B1-1 WARD: 7
APPLICANT: Krishonna Griffin DBA K Elements
OWNER: East Seventy Ninth Street, LLC
PREMISES AFFECTED: 2247 E. 73rd Street
SUBJECT: Application for a special use to establish a hair salon.
Continued to June 18, 2021

132-21-S ZONING DISTRICT: B3-1 WARD: 30
APPLICANT: La Rouge Salon Corporation
OWNER: Radiant Link, LLC
PREMISES AFFECTED: 5448 W. Fullerton 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 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

133-21-Z ZONING DISTRICT: B3-3 WARD: 47
APPLICANT: Sunset Woods Development
OWNER: Same as applicant
PREMISES AFFECTED: 1617 W. Irving Park Road
SUBJECT: Application for a variation to reduce the rear setback on floors
containing dwelling units from the required 30' to 10' for a
proposed four-story, six dwelling unit building with rear patios,
first floor retail and an attached six car garage.
**Motion to approve made by Chairman. Second by Toia. Motion
carried 3-2; yeas – Chairman, Sanchez, and Toia; nays –
Esposito and Saul.**

134-21-Z ZONING DISTRICT: B3-2 WARD: 43
APPLICANT: Kensington Lincoln Park Building, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2745 N. Lincoln Avenue
SUBJECT: Application for a variation to eliminate the one required 10' x 25'
loading berth for a proposed three-story day care center.
**Motion to approve made by Chairman. Second by Toia. Motion
carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

135-21-S ZONING DISTRICT: B3-5 WARD: 43
APPLICANT: Board of Education City of Chicago
OWNER: Hemingway Associates, LLC
PREMISES AFFECTED: 1840 N. Clark Street
SUBJECT: Application for a special use to establish a school.
Continued to May 21, 2021

At 11:10 AM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 11:20 AM.

At 11:20 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 11:20 AM.

136-21-S ZONING DISTRICT: B1-2 WARD: 43
APPLICANT: Board of Education City of Chicago
OWNER: NRG CS Holdings Limited Partnership
PREMISES AFFECTED: 610 W. Schubert Avenue
SUBJECT: Application for a special use to establish a CPS early learning school.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

137-21-S ZONING DISTRICT: B3-2 WARD: 38
APPLICANT: Alma Bautista dba Alma Latina Beauty Salon
OWNER: Miguel Delgado
PREMISES AFFECTED: 7708 A W. Belmont 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 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

138-21-S ZONING DISTRICT: B3-1 WARD: 16
APPLICANT: AZSPE, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2806 W. 63rd Street
SUBJECT: Application for a special use to expand an existing one-story retail convenience store building with a new two-story addition which will contain 1,720 square feet of retail space and two office units above.
Continued to June 18, 2021

139-21-Z ZONING DISTRICT: RM-4.5 WARD: 1
APPLICANT: Matt and Piper Dolan
OWNER: Same as applicant
PREMISES AFFECTED: 1926 W. Race Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 26.65' to 1.5', west side setback from 2' to 0.8', east from 2' to 0.88', combined side yard setback from 4.8' to 1.6' for a proposed catwalk to connect the garage roof deck and the new open porch of the four-story single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

140-21-Z ZONING DISTRICT: RM-4.5 WARD: 1
APPLICANT: Matt and Piper Dolan

OWNER: Same as applicant
PREMISES AFFECTED: 1926 W. Race Street
SUBJECT: Application for a variation to reduce the required rear yard open space from the required 137.1 square feet to zero for a proposed rear one-story addition and rear open porch to the existing four-story, single family residence. A fourth-floor addition will also be erected.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

141-21-S **ZONING DISTRICT: C1-1** **WARD: 29**
APPLICANT: Belmont Real Estate, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3200 N. Harlem Avenue
SUBJECT: Application for a special use to establish a gas station and a one-story accessory retail convenience store and car wash building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Saul (Toia absent).

142-21-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Granat's First Count, Inc.
OWNER: Robert Granat
PREMISES AFFECTED: 6843 W. Archer Avenue
SUBJECT: Application for a special use to expand an existing special use with the construction of a rear attached one story addition and one-story addition to the existing tavern.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Saul (Toia absent).

143-21-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Granat's First Count, Inc.
OWNER: Robert Granat
PREMISES AFFECTED: 6843 W. Archer Avenue
SUBJECT: Application for a special use to establish an outdoor rooftop patio deck to allow the expansion of the existing tavern.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Saul (Toia absent).

144-21-S **ZONING DISTRICT: C1-1** **WARD: 34**
APPLICANT: 115 Halsted Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 11500 S. Halsted Street
SUBJECT: Application for a special use to establish a car wash and retail store addition to an existing gas station.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Saul (Toia absent).

story, eight dwelling unit building with detached eight car garage.

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

149-21-S ZONING DISTRICT: B3-2 WARD: 46
APPLICANT: Marine Drive Business, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 755 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a gas station with accessory retail and office space in a new two-story building.
Continued to June 18, 2021

150-21-Z ZONING DISTRICT: B3-2 WARD: 46
APPLICANT: Marine Drive Business Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 755 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 16,961 square feet for a proposed gas station with accessory retail and office space within a new two-story building.
Continued to June 18, 2021

151-21-S ZONING DISTRICT: C1-2 WARD: 1
APPLICANT: MVRS Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2215-17 W. Chicago Avenue
SUBJECT: Application for a special use to expand an existing first floor residential use down to the basement and to infill building light wells within an existing three-story, twelve dwelling unit building with basement.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

152-21-Z ZONING DISTRICT: RT-4 WARD: 47
APPLICANT: The Catholic Bishop of Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 4637-41 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the south* side set back from the required 5' to 0.5', north from 5' to 3.7', combined side setback from 10' to 4.2', rear setback from 50' to zero for the existing school building at 4641 N. Ashland Avenue in order to subdivide the existing zoning lot into two new zoning lots. The existing four-story school building will remain.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

*Amended at hearing

153-21-Z ZONING DISTRICT: RT-4 WARD: 47
APPLICANT: 4637 Ashland, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 4637 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear setback from 48' to 38.22' for a proposed fourth story addition to the existing three-story convent to be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on-site parking lot.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

154-21-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: 4637 Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4637 N. Ashland Avenue
SUBJECT: Application for a variation to increase the allowable height from the maximum 38' to 41.75' for a proposed fourth story addition to the existing three-story convent building that will be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on-site parking lot.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

155-21-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: 4637 Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4637 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 913.12 square feet to zero for a proposed fourth story addition to the existing three-story convent building that will be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on-site parking lot.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

156-21-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: 4637 N. Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4637 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the required on-site accessory parking spaces from the required fourteen to eleven to permit four-story addition to the existing three-story convent building to be converted to fourteen dwelling units with new second and third story side additions over three open parking spaces at the ground floor new open balconies on the south side and rear and new rear eight car on-site parking lot.

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

157-21-S
APPLICANT: **ZONING DISTRICT: B1-3** **WARD: 29**
OWNER: Five Thirty One Partners, LLC
PREMISES AFFECTED: Same as above
SUBJECT: 6700-20 W. North Avenue
Application for a special use to convert a portion of the existing ground floor and the entire second story to residential use and the construction of a new third story residential addition over an existing two-story with basement building for forty-two new dwelling units and existing vacant ground floor financial service use.

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

158-21-Z
APPLICANT: **ZONING DISTRICT: B1-3** **WARD: 29**
OWNER: Five Thirty One Partners, LLC
PREMISES AFFECTED: Same as applicant
SUBJECT: 6700-20 W. North Avenue
Application for a variation to reduce the off-street loading zone requirement from one loading zone to zero for the conversion of a portion of the existing ground floor and the entire second story to residential use and the construction of a new third story residential addition over an existing two-story with basement building for forty-two new dwelling units and existing vacant ground floor financial service use.

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

159-21-Z
APPLICANT: **ZONING DISTRICT: B2-3** **WARD: 2**
OWNER: WPA 13, LLC
PREMISES AFFECTED: Same as applicant
SUBJECT: 1162 N. Milwaukee Avenue
Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, fourteen dwelling unit residential building. This is a transit served location.

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

160-21-Z
APPLICANT: **ZONING DISTRICT: B2-3** **WARD: 2**
OWNER: WPA 13, LLC
PREMISES AFFECTED: Same as applicant
SUBJECT: 1162 N. Milwaukee Avenue
Application for a variation to reduce the minimum lot area from the required 3,600 square feet to 3,284.5 square feet for a proposed four-story fourteen dwelling unit building. This is a transit served location.

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

161-21-S **ZONING DISTRICT: M1-1** **WARD: 40**
APPLICANT: Fairley, Inc.
OWNER: 5401 N. Wolcott Inc.
PREMISES AFFECTED: 1834 W. Balmoral Avenue
SUBJECT: Application for a special use to expand a health club by 9,270 square feet in an existing one-story commercial building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

162-21-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Jennifer and George Wilson
OWNER: Same as applicant
PREMISES AFFECTED: 1932 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the north side setback 2' to 0.5', south side setback to 1.96', combined side setback from 4.8' to 2.46' the rear setback from 36.9' to 30.58' for a proposed rear one-story addition to the existing three-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

163-21-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Edward Bucher
OWNER: Same as applicant
PREMISES AFFECTED: 2135 W. Cortland Avenue
SUBJECT: Application for a variation to relocate the required 225 square feet of rear yard open to a deck or patio more than feet above grade for a proposed two car garage with roof top deck with pergola one-story open roof deck access stair accessory to an existing two-story single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

164-21-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Aaron Lee burns & Jennifer Lynn Santelli-Burns
OWNER: Same as applicant
PREMISES AFFECTED: 2137 W. Cortland Avenue
SUBJECT: Application for a variation to relocate the required 225 square feet of rear yard open space to be located on a proposed garage roof deck with roof top pergola and one-story open roof deck access stair accessory to an existing two-story single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

165-21-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Julia and Philip Gold
OWNER: Same as applicant

PREMISES AFFECTED 2139 W. Cortland Avenue
SUBJECT: Application for a variation to relocate the required 225 square feet of rear yard open space to a proposed garage roof deck with roof top pergola and one-story open roof deck access stair to an existing two-story single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

166-21-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Amio & Dan Nardi
OWNER: Same as applicant
PREMISES AFFECTED: 2141 W. Cortland Avenue
SUBJECT: Application for a variation to reduce the rear setback from 28' to 22' for a proposed two car garage with roof deck and top pergola with trellis screen, one -story open roof deck access stair and new rear one story open deck at an existing two-story single-family residence.
Withdrawn

167-21-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Ami & Dan Nardi
OWNER: Same as applicant
PREMISES AFFECTED: 2141 W. Cortland Avenue
SUBJECT: Application for a variation to relocate the required 225 square feet of rear yard open space to proposed garage roof deck with roof top pergola with trellis screen, new one-story open roof deck access stair and new rear one story open deck at an existing two-story single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

168-21-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Nataliya Mamchur
OWNER: Same as applicant
PREMISES AFFECTED: 2544 W. Haddon Avenue
SUBJECT: Application for a variation toto increase the floor area ratio from 2,208 to 2,484 square feet for a proposed rear addition, front / rear porch replacement, two-car garage with roof top deck, internal renovations to the existing three-story, three dwelling unit building per plans.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

169-21-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Nataliya Mamchur
OWNER: Same as applicant
PREMISES AFFECTED: 2544 W. Haddon Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 24.225' to 5' for a proposed rear addition, front / rear porch replacement, two-car garage with roof top deck and internal

renovations for the existing three-story, three dwelling unit building per plans.

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

170-21-Z

ZONING DISTRICT: RS-3

WARD: 1

APPLICANT:

Nataliya Mamchur

OWNER:

Same as applicant

PREMISES AFFECTED:

2544 W. Haddon Avenue

SUBJECT:

Application for a variation to reduce the rear yard open space from the required 520 square feet to zero for a proposed rear addition, front/rear porch replacement, two-car garage with roof top deck and internal renovations for the existing three-story, three dwelling unit building per plans.

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

171-21-Z

ZONING DISTRICT: RS-3

WARD: 1

APPLICANT:

Nataliya Mamchur

OWNER:

Same as applicant

PREMISES AFFECTED:

2544 W. Haddon Avenue

SUBJECT:

Application for a variation to reduce the number of required parking spaces from three spaces to two for a proposed rear addition, front / rear porch replacement, two-car garage with roof top deck and internal renovations for the existing three-story, three dwelling unit building per plans.

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

At 4:30 PM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 4:45 PM.

At 4:45 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 4:45 PM.

172-21-Z

ZONING DISTRICT: RS-3

WARD: 32

APPLICANT:

Jeffrey Suzuki & Kristin Haanefeld

OWNER:

Same as applicant

PREMISES AFFECTED:

1910 W. Wabansia Avenue

SUBJECT:

Application for a variation to reduce the west setback from the required 2' to 0.06', east setback from 2' to 1.39', combined side setback from 4.84' to 1.45', rear setback from 22.4' to zero, setback from front building line from 20' to 13.98' for a proposed attached two-car garage with roof deck and new roof above, a roof top stairway enclosure and new parapets above the existing building walls for the existing two-story single-family residence.

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

173-21-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: 7292 W. Devon, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1317 W. Carmen Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,440 square feet for a proposed third story addition and a new rear porch with third story patio above an existing two-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 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

174-21-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: 7292 W. Devon, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1317 W. Carmen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 40.8' to 23.13', combined side setback from 8' to 7.5' (west to be 3.25', east to be 4.25') for a proposed third story addition and a new rear porch with third story patio above an existing two-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 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

175-21-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: 7292 W Devon, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1317 W. Carmen Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 390 square feet to zero for a proposed third story addition and new rear porch with a third story patio above an existing two-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 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

176-21-S **ZONING DISTRICT: B1-1** **WARD: 36**
APPLICANT: Lglamour, Inc.
OWNER: G & B Management, LLC
PREMISES AFFECTED: 4907 W. Fullerton Avenue
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 – Chairman, Esposito, Sanchez, Saul, and Toia.

177-21-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Hoang Gia, Inc. dba Mini Nails
OWNER: Belway Development, LLC

PREMISES AFFECTED: 3174 N. Broadway
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, Sanchez, Saul, and Toia.

178-21-S **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: The Longford Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2004 W. Addison Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with roof top stair enclosures with deck and detached six-car garage with a connecting bridge access from the building to the garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

179-21-Z **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: The Longford Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2004 W. Addison Street
SUBJECT: Application for a variation to reduce the rear setback from 30' to 2' and to reduce the abutting R district west side setback from 2' to zero for a proposed four-story, six dwelling unit building with roof top stair enclosures with deck and six-car garage with a connecting bridge access from the building to the garage roof deck.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays - Saul.

180-21-Z **ZONING DISTRICT: B1-2** **WARD: 47**
APPLICANT: The Longford Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2004 W. Addison Street
SUBJECT: Application for a variation to increase the height from the maximum 45' to 47'- 1 1/2" for a proposed four-story, six dwelling unit building with roof top enclosures with deck and six car detached garage connecting bridge access from the building to the garage roof deck.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays - Saul.

181-21-Z **ZONING DISTRICT: RS-3** **WARD: 4**
APPLICANT: CAC Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3411 S. Prairie Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 13.85' to 12.75', combined side setbacks to zero for a two-story single-family residence with a rear patio and detached

garage.

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

182-21-S ZONING DISTRICT: B3-1 WARD: 35
APPLICANT: Khodabhai Patel / Karan 7 Inc.
OWNER: John Brillakis
PREMISES AFFECTED: 3402 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a liquor store.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

183-21-Z ZONING DISTRICT: C2-1 WARD: 21
APPLICANT: Exquisite Concepts Meeting Event Center
OWNER: Robin Wright
PREMISES AFFECTED: 9001 S. Halsted Street
SUBJECT: Application for a variation to establish a public place of amusement license for a proposed banquet hall (medium venue) which is located within 125' of a residential district.
Continued to June 18, 2021

184-21-Z ZONING DISTRICT: RS-3 WARD: 32
APPLICANT: Zachary McMains
OWNER: Allie McGuire and Zachary McMains
PREMISES AFFECTED: 1881 N. Leavitt Street
SUBJECT: Application for a variation to increase the floor area from 2,142 square feet which has been in existence for more than fifty years to 2,382 square feet for a proposed two-story rear addition and a side stair to the existing two-story, single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

185-21-Z ZONING DISTRICT: RS-3 WARD: 32
APPLICANT: Zachary McManis
OWNER: Allie McGuire and Zachary McManis
PREMISES AFFECTED: 1881 N. Leavitt Street
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero (south to be zero), combined side yard setback from 3.6' to zero for a proposed two-story rear addition and side stair to an existing two-story single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

186-21-Z ZONING DISTRICT: B1-2 WARD: 47
APPLICANT: Chicago 3333 Lincoln, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3333 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear setback (Marshfield Avenue) from 30' to 0.67' for a three and four-story additions with a roof top stairway enclosure to the existing three-story multi-use

building (retail and residential). The existing two dwelling unit building will be converted to an eight-dwelling unit building. This is a transit served location.

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

187-21-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: C1-1

WARD: 29

Belmont Real Estate, Inc.

Same as applicant

3200 N. Harlem Avenue

Application for a variation to reduce the lot area from the required 20,000 square feet to 18,650 square feet for a proposed gas station with retail use and new accessory.

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

188-21-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: C1-1

WARD: 29

Belmont Real Estate, Inc.

Same as applicant

3200 N. Harlem Avenue

Application for a variation to reduce the reversed corner setback from 7.29' to 3.92' and to reduce the rear setback which abuts an RT-4 district from 4' to 1.58' for a proposed gas station with retail use and new accessory car wash.

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

CONTINUANCES

343-20-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: M1-1 / M2-2 WARD: 18

Mi Canchita Indoor Field, LLC

Yolanda and Jose Dominguez / Chulis, LLC

7625 S. Kedzie Avenue

Application for a special use to establish a sports and recreation, participation use within an existing one-story building with new on-site parking areas.

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

344-20-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: M1-1 / M2-2 WARD: 18

Mi Canchita Indoor Field, LLC

Yolanda & Jose Dominguez / Chulis, LLC

7625 S. Kedzie Avenue

Application for a variation to eliminate the one required loading berth for a proposed Sports and Recreation participant use in an existing one-story building with new on-site parking areas.

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

420-20-S
APPLICANT: Fuzzy Urban Tails, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2608 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a dog boarding kennel and daycare.
Continued to May 21, 2021

ZONING DISTRICT: B3-1 **WARD: 1**

437-20-S
APPLICANT: Nimi Abraham
OWNER: Same as applicant
PREMISES AFFECTED: 6411 N. Northwest Highway
SUBJECT: Application for a special use to establish a gas station with a one-story accessory convenience store.
Withdrawn

ZONING DISTRICT: B3-2 **WARD: 41**

438-20-Z
APPLICANT: Nimi Abraham
OWNER: Same as applicant
PREMISES AFFECTED: 6411 N. Northwest Highway
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,120 square feet for a proposed gas station with a one-story accessory convenience store.
Withdrawn

ZONING DISTRICT: B3-2 **WARD: 41**

33-21-S
APPLICANT: Govind Associates, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3501-05 W. Roosevelt / 1200-14 S. St. Louis Avenue
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast-food restaurant.
Continued to June 18, 2021

ZONING DISTRICT: M1-1 **WARD: 24**

37-21-S
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis craft grow facility.
Continued to June 18, 2021

ZONING DISTRICT: PMD-9 **WARD: 28**

38-21-S
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis processor facility.
Continued to June 18, 2021

ZONING DISTRICT: PMD-9 **WARD: 28**

46-21-S **ZONING DISTRICT: B3-2** **WARD: 49**
APPLICANT: Al-Rahman Business Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 7201 N. Clark Street
SUBJECT: Application for a special use to expand an existing 536.4333 square foot retail building with a 1,089.38 square foot addition to the retail building for an existing gas station.
Withdrawn

60-21-Z **ZONING DISTRICT: M2-2** **WARD: 27**
APPLICANT: Real Vet West Loop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 451-57 N. Elizabeth Street
SUBJECT: Application for a variation to reduce the front setback from the minimum required 12' to zero, rear setback from 30' to 12' for a proposed two-story* veterinary establishment* and seventeen car parking lot. Boarding will be for post-operation patients only.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

*Amended at hearing

68-21-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Chi Partners, LLC 2711 Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2711 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet for a proposed addition of a fourth dwelling unit to an existing three-story, three dwelling unit building.
Continued to June 18, 2021

69-21-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Chi Partners, LLC 2711 Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2711 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the required total off-street parking from four spaces to three spaces for the proposed addition to an existing three-story, three dwelling unit building.
Continued to June 18, 2021

At 7:41 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 7:51 PM.

At 7:51 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 7:51 PM.

80-21-S **ZONING DISTRICT: B3-2** **WARD: 7**
APPLICANT: Anthony Roberts
OWNER: Scott McNaughton
PREMISES AFFECTED: 2224 E. 79th Street
SUBJECT: Application for a special use to establish a barber / beauty shop.
Motion to approve made by Chairman. Second by Toia. Motion failed 2-3; yeas – Esposito and Sanchez; nays – Chairman, Saul, and Toia.

107-21-S **ZONING DISTRICT: B3-2** **WARD: 33**
APPLICANT: 3308 W Montrose, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3010 W. Montrose Avenue
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 detached six car garage with roof deck and rear access bridge.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

108-21-Z **ZONING DISTRICT: B3-2** **WARD: 33**
APPLICANT: 3308 W Montrose, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3010 W. Montrose Avenue
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with detached six car garage with roof deck and rear access bridge.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays - Saul.

109-21-S **ZONING DISTRICT: B3-2** **WARD: 33**
APPLICANT: 3308 W Montrose, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3014 W. Montrose Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with detached six car garage with roof deck and rear access bridge.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

110-21-Z **ZONING DISTRICT: B3-2** **WARD: 33**
APPLICANT: 3308 W Montrose, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3014 W. Montrose Avenue
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with detached six-car garage

with roof deck and rear access bridge.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays - Saul.

114-21-S
APPLICANT:

ZONING DISTRICT: B3-1 WARD: 12
CS One Real Estate Inc.

OWNER:

Same as applicant

PREMISES AFFECTED:

3947 S. Kedzie Avenue

SUBJECT:

Application for a special use to establish a one-story addition onto an existing one-story retail building located on a lot that contains an existing three pump gas station.

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

127-21-S
APPLICANT:

ZONING DISTRICT: B1-1 WARD: 19
CIBC Bank USA

OWNER:

Same as applicant

PREMISES AFFECTED:

3040 W. 111th Street

SUBJECT:

Application for a special use to expand an existing bank with drive through facility by adding an ATM with drive through facility.

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

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 – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 10:04 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting returned to open session at 10:41 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 57-21-Z, 58-21-Z, 59-21-Z, 61-21-S, 87-21-S, 89-21-Z, 90-21-Z, and 91-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, 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 March 19, 2021, with the exception of Board Cal. Nos. 106-21-Z, 115-21-Z, 121-21-S, 122-21-Z, and 45-21-S made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 10:57 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.

