CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- August 18, 2023 IN-PERSON MEETING

121 N. LaSalle Street, Second Floor, City Council Chambers

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN <u>IN-PERSON</u> MEETING. THERE WILL BE <u>NO</u> REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, SECOND FLOOR, CITY COUNCIL CHAMBERS.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman Angela Brooks Zurich Esposito Sam Toia

Chairman Sanchez called the meeting to order at 9:13 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 July 21, 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 agenda for the August 18, 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.

258-23-Z ZONING DISTRICT: RM-4.5 WARD: 27

APPLICANT: Ross Bros Construction, LLC

OWNER: City of Chicago

PREMISES AFFECTED: 2019 W. Washington Boulevard

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

required 37.35' to 35.08' for a proposed three-story, four dwelling

unit building and three on-site parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

259-23-Z ZONING DISTRICT: RM-4.5 WARD: 27

APPLICANT: Ross Bros Construction, LLC

OWNER: City of Chicago

PREMISES AFFECTED: 2019 W. Washington Boulevard

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

the required 243.26 square feet to 147.86 square feet for a

proposed three-story, four dwelling unit building with three on-site

parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

260-23-Z ZONING DISTRICT: RM-4.5 WARD: 27

APPLICANT: Ross Bros Construction, LLC

OWNER: City of Chicago

PREMISES AFFECTED: 2019 W. Washington Boulevard

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

from four spaces to three for a proposed three-story, four dwelling

unit building with three on-site parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

261-23-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: Jeschel Nevarez
OWNER: Same as applicant
PREMISES AFFECTED: 446 W. 42nd Street

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

required 17.75' to 13.68', west side setback from 2' to 1.25' (east to be 3.54'), combined side yard setback from 5' to 4.79' for a

proposed one-story open front porch entry that exceeds 6' from grade and a rear one-story open deck and stair with fire wall on the west side at an existing three-story, two dwelling unit building with new rear third story open balcony and 6' tall wood fence at the

rear yard.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

262-23-Z ZONING DISTRICT: RS-3 WARD: 6

APPLICANT: Lori Watson

OWNER: Johnny and Lori Watson

PREMISES AFFECTED: 556 E. 87th Street

SUBJECT: Application for a variation to increase the area occupied by an

accessory building in a rear setback from 647 square feet to 687 square feet for a proposed one-story addition to the existing two-car garage in the rear of an existing single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas - Chairman, Brooks, Esposito, and

Toia.

263-23-Z ZONING DISTRICT: RS-3 WARD: 6

APPLICANT: Lori Watson

OWNER: Johnny and Lori Watson

PREMISES AFFECTED: 556 E. 87th Street

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

the required 251 square feet to zero for a proposed one-story addition to an existing two car detached garage in the rear of the

existing single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Haircuts for Men Clybourn, LLC dba Sportsclips Clybourn

OWNER: Agron Karafili

PREMISES AFFECTED: 3452 N. Clark Street, 1st Floor

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

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Brooks, and Esposito

(Toia absent).

265-23-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Morry Sochat **OWNER:** Same as applicant

PREMISES AFFECTED: 1419 W. Henderson Street

SUBJECT: Application for a variation to make a certification of the total

density not to exceed more than one unit above its original construction for a proposed third floor addition to the existing

three-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

266-23-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Morry Sochat **OWNER:** Same as applicant

PREMISES AFFECTED: 1419 W. Henderson Street

SUBJECT: Application for a variation to increase the maximum floor area

ratio from 1.05 to 1.06 which is less than 15% of the existing floor area in existence for 50 years for a proposed third floor west side addition for an existing three-story, three dwelling unit residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

267-23-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Morry Sochat **OWNER:** Same as applicant

PREMISES AFFECTED: 1419 W. Henderson Street

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

required 2' to 0.90' (east to be 3'), combined side yard setback from

5' to 3.9' for a proposed third floor west side addition for an

existing three-story, three dwelling unit residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

268-23-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Morry Sochat **OWNER:** Same as applicant

PREMISES AFFECTED: 1419 W. Henderson Street

SUBJECT: Application for a variation to increase the maximum building

height from the maximum 35' to 37.50' for a proposed third floor west addition for an existing three-story. three dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

269-23-Z ZONING DISTRICT: RS-3 WARD: 39

APPLICANT: Julio Barahona **OWNER:** Same as applicant

PREMISES AFFECTED: 5065 N. Kimberly Avenue

SUBJECT: Application for a variation to reduce the southwest side setback

from the required 2' to 1' (northeast to be 3'), combined side yard setback to be 4' for a proposed two-story, single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

270-23-S ZONING DISTRICT: C2-3 WARD: 43

APPLICANT: Marigrow, Inc.

OWNER: Lincoln Avenue Properties Group, LLC

PREMISES AFFECTED: 2573-81 N. Lincoln 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.

271-23-S ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: 2037 N Kenneth, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 2351 W. Flournoy Street

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

second floor for a proposed four-story, eight dwelling unit

building.

Continued to October 20, 2023 at 2:00 p.m.

272-23-Z ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: 2037 N Kenneth, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 2351 W. Flournoy Street

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

required 30' to 20' on floors containing dwelling units for a

proposed four-story, eight dwelling unit building. Continued to October 20, 2023 at 2:00 p.m.

273-23-S ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: 2037 N Kenneth Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 2355 W. Flournoy Street

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

second floor for a proposed four-story, eight dwelling unit

building.

Continued to October 20, 2023 at 2:00 p.m.

274-23-Z ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: 2037 N Kenneth, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 2355 W. Flournoy Street

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

required 30' to 20' on floors containing dwelling units for a

proposed four-story, eight dwelling unit building. Continued to October 20, 2023 at 2:00 p.m.

ZONING DISTRICT: C1-2 WARD: 36 APPLICANT: Michael Brooks, Christine Busby and Sigrid Brooks

OWNER: Same as applicant

PREMISES AFFECTED: 2756-58 W. Chicago Avenue

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

second floor in an existing two-story building being converted from a ground floor restaurant with one dwelling unit above to a two-story detached single-family house with a proposed two-story

rear addition.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

276-23-S ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: Wentworth 39, LLC
OWNER: 3708 W. Belmont, LLC
PREMISES AFFECTED: 3708 W. Belmont Avenue

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

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

building, and a rear detached three car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

277-23-Z ZONING DISTRICT: B3-2 WARD: 30

APPLICANT: Wentworth 39, LLC
OWNER: 3708 W. Belmont, LLC
PREMISES AFFECTED: 3708 W. Belmont Avenue

SUBJECT: Application for a variation to increase the number of off-street

parking spaces for a transit served location from two to three for a proposed three-story, three dwelling unit building with three car garage which is located within 2,640' of a CTA rail station.

Motion to approve made by Chairman. Second by Toia.

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

Toia.

278-23-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Ink Different Chicago, LLC

OWNER: Nesbar, LLC

PREMISES AFFECTED: 2351 W. North Avenue

SUBJECT: Application for a special use to establish a body art service (tattoo

shop).

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

279-23-S ZONING DISTRICT: C1-1 WARD: 32

APPLICANT: ReNu IL dba Renu, LLC **OWNER:** Western Belmont, LLC

PREMISES AFFECTED: 3215-25 N. Western Avenue / 2345-57 W. Melrose Street

SUBJECT: Application for a special use to establish an adult use cannabis dispensary within an existing one-story brick building. The

applicant will provide thirteen parking spaces for use by customers

applicant will provide uniteen parking spaces for use of

and employees.

Continued to October 20, 2023 at 2:00 p.m.

280-23-S ZONING DISTRICT: RS-3 WARD: 10

APPLICANT: By the Hand Club for Kids

OWNER: Same as applicant **PREMISES AFFECTED:** 13015 S. Ellis Avenue

SUBJECT: Application for a special use to establish a community center 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.

281-23-S ZONING DISTRICT: DX-12 WARD: 42

APPLICANT: Eating Recovery Center, LLC dba Insight: Eating Disorder,

Weight Management and Psychological Center, LLC dba Pathlight

Mood and Anxiety center and as Pathlight Behavioral Health

OWNER: G & I VIII MJW One East Erie, LLC

PREMISES AFFECTED: 1 E. Erie Street, Suite 400, 4th Floor

SUBJECT: Application for a special use to establish a thirty-bed transitional

residence on the fourth floor of an existing six-story building which will provide psychological and behavioral therapy to persons suffering from eating disorders along with other comorbidities and or primary mood, anxiety, and related disorders.

Motion to approve made by Chairman. Second by Toia.

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

Toia.

282-23-Z ZONING DISTRICT: B3-5 WARD: 20

APPLICANT: New City Redevelopment Limited Partnership

OWNER: City of Chicago

PREMISES AFFECTED: 4703 S. Justine Street

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

required 30' to zero for a proposed six-story, mixed use building. **Motion to approve made by Chairman. Second by Toia.**

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

Toia.

283-23-Z ZONING DISTRICT: B3-5 WARD: 20

APPLICANT: New City Redevelopment Limited Partnership

OWNER: City of Chicago **PREMISES AFFECTED:** 4703 S. Justine Street

SUBJECT: Application for a variation to reduce the ground floor commercial

tenant space floor area from the required 2, 973.84 square feet to 2,667.35 square feet for a proposed six-story, mixed use building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

284-23-Z ZONING DISTRICT: B2-2 WARD: 30

APPLICANT: E & O Builders **OWNER:** Same as applicant

PREMISES AFFECTED: 3457 N. Keeler Avenue / 3455-59 N. Milwaukee Avenue

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

required 30' to 3', west side setback from 2.24' to 1' for a proposed four-story, seven dwelling unit building with a one and six car

attached garages.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

285-23-Z ZONING DISTRICT: B2-2 WARD: 30

APPLICANT: E & O Builders, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 3457 N. Keeler Avenue / 3455-59 N. Milwaukee Avenue

SUBJECT: Application for a variation to reduce the ground floor commercial

square footage from 1934 square feet to 1550 square feet for a proposed four-story, seven dwelling unit building with an attached

one and six car garages.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

286-23-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: Hookah 312, LLC

OWNER: TDG Milwaukee/ Austin LLC **PREMISES AFFECTED:** 5762 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a hookah bar.

Continued to October 20, 2023 at 2:00 p.m.

287-23-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Steven B. Fram and Lisa S. Rosen

OWNER: Same as applicant **PREMISES AFFECTED:** 1302 E. Madison Park

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

required 15' to 9.38'. west side setback from 4' to 0.15' (east to be 11.78') for a proposed new front porch with stairs and new walls

on 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.

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 11:44 AM.

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 11:52 AM.

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.

At 11:57 AM, Chairman made a motion to recess until 2:00PM. 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.

2:00 P.M.

288-23-Z ZONING DISTRICT: B2-3 WARD: 25

APPLICANT: Cloud Property Management, LLC 2018 Series

OWNER: Same as applicant **PREMISES AFFECTED:** 2018 W. 21st Place

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

required 7.6' to zero, rear setback from 30' to zero, west side setback from 2' to zero for a proposed third floor addition to a two story, six dwelling unit building to be converted to nine dwelling

unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

289-23-Z ZONING DISTRICT: B2-3 WARD: 25

APPLICANT: Cloud Property Management, LLC 2018 Series

OWNER: Same as applicant **PREMISES AFFECTED:** 2018 W. 21st Place

SUBJECT: Application for a variation to reduce the number of off-street

parking spaces for a transit served location from three to zero to convert an existing six dwelling unit building to a nine-dwelling unit building which is located within 2,640' of a CTA rail station.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

290-23-S ZONING DISTRICT: B3-2 WARD: 39

APPLICANT: Estilios Hair Studio, LLC OWNER: Rany Management, LLC PREMISES AFFECTED: 4027 W. Montrose Avenue

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.

291-23-S ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: Bresani, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3121 N. Clybourn Avenue

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

second floor for a proposed three-story six dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

292-23-S ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: Bresani, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3125 N. Clybourn Avenue

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

second floor for a proposed three-story, six dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

293-23-Z ZONING DISTRICT: B2-5 WARD: 27

APPLICANT: 1423-1425-1427 N Sedgwick Street, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1421 N. Sedgwick Avenue

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 6.92' for a proposed six-story, twenty-three dwelling unit building with nine

parking spaces and rear raised decks.

Continued to October 20, 2023 at 2:00 p.m.

294-23-Z ZONING DISTRICT: B2-5 WARD: 27

APPLICANT: 1423-1425-1427 N. Sedgwick Street, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1421 N. Sedgwick Avenue

SUBJECT: Application for a variation to eliminate the one required 10' x 25'

loading berth for a proposed six-story, twenty-three dwelling unit

building with nine parking spaces and rear raised decks.

Continued to October 20, 2023 at 2:00 p.m.

At 3:57 PM, Chairman made a motion to recess until 4:05 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 4:05 PM.

At 4:05 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 4:05 PM.

295-23-Z ZONING DISTRICT: RS-3 WARD: 13

APPLICANT: Chicago Board of Education

OWNER: Public Building Commission of Chicago

PREMISES AFFECTED: 5703 W. 64th Street

SUBJECT: Application for a variation to reduce the interior trees from the

required thirty to eight and to eliminate the 7' landscape setback along Major Avenue (with trees and shrubs) and to allow 10' ornamental fence along Major Avenue instead of maximum 6' fence and to allow the 6' chain link fence along the west side of the property instead of the required ornamental fence (front yard setback area) and instead of the required wooden screening fence (west side of lot except the front yard) and to eliminate the hose bibs requirement for the existing drivers education lot.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

296-23-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: Chicago Board of Education for the City of Chicago **OWNER**: City of Chicago in Trust for the Use of Schools

PREMISES AFFECTED: 5411 W. Fullerton Avenue

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

required 20' to zero, west setback from 17.17' to zero for a

proposed 8' open metal fence to an existing school.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

297-23-Z ZONING DISTRICT: RT-4 WARD:25

APPLICANT: Red S.O.N., LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2629 W. 23rd Street

SUBJECT: Application for a variation to reduce the west setback from the

required 2' to 0.95' (east side setback to be 2.6'), combined side yard setback from 4.8' to 3.55' for a proposed rear three-story addition with rear porch and a new third story addition on an existing three-story, two dwelling unit to be converted to a three

dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

298-23-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: RED S.O.N., LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2629 W. 23rd Street

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

from the required 3,000 square feet to 2,978.4 for a proposed rear

three-story addition with rear porch and a new third story addition on an existing three-story, two dwelling unit building to be converted to a three dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

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

Toia.

299-23-S ZONING DISTRICT: B3-3 WARD: 33

APPLICANT: Fadeco Inc.

OWNER: Pilsen Rentals, LLC Series Kedzie

PREMISES AFFECTED: 4231 N. Kedzie Avenue

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.

300-23-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Gary Shlahtichman, Katrina Slavik

OWNER: Same as applicant

PREMISES AFFECTED: 3118 N. Spaulding Avenue

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

the required 2' to 1.53', south side setback from 2' to 1.77',

combined side yard setback from 5' to 3.3' for a proposed second floor upper story addition to 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.

301-23-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Gary Shlahtichman and Katrina Slavik

OWNER: Same as applicant

PREMISES AFFECTED: 3118 N. Spaulding Avenue

SUBJECT: Application for a variation to expand the existing floor area by

99.17 square feet with a proposed second floor upper story addition to the 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.

302-23-Z ZONING DISTRICT: RM-5 WARD: 25

APPLICANT: 2350 Buyers, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2350 S. Leavitt Street

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

required 13.08' to 0.26', north side setback from 2' to 0.4' (south to be 3.11'), combined side yard setback from 4.8' to 3.51', rear setback from 32.7' to 27.26' for a proposed second and third floor upper story addition with rear open patios and rear open access steps 24.42' above grade to the existing one-story residential unit being converted to a three-story, six dwelling unit building

being converted to a three-story, six dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

303-23-Z ZONING DISTRICT: RM-5 WARD: 25

APPLICANT: 2350 Buyers, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2350 S. Leavitt Street

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

the required 216 square feet to zero, for a proposed second and third floor upper story addition with rear open patios and rear open access steps 24.42' above grade to the existing one-story residential unit being converted to a three-story, six dwelling unit building. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

304-23-Z ZONING DISTRICT: RM-5 WARD: 25

APPLICANT: 2350 Buyers, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2350 S. Leavitt Street

SUBJECT: Application for a variation to reduce the number of off-street

parking spaces for a transit served location from six to two for a proposed second and third floor upper story addition with rear open patios and rear open access steps 24.42' above grade to the existing one-story residential unit being converted to a three-story,

six dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

305-23-S ZONING DISTRICT: C1-5 WARD: 27

APPLICANT: 1100 Grand Chicago Owner, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1100 W. Grand Avenue

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

second floor for a proposed seven-story, ninety-nine dwelling unit

building with twenty-eight parking spaces. Continued to September 15, 2023 at 9:00 a.m.

306-23-Z ZONING DISTRICT: C1-5 WARD: 27

APPLICANT: 1100 Grand Chicago Owner, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1100 W. Grand Avenue

SUBJECT: Application for a variation to reduce the rear setback on floors with

dwelling units from the required 30' to zero for a proposed sevenstory, ninety-nine dwelling unit building with twenty-eight parking

spaces.

Continued to September 15, 2023 at 9:00 a.m.

307-23-Z ZONING DISTRICT: C1-5 WARD: 27

APPLICANT: 1100 Grand Chicago Owners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1100 W. Grand Avenue

SUBJECT: Application for a variation to reduce the number of off-street

parking spaces for a transit served location from ninety-nine to thirty for a proposed seven-story, ninety-nine dwelling unit

building with twenty-eight parking spaces located within 2,640' of

a CTA station.

Continued to September 15, 2023 at 9:00 a.m.

308-23-Z ZONING DISTRICT: C1-5 WARD: 27

APPLICANT: 1100 Grand Chicago Owner, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1100 W. Grand Avenue

SUBJECT: Application for a variation to eliminate the one required 10' x 25'

loading berth for a proposed seven-story, ninety-nine dwelling unit

building with twenty-eight parking spaces. Continued to September 15, 2023 at 9:00 a.m.

309-23-S ZONING DISTRICT: C2-2 WARD: 50

APPLICANT: Platinum Coffee, Inc.

OWNER: DB Real Estate Assets II, LLC PREMISES AFFECTED: 6254 N. Western Avenue

SUBJECT: Application for a special use to establish a one drive-through lane

to serve a proposed fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

310-23-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: 2611 W 21st Street, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2611 W. 21st Street

SUBJECT: Application for a variation to reduce the required number of

parking spaces from three to two for a proposed two-story, three

dwelling unit building and rear two car parking pad.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

311-23-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Adam and Jacqueline Ibrahim

OWNER: Same as applicant

PREMISES AFFECTED: 10619 S. St. Louis Avenue

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

required 53' to 6.41', north side setback from 4' to 3.40', south side setback from 4' to 2.92', combined side setback from 11.25' to 6.32' to allow an as built detached accessory garage with unfinished attic

storage level to serve the existing single-family residence.

Continued to October 20, 2023 at 2:00 p.m.

312-23-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: Adam and Jacqueline Ibrahim

OWNER: Same as applicant

PREMISES AFFECTED: 10619 S. St. Louis Avenue

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

the required 461.46 square feet to zero for an as built detached accessory garage with unfinished attic storage level to serve the

existing single-family residence.

Continued to October 20, 2023 at 2:00 p.m.

313-23-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 327 W. Armitage, LLC OWNER: Same as applicant

PREMISES AFFECTED: 327 W. Armitage Avenue **SUBJECT:** Application for a variation

Application for a variation to reduce the west side setback from the required 2' to zero (east to be 0.42'), combined side yard setback from 4.8' to 0.42', rear setback from 30.64' to 10.49' for a proposed rear second story addition and a rear second story open deck and two-story stair at the existing two-story, three dwelling unit

building with three open parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

314-23-Z ZONING DISTRICT: RM-5 WARD: 1

APPLICANT: 513 N Hartland, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 513 N. Hartland Court

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

required 7.75' to 6', north and south side setbacks from 2' to zero, combined side yard setback from 4.6' to zero, rear setback from 22.12' to 5' for a proposed three-story, single-family residence with third floor front roof deck and attached two-car garage accessed by a public alley that includes an accessory building roof top deck

covered pergola and screen walls at 18.16' in height.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

315-23-Z ZONING DISTRICT: RM-5 WARD: 1

APPLICANT: 513 Hartland, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 513 N. Hartland Court

SUBJECT: Application for a variation to relocate the 95.4 square feet of rear

yard open space to an accessory building roof top deck for a proposed three-story single-family residence with third floor front deck and a two-car attached garage with and accessory rooftop deck covered with a pergola and screen walls at 18.16' in height.

Motion to approve made by Chairman Second by Toic

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

316-23-Z ZONING DISTRICT: RS-2 WARD: 21

APPLICANT: Rex L. Jose

OWNER: Same as Applicant

PREMISES AFFECTED: 10009 S. Beverly Avenue

SUBJECT: Application for a variation to reduce the front setback from 63.15

to 29', rear setback from 32.2' to 22.5' for a proposed two-story, single-family residence, rear deck and attached two car garage. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

317-23-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Suzana D'Silva and Ian D'Silva

OWNER: Same as applicant

PREMISES AFFECTED: 1911 N. Francisco Avenue

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

required 17.74' to 9' for a proposed two story, two dwelling unit

building with two-car detached garage.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – None; nays - Chairman, Brooks,

Esposito, and Toia.

318-23-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Suzanna D'Silva and Ian D'Silva

OWNER: Same as applicant

PREMISES AFFECTED: 1911 N. Francisco Avenue

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

from 3,000 square feet to 2,819.25 square feet for a proposed twostory, two dwelling unit building with a detached two car garage. Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – None; nays - Chairman, Brooks,

viouon ianeu 0-4; yeas – Ivone; nays - C

Esposito, and Toia.

319-23-S ZONING DISTRICT: C1-2 WARD: 27

APPLICANT: AG Bells II, LLC

OWNER: GMV, Inc.

PREMISES AFFECTED: 2355 W. Washington Boulevard

SUBJECT: Application for a special use to establish a drive through facility to

serve a proposed fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

320-23-S ZONING DISTRICT: B1-2 WARD: 1

APPLICANT: Abraham Garcia dba Casanova Salon

OWNER: Same as applicant

PREMISES AFFECTED: 1708 W. Chicago Avenue

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.

CONTINUANCES

329-22-S ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: Jann Dragovich **OWNER:** Same as applicant

PREMISES AFFECTED: 2350 N. Clybourn Avenue

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

second floor by converting an existing commercial unit in an existing three-story, two dwelling unit building to a three-story,

three dwelling unit building.

Continued to November 17, 2023 at 2:00 p.m.

118-23-A ZONING DISTRICT: B3-2 WARD: 43

APPLICANT: 365 Outdoor, LLC

OWNER: Lincoln Park Acquisitions, LLC **PREMISES AFFECTED:** 2624-26 N. Lincoln Avenue

SUBJECT: 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.

Withdrawn

13-23-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Maria Black Gold 721, Inc.

OWNER: 59th Property, LLC **PREMISES AFFECTED:** 72 E. 51st Street

SUBJECT: Application for a special use to establish a gas station.

Continued to November 17, 2023 at 2:00 p.m.

14-23-Z ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: Maria Black Gold 721, Inc.

OWNER: 59th Property, LLC **PREMISES AFFECTED:** 72 E. 51st Street

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

proposed gas station from the required 20,000 square feet to

15,975.5 square feet.

Continued to November 17, 2023 at 2:00 p.m.

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 five* car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

*Amended at hearing

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 five* car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

*Amended at hearing

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 five* car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

*Amended at hearing

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 five* car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

*Amended at hearing

180-23-S ZONING DISTRICT: RS-3 WARD: 21

APPLICANT: Branch House, LLC

OWNER: JB Easy To Move Properties, LLC

PREMISES AFFECTED: 12124 S. Normal Avenue

SUBJECT: Application for a special use to establish a transitional residence

which is located within an RS-3 residential district.

Continued to October 20, 2023 at 2:00 p.m.

195-23-S ZONING DISTRICT: C1-1 WARD: 6

APPLICANT: Mid City Food & Fuel # 2, Inc.

OWNER: Joliet Fuel & Mini Mart Inc. **PREMISES AFFECTED:** 7051 S. Wabash Avenue

SUBJECT: Application for a special use to establish a one-story gas station

with mini mart.

Motion to approve made by Chairman. Second by Toia. Motion not approved for failure to receive three affirmative votes; yeas – Esposito and Toia; nays – Chairman and Brooks.

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 5:06 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 5:23 PM.

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 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 for Board Cal. Nos. 194-23-S and 196-23-S. 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 July 21, 2023 regular meeting.

Motion to adjourn the meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas- Chairman, Brooks, Esposito, and Toia.

Adjournment at 5:30 PM.