

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- April 21, 2023 to SATURDAY – April 22, 2023  
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. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE APRIL 21, 2023, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD’S WEBSITE.**

**VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS**

**Brian Sanchez, Chairman  
Angela Brooks  
Zurich Esposito  
Sam Toia**

**Chairman Sanchez called the meeting to order at 9:02 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Brooks, Esposito, and Toia).**

**Motion to approve the minutes for the February 17, 2023 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**Motion to approve the minutes for the March 17, 2023 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**Motion to approve the agenda for the April 21, 2023 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**9:00 A.M.**

<b>118-23-A</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	365 Outdoor, LLC	
<b>OWNER:</b>	Lincoln Park Acquisitions, LLC	
<b>PREMISES AFFECTED:</b>	2624-26 N. Lincoln Avenue	
<b>SUBJECT:</b>	Application for an appeal from the office of the Zoning Administrator in refusing to permit the establishment of an off premise-sign which is located on a pedestrian street. The sign is also located within 100 feet of a residential district which is prohibited. The permit application listed a total sign face area of	

338 square feet. The street frontage is listed as 25 feet. The property is in a B3 zoning district which allows a maximum square footage of all signs on the zoning lot of four times the street frontage or 1500 square feet whichever is less pursuant to section 17-12-1003-8. The sign area would exceed the maximum area allowance by 238 square feet and therefore is prohibited.

**Continued to May 19, 2023**

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|---------------------------|---|-----------------|
| <b>119-23-Z</b>           | <b>ZONING DISTRICT: RS-3</b>  | <b>WARD: 1</b>  |
| <b>APPLICANT:</b>         | Ami Kotecha   |                 |
| <b>OWNER:</b>             | Same applicant  |                 |
| <b>PREMISES AFFECTED:</b> | 1223 N. Marion Court  |                 |
| <b>SUBJECT:</b>           | Application for a variation to reduce the east front setback from 6.62', north and south side setback from 2' to zero, combined side yard setback 5' to zero and to reduce the front garage feature setback from 20' to 2' for a proposed two-story, single-family residence with an attached two-car garage on a through lot.<br><b>Motion to approve made by Chairman. Second by Toia.</b><br><b>Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.</b> |                 |
| <br>                      |   |                 |
| <b>120-23-S</b>           | <b>ZONING DISTRICT: B3-1</b>  | <b>WARD: 30</b> |
| <b>APPLICANT:</b>         | U.S. Bank N.A   |                 |
| <b>OWNER:</b>             | Radford Belmont, LLC and Radford Chicago, LLC   |                 |
| <b>PREMISES AFFECTED:</b> | 5811 W. Belmont Avenue  |                 |
| <b>SUBJECT:</b>           | Application for a special use to allow partial demo and rehab of the existing building into a new bank with three drive-through lanes and a bypass lane.<br><b>Motion to approve made by Chairman. Second by Toia.</b><br><b>Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.</b>   |                 |
| <br>                      |   |                 |
| <b>121-23-Z</b>           | <b>ZONING DISTRICT: RS-3</b>  | <b>WARD: 11</b> |
| <b>APPLICANT:</b>         | Charles Allen Cotton IV   |                 |
| <b>OWNER:</b>             | Same as applicant   |                 |
| <b>PREMISES AFFECTED:</b> | 3110 S. Racine Avenue   |                 |
| <b>SUBJECT:</b>           | Application for a variation to reduce the front setback from the required 12.67' to zero, the setback for parking from the front property line from 20' to zero a proposed one-car unenclosed concrete parking stall and driveway in front of an existing single-family residence.<br><b>Motion to approve made by Chairman. Second by Toia.</b><br><b>Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.</b>   |                 |
| <br>                      |   |                 |
| <b>122-23-S</b>           | <b>ZONING DISTRICT: B3-1</b>  | <b>WARD: 34</b> |
| <b>APPLICANT:</b>         | Egnonanvi B. Pethos dba Berenice African Hair Braiding  |                 |
| <b>OWNER:</b>             | Mer Car Corp.   |                 |
| <b>PREMISES AFFECTED:</b> | 2022 W. 119th 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 – Chairman, Brooks, Esposito, and Toia.**

**123-23-S** **ZONING DISTRICT: B3-2** **WARD: 8**  
**APPLICANT:** Raze Up Barber Spa, LLC  
**OWNER:** Isaac Jordan  
**PREMISES AFFECTED:** 1901 E. 79th Street  
**SUBJECT:** Application for a special use to establish a hair / nail salon.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**124-23-Z** **ZONING DISTRICT: B3-2** **WARD: 1**  
**APPLICANT:** Charles Farwell  
**OWNER:** Esther Farwell  
**PREMISES AFFECTED:** 2537 W. North Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 9.81' for a proposed second floor stair and rooftop stair enclosure.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**125-23-Z** **ZONING DISTRICT: B1-1** **WARD: 13**  
**APPLICANT:** Yulie Taylor  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4459 W. 55th Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 0.54' for a proposed second floor addition to an existing one-story detached house.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**126-23-S** **ZONING DISTRICT: B1-1** **WARD: 17**  
**APPLICANT:** Monique Michelle The Beauty Experience  
**OWNER:** Monique Harris  
**PREMISES AFFECTED:** 1511 W. 79th Street  
**SUBJECT:** Application for a special use to convert the existing ground floor and basement retail use tenant space to a personal service (beauty and nail salon) in an existing three-story mixed-use building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**127-23-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** Greg Orłowski

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1934 N. Fremont Street  
**SUBJECT:** Application for a variation to reduce the north side setback from the required 2' to 0.83' (south to be 0.54'), combined side yard setback from 4.4' to 1.37' for a proposed rear two-story open deck and a one-story open stair at the existing, three-story single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**At 10:33 AM, Chairman made a motion to recess until 10:45 AM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The meeting then recessed until 10:45 AM. At 10:45 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The meeting then reconvened at 10:45 AM.**

**128-23-Z** **ZONING DISTRICT: B1-3** **WARD: 43**  
**APPLICANT:** NY II, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 735 W. Wrightwood Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 0.25' for a proposed three-story addition and new rear open decks at the existing three-story retail and two dwelling unit building to be converted to a four dwelling unit building and retail mixed use building that is located within 2,640' of a CTA rail station entrance.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**129-23-Z** **ZONING DISTRICT: B1-3** **WARD: 43**  
**APPLICANT:** NY II, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 735 W. Wrightwood Avenue  
**SUBJECT:** Application for a variation to reduce the required off-street parking spaces for a transit served location from two to zero to convert a three-story retail and two dwelling unit building to a retail and four dwelling unit building which is located within 2,640' of a CTA rail station entrance.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**130-23-Z** **ZONING DISTRICT: RT-4** **WARD: 29**  
**APPLICANT:** 5902-04 Midway Park, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5902-04 W. Midway Park  
**SUBJECT:** Application for a variation to reduce the opposite street side

setback from the required 5' to zero, rear setback from 45' to 10.39' to allow the as built 7' tall iron fences at the rear and side of rear yard and two as-built detached two car garages for the existing three-story, seven dwelling unit building that is being deconverted to a six-dwelling unit building.

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

**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

<b>131-23-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 29</b>
<b>APPLICANT:</b>	5902-04 Midway Park, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5902-04 W. Midway Park	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 487.5 square feet to zero to allow the as built 7' tall iron fences at the rear and sides of rear yard and as built detached two, two car garages for the existing three-story seven dwelling unit building to be deconverted to a six-dwelling unit building.	
	<b>Motion to approve made by Chairman. Second by Toia.</b>	
	<b>Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.</b>	

<b>132-23-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Richard Petrovich	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2562 S. Hillock Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 34.73' to 2', west side setback from 2' to 1' (east to be 3'), combined side yard setback from 5' to 4' for a proposed 798 square foot two-car garage for an existing single-family residence.	
	<b>Motion to approve made by Chairman. Second by Toia.</b>	
	<b>Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.</b>	

<b>133-23-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 18</b>
<b>APPLICANT:</b>	PG6 Inc.	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2443 W. 71st Street	
<b>SUBJECT:</b>	Application for a special use to establish a tavern.	
	<b>Motion to approve made by Chairman. Second by Toia.</b>	
	<b>Motion carried 3-1; yeas – Chairman, Brooks, and Toia; nays - Esposito.</b>	

**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 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting went into closed session at 1:00 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting returned to open session at 1:11 PM.**

**At 1:15 PM, Chairman made a motion to recess until 2:00 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 2:00 PM.**

**At 2:00 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 2:00 PM.**

**134-23-S    ZONING DISTRICT: PMD-4A                        WARD:27**  
**APPLICANT:**    Maverick Ales & Lagers, LLC  
**OWNER:**    Sixth Avenue Holdings, LLC  
**PREMISES AFFECTED:**                                        2137 W. Walnut Street  
**SUBJECT:**    Application for a special use to establish an outdoor rooftop patio to serve an existing brewery with taproom on the ground floor with a second-floor expansion and addition to an existing two-story building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**135-23-Z    ZONING DISTRICT: RM-4.5                        WARD: 45**  
**APPLICANT:**    5069 N. Northwest Highway, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                        5069-75 N. Northwest Highway  
**SUBJECT:**    Application for a variation to reduce the front setback from 15' to 7.5', rear setback from 30' to 18.75' for a proposed three-story, fourteen dwelling unit building with on-site parking.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**136-23-Z    ZONING DISTRICT: RM-4.5                        WARD: 45**  
**APPLICANT:**    5069 N. Northwest Highway, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                        5069-75 N. Northwest Highway  
**SUBJECT:**    Application for a variation to reduce the rear yard open space from the required 763.72 to 477 square feet for a proposed three-story, fourteen dwelling unit building with on-site parking.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**137-23-S    ZONING DISTRICT: C1-1                                WARD: 12**  
**APPLICANT:**    JG IL, LLC  
**OWNER:**    Chicago Title and Land Trust as Trustee under trust Agreement

**PREMISES AFFECTED:** dated 10-07-04 and known as trust number 10-2749  
**SUBJECT:** 3455-59 S. Ashland Avenue  
Application for a special use to establish an adult use cannabis dispensary in an existing one-story building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**138-23-Z** **ZONING DISTRICT:** C2-2 **WARD:** 1  
**APPLICANT:** PMJ2445, LLC  
**OWNER:** Luis Martinez  
**PREMISES AFFECTED:** 2443-47 N. Milwaukee Avenue  
**SUBJECT:** Application for a variation to establish a public place of amusement license to provide live entertainment which is located within 125' of a residential zoning district.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**139-23-Z** **ZONING DISTRICT:** B2-3 **WARD:** 44  
**APPLICANT:** 3710 N. Kenmore, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3710 N. Kenmore Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 3', south side setback from 5' to 3.83' for a proposed four-story, four dwelling unit building with front balconies, three enclosed parking spaces and four bicycles. This is a transit served location which is located within 2,640' from a CTA rail station entrance.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**140-23-Z** **ZONING DISTRICT:** B2-3 **WARD:** 44  
**APPLICANT:** 3710 N. Kenmore, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3710 N. Kenmore Avenue  
**SUBJECT:** Application for a variation to increase the off-street parking requirement from two spaces to three for a proposed four-story, four dwelling unit building with front balconies, three enclosed parking spaces and four bicycle spaces. This is a transit served location which is located within 2,640' from a CTA rail station entrance.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**141-23-Z** **ZONING DISTRICT:** RT-4 **WARD:** 46  
**APPLICANT:** Kenneth Pecyna & Roberta Parkinson

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3836 N. Alta Vista Terrace  
**SUBJECT:** Application for a variation to reduce the north side setback from the required 2' to 0.48' (south to be zero), combined side yard setback from 4.8' to 0.48' for a proposed front second story addition along Seminary Avenue frontage at an existing attached two-story single-family residence on a through lot.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**142-23-Z** **ZONING DISTRICT: RT-4** **WARD: 46**  
**APPLICANT:** Kenneth Pecyna & Roberta Parkinson  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3836 N. Alta Vista Terrace  
**SUBJECT:** Application for a variation to expand the existing 1,485 square feet of floor that has been existence for more than fifty years by 73.25 square feet for a total of 1,571.75 square feet for a proposed front two-story addition along Seminary Avenue frontage at an existing attached two-story single-family residence on a through lot.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**At 4:03 PM, Chairman made a motion to recess until 4:11 PM. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. The meeting then recessed until 4:11 PM.**

**At 4:11 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. The meeting then reconvened at 4:11 PM.**

**143-23-Z** **ZONING DISTRICT: B2-3** **WARD: 44**  
**APPLICANT:** Estate of Kathy A. Poczatek, Jeff Poczatek, executor  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2821 N. Orchard Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 3.22' to 2.17', rear setback from 30' to 4', north side setback from 2' to 1' (south to be 5.17'), combined side setback from 7.20' to 6.17' for a proposed five-story, five dwelling unit building. This is a transit served location within 2,640' of a CTA rail station entrance.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**144-23-Z** **ZONING DISTRICT: B2-3** **WARD: 44**



**APPLICANT:** Estate of Kathy A. Poczatek, Jeff Poczatek, executor  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2821 N. Orchard Street  
**SUBJECT:** Application for a variation to increase the number of off-street parking spaces for a transit served location from three to five for a proposed five-story, five dwelling unit building and five car garage. This is a transit served location within 2,640' of a CTA rail station entrance.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**145-23-Z   ZONING DISTRICT: B2-3                         WARD: 44**  
**APPLICANT:** Estate of Kathy A. Poczatek, Jeff Poczatek, executor  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2821 N. Orchard Street  
**SUBJECT:** Application for a variation to increase the building height from the maximum 50' to 55' for a proposed five-story, five dwelling unit building with five car garage. This is a transit served location within 2,640' of a CTA rail station entrance.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**146-23-Z   ZONING DISTRICT: RS-3                         WARD: 26**  
**APPLICANT:** Neal Carlson  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3301 W. Hirsch Street  
**SUBJECT:** Application for a variation to reduce the east side yard setback from the required 2.036' to 0.36' (west to be 3.12'), combined side yard setback from 5.09' to 3.48' for the as built three-story single-family residence with a proposed detached two car garage with a driveway access.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**147-23-Z   ZONING DISTRICT: RT-4                         WARD: 25**  
**APPLICANT:** Panfilo Carrazco  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1619 S. Loomis Street  
**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,804 square feet to convert the existing two-story, two dwelling unit building to a three dwelling unit building by adding a dwelling unit to the basement.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**148-23-Z**                                      **ZONING DISTRICT: RS-3**                      **WARD: 26**  
**APPLICANT:**                              Craig Castelli & Shannon Haffey  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                  2528 W. Superior Street  
**SUBJECT:**                                  Application for a variation to reduce the rear setback from 37.37' to 2', west setback from 3.36' to 1' (east to be 5'), combined side setback from 8.4' to 6' and the minimum distance for parking from the front property line from 20' to zero for a proposed second floor and two-story rear addition and a one-story breezeway with a two-car attached garage with residential space above and a one car unenclosed parking stall in the front of an existing two story, single family residence.\*  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

\*Amended at Hearing

**149-23-S**                                      **ZONING DISTRICT: B3-1**                      **WARD: 45**  
**APPLICANT:**                              Portage Gentleman Shop, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                  5128 W. Irving Park Road  
**SUBJECT:**                                  Application for a special use to establish a barber shop.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**150-23-Z**                                      **ZONING DISTRICT: RT-4**                      **WARD: 12**  
**APPLICANT:**                              Knightsbridge Development, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                  2720 W. 23rd Street  
**SUBJECT:**                                  Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,984 square feet for a proposed two-story, three dwelling unit building and rear three space parking pad.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**151-23-S**                                      **ZONING DISTRICT: B3-3**                      **WARD: 46**  
**APPLICANT:**                              Wilson Dover Investment Partners, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                  4553 N. Dover Street  
**SUBJECT:**                                  Application for a special use to establish residential use below the second floor for a proposed five-story, twenty-eight dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-1; yeas – Chairman, Brooks, and Toia; nays - Esposito.**

**152-23-Z**  
**APPLICANT:** Wilson Dover Investment Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4553 N. Dover Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 50' to 15', south side setback from 2' to zero, rear setback from 30' to 3.25' for a proposed five-story, twenty-eight dwelling unit building with a ground floor accessory garage and rooftop elevator equipment penthouse.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-1; yeas – Chairman, Brooks, and Toia; nays - Esposito.**

**153-23-Z**  
**APPLICANT:** Wilson Dover Investment Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4553 N. Dover Street  
**SUBJECT:** Application for a variation to reduce the required off-street parking spaces from twenty-eight to twenty-five for a proposed five-story, twenty-eight dwelling unit building with a ground floor accessory garage and rooftop elevator equipment penthouse.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-1; yeas – Chairman, Brooks, and Toia; nays - Esposito.**

**154-23-Z**  
**APPLICANT:** Wilson Dover Investment Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4553 N. Dover Street  
**SUBJECT:** Application for a variation eliminate the one required loading space for a proposed five-story, twenty-eight dwelling unit building with a ground floor accessory garage and rooftop elevator equipment penthouse.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-1; yeas – Chairman, Brooks, and Toia; nays - Esposito.**

**155-23-Z**  
**APPLICANT:** Wilson Dover Investment Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4553 N. Dover Street  
**SUBJECT:** Application for a variation to increase the height from the maximum 60' to 66' for a proposed five-story, twenty-eight dwelling unit building with a ground floor accessory garage and rooftop elevator equipment penthouse.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-1; yeas – Chairman, Brooks, and Toia; nays - Esposito.**

**156-23-S**                                **ZONING DISTRICT: C2-3**                        **WARD: 32**  
**APPLICANT:**                                VILL-OPS, Inc.  
**OWNER:**                                      1650 Fullerton, LLC  
**PREMISES AFFECTED:**                    1850 W. Webster Avenue  
**SUBJECT:**                                    Application for a special use to establish an adult use cannabis dispensary.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**157-23-S**                                **ZONING DISTRICT: C2-3**                        **WARD: 32**  
**APPLICANT:**                                VILL-OPS, Inc.  
**OWNER:**                                      1650 Fullerton, LLC  
**PREMISES AFFECTED:**                    1850 W. Webster Avenue  
**SUBJECT:**                                    Application for a special use to establish a drive-through facility to serve a proposed adult use cannabis dispensary.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**158-23-S**                                **ZONING DISTRICT: C1-2**                        **WARD:44**  
**APPLICANT:**                                KAP-JG, LLC  
**OWNER:**                                      3340 N. Halsted realty, LLC  
**PREMISES AFFECTED:**                    3340 N. Halsted 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 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**CONTINUANCES**

**446-22-S**                                **ZONING DISTRICT: B3-5**                        **WARD: 5**  
**APPLICANT:**                                Parkview Mart, Inc.  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                    6700 S. Jeffery Boulevard  
**SUBJECT:**                                    Application for a special use to establish a gas station with an accessory retail convenience store.  
**Withdrawn**

**447-22-Z**                                **ZONING DISTRICT: B3-5**                        **WARD: 5**  
**APPLICANT:**                                Parkview Mart, Inc.  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                    6700 S. Jeffery Boulevard  
**SUBJECT:**                                    Application for a variation to reduce the south side setback from the required 4.5' to zero for a proposed gas station with an accessory convenience store.

**Withdrawn**

**38-23-S**                                   **ZONING DISTRICT: B3-1**                                   **WARD: 11**  
**APPLICANT:**                                   Sha'Nequa Hall dba Neko'z Place, LLC  
**OWNER:**                                       WENG619, LLC  
**PREMISES AFFECTED:**                   617 W. 43rd Street  
**SUBJECT:**                                   Application for a special use to establish a hair salon.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**At 7:33 PM, Chairman made a motion to recess until 7:40 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The meeting then recessed until 7:40 PM.**

**At 7:40 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The meeting then reconvened at 7:40 PM.**

**40-23-Z**                                   **ZONING DISTRICT: RM-5**                                   **WARD: 3**  
**APPLICANT:**                                   Chicago Trust Company, N. A (Trust # BEV-4182)  
**OWNER:**                                       Same as applicant  
**PREMISES AFFECTED:**                   65-77 E. 50th Street  
**SUBJECT:**                                   Application for a variation to reduce the front wall setback facing a public street from the required 10' to 3' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car garage and roof top decks with operable pergolas.  
**Continued to May 19, 2023**

**41-23-Z**                                   **ZONING DISTRICT: RM-5**                                   **WARD: 3**  
**APPLICANT:**                                   Chicago Trust Company, N.A. (Trust # BEV-4182)  
**OWNER:**                                       Same as applicant  
**PREMISES AFFECTED:**                   65-77 E. 50th Street  
**SUBJECT:**                                   Application for a variation to increase the building height from the maximum 47' to 49' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car garage and roof top decks with operable pergolas.  
**Continued to May 19, 2023**

**42-23-Z**                                   **ZONING DISTRICT: RM-5**                                   **WARD: 3**  
**APPLICANT:**                                   Chicago Trust Company, N.A. (Trust # BEV-4182)  
**OWNER:**                                       Same as applicant  
**PREMISES AFFECTED:**                   65-77 E. 50th Street  
**SUBJECT:**                                   Application for a variation to eliminate the 7' landscape setback (with one tree and a few shrubs) along south Michigan Avenue and to eliminate interior landscape (around 176 square feet with one tree) for the proposed seven dwelling unit townhouse development.  
**Continued to May 19, 2023**

**44-23-S** **ZONING DISTRICT: C1-2** **WARD: 33**  
**APPLICANT:** 2925 W Montrose, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4343 N. Richmond Street  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building and rear six car garage.  
**Continued to June 16, 2023**

**45-23-Z** **ZONING DISTRICT: C1-2** **WARD: 33**  
**APPLICANT:** 2925 W Montrose, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4343 N. Richmond Street  
**SUBJECT:** Application for a variation to reduce the north and south side setback from the required 3.94' to zero, combined side yard setback from 9.84' to zero for a proposed three-story, six dwelling unit building and rear six car garage.  
**Continued to June 16, 2023**

**46-23-S** **ZONING DISTRICT: C1-2** **WARD: 33**  
**APPLICANT:** 2925 W Montrose, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4347 N. Richmond 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 rear six car garage.  
**Continued to June 16, 2023**

**47-23-S** **ZONING DISTRICT: C1-2** **WARD: 33**  
**APPLICANT:** 2925 W Montrose, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4353 N. Richmond 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 rear six car garage.  
**Continued to June 16, 2023**

**48-23-S** **ZONING DISTRICT: C1-2** **WARD: 33**  
**APPLICANT:** 2925 W Montrose, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4357 N. Richmond 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 rear six car garage.  
**Withdrawn**

**58-23-S** **ZONING DISTRICT: C1-2** **WARD: 24**  
**APPLICANT:** Elite Labor Services, Ltd.  
**OWNER:** T & J Investors, LLC

**PREMISES AFFECTED:** 3138 W. Cermak Rd. 1st Floor Unit D  
**SUBJECT:** Application for a special use to establish a day labor employment agency.  
**Continued to June 16, 2023**

**72-23-S** **ZONING DISTRICT: B3-1** **WARD: 21**  
**APPLICANT:** Burnside Lounge, Inc.  
**OWNER:** Melvin Brooks Jr.  
**PREMISES AFFECTED:** 1823-27 W. 87th Street  
**SUBJECT:** Application for a special use to expand an existing tavern into the second floor with roof access and into the east adjacent side portion of an existing two story and one-story restaurant / tavern use building with outdoor patio at grade.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**73-23-S** **ZONING DISTRICT: B3-1** **WARD: 21**  
**APPLICANT:** Burnside Lounge, Inc.  
**OWNER:** Melvin Brooks Jr.  
**PREMISES AFFECTED:** 1823-27 W. 87th Street  
**SUBJECT:** Application for a special use to establish an outdoor rooftop patio to serve a tavern use.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**75-23-S** **ZONING DISTRICT: B3-3** **WARD: 3**  
**APPLICANT:** BabyLuv Beauty Bar, LLC  
**OWNER:** Oaklawn Properties, LLC  
**PREMISES AFFECTED:** 114 E. 47<sup>th</sup> Street  
**SUBJECT:** Application for a special use to establish a hair salon.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**85-23-Z** **ZONING DISTRICT: DX-7** **WARD: 42**  
**APPLICANT:** Rogers Park Holdings, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 135 N. Des Plaines Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 0.5' for a proposed nine-story transit served building with retail and thirty-six dwelling units and fourteen efficiency units.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**86-23-Z** **ZONING DISTRICT: DX-7** **WARD: 42**

**APPLICANT:** Rogers Park Holdings, LLC  
**OWNER:** Same as applicant.  
**PREMISES AFFECTED:** 135 N. Des Plaines Street  
**SUBJECT:** Application for a variation to establish the driveway and vehicle access for a proposed nine-story, transit served building with retail and thirty-six dwelling units and fourteen efficiency units.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**87-23-Z ZONING DISTRICT: DX-7 WARD: 42**  
**APPLICANT:** Rogers Park Holdings, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 135 N. Des Plaines Street  
**SUBJECT:** Application for a variation to reduce the number of off-street parking spaces for a transit served location from eighteen to three for a proposed nine-story building with retail and thirty-six dwelling units and fourteen efficiency units which shall be located within 2,640 feet of a CTA rail station.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**96-23-Z ZONING DISTRICT: RS-3 WARD: 1**  
**APPLICANT:** Ami Kotecha  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1223 N. Marion Court  
**SUBJECT:** Application for a variation to reduce the east front setback from the required 6.62' to 2', north and south side setbacks from 2' to zero, combined side yard setback from 5, to zero for a proposed two-story, single-family residence with an attached two car garage on a through lot.  
**Withdrawn**

**At 9:17 PM, Chairman made a motion to recess until 9:21 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The meeting then recessed until 9:21 PM.**

**At 9:21 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The meeting then reconvened at 9:21 PM.**

**Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) of the Open Meetings Act for the purpose of: (1) considering the evidence and testimony presented in open session; and (2) conducting Board’s mandatory six-month review of closed session minutes as required by Section 2.06 of the Open Meetings Act made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting went into closed session at 11:46 PM.**



**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting returned to open session at 12:01 AM on April 22, 2023.**

**Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**Motion to approve all withdrawal requests. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**Chairman reported that in closed session, the Board had determined that the Board’s written closed session minutes did not require confidentiality and after their approval at the Board’s next meeting, they would be available for public inspection. However, the Board had determined that the need for confidentiality still existed for all verbatim recordings of closed session.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 56-23-S and 57-23-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, 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 17, 2023 made by the Chairman. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia.**

**The Chairman moved to adjourn at 12:08 AM, on April 22, 2023 Second by Toia. Motion carried 4-0; yeas- Chairman, Brooks, Esposito, and Toia.**

**Adjournment.**

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