# CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – February 18, 2022 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 Ann MacDonald Brian Sanchez Jolene Saul Sam Toia

The Chairman called the meeting to order at 9:05 AM and formally designated alternate member MacDonald to fill the position of regular member Esposito. The Chairman then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, MacDonald, Sanchez, Saul, and Toia).

Motion to approve the minutes from the January 21, 2022 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

Motion to approve the agenda for the February 18, 2022 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

#### 9:00 A.M.

### SPECIAL USE EXTENSION

**436-20-S APPLICANT:**ZONING DISTRICT: B3-3 WARD: 3

Jokes and Notes, Inc. dba Renaissance Bronzeville

**OWNER:** 4641 S. King Drive Trust

**PREMISES AFFECTED:** 4641 S. Dr. Martin Luther King Jr. Dr.

**SUBJECT:** Application for a special use to establish a proposed 375 square

foot one-story addition and to add a 1,190 square foot at grade patio in the rear of the existing tavern in an existing one-story

commercial building.

Continued to April 22, 2022

### **REGULAR CALL**

38-22-Z ZONING DISTRICT: RS-1 WARD: 39

APPLICANT: Julie Carnegie
OWNER: Same as applicant
PREMISES AFFECTED: 6222 N. Leader Avenue

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

the required 5' to 3.01' (south to be 7.26'), combined side yard setback from 15' to 10.27' for a proposed second floor addition and a rear two-story addition to the existing single-family residence.

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

Toia.

39-22-Z ZONING DISTRICT: RS-3 WARD: 40

APPLICANT: Alexis & Jeff Leverenz
OWNER: Same as applicant
PREMISES AFFECTED: 5137 N. Oakley Avenue

**SUBJECT:** Application for a variation to increase the existing floor area from

2,108.6 square feet by 248.75 square feet to the allowable 2,812.5 square feet for a total of 3,061.25 for a proposed rear two-story addition with crawl space and a new rear deck on the existing

three-story single-family residence with front porch.

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

Toia.

40-22-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Linh Pham OWNER: John Seo

PREMISES AFFECTED: 1614 N. Western Avenue

**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, MacDonald, Sanchez, Saul, and

Toia.

41-22-S ZONING DISTRICT: B2-3 WARD: 32

**APPLICANT:** Hai Vu **OWNER:** Lan Xintong

**PREMISES AFFECTED:** 1739 N. Milwaukee Avenue

**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, MacDonald, Sanchez, Saul, and

Toia.

42-22-S ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: Mariposa Nail Salon
OWNER: J & L hardware, LLC
PREMISES AFFECTED: 2812 1/2 W. 55th Street

**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, MacDonald, Sanchez, Saul, and

Toia.

43-22-S ZONING DISTRICT: B3-1 WARD: 23

**APPLICANT:** Eternal Studio Corporation

**OWNER:** Tenauk III, LLC

PREMISES AFFECTED: 6658 W. Archer Avenue

**SUBJECT:** Application for a special use to establish a body art / tattoo salon.

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

Toia.

44-22-S ZONING DISTRICT: B1-3 WARD: 28

**APPLICANT:** Design No.1 Nails Studio Co.

**OWNER:** Sayed K. Ahmed

PREMISES AFFECTED: 4043 W. Madison Street

**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, MacDonald, Sanchez, Saul, and

Toia.

45-22-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Chipotle Mexican Grill Inc.
OWNER: GW North & Western, LLC
PREMISES AFFECTED: 1615-19 N. Western Avenue

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

serve a proposed fast-food restaurant.

Continued to April 22, 2022

46-22-Z ZONING DISTRICT: RM-5 WARD: 4

**APPLICANT:** Marcia Ward **OWNER:** Same as applicant

PREMISES AFFECTED: 1323 E. Hyde Park Boulevard

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

required 2' to zero (west to be zero) combined side yard setback from 4.8' to zero for a proposed one-story rear addition to the

existing two-story single-family residence.

Continued to March 18, 2022 so that variation can be renoticed with the correct relief (i.e., should be a variation to

reduce the east side setback, not rear setback)

47-22-Z ZONING DISTRICT: RT-4 WARD: 47

**APPLICANT:** GSXR, LLC 4323 Paulina

**OWNER:** CT & T Land Trust CT 10002043

**PREMISES AFFECTED:** 4323 N. Paulina Street

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

the required 4' to zero, south side setback from 4' to zero,

combined side setback from 10' to zero, rear setback from 49.5' to 2' for a proposed three-story with rooftop deck, seven dwelling unit

building with detached seven car garage with roof deck and roof

access from the rear porch.

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

48-22-Z ZONING DISTRICT: RT-4 WARD: 47

**APPLICANT:** GXSR, LLC-4323 Paulina

**OWNER:** CT & T Land Trust CT 10002043

**PREMISES AFFECTED:** 4323 N. Paulina Avenue

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

the required 536.25 square feet to 280.04 square feet for a

proposed three-story, seven dwelling unit building with detached seven-car garage with roof deck, with access from the rear porch.

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

Toia.

At 11:13 AM, Chairman made a motion to recess until 11:30 AM. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then stood in recess until 11:30 AM.

At 11:30 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then reconvened at 11:30 AM.

49-22-S ZONING DISTRICT: C1-2 WARD: 27

APPLICANT: Mohammad Shaikh
OWNER: Same as applicant
PREMISES AFFECTED: 33 N. Western Avenue

**SUBJECT:** Application for a special use to expand an existing gas station from

1,000 square feet to 1,700 square feet.

Continued to April 22, 2022

50-22-Z ZONING DISTRICT: RT-3.5 WARD: 28

**APPLICANT:** Kevin Drewyer **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2512 W. Lexington Street

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

required 15' to 6.49', combined side yard setback from 10' to 5' (west to be 5' and east to be zero) for a proposed two-story addition

to the existing two-story, two dwelling unit building.

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

Toia.

51-22-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Erikka & Kristofer Blohm

**OWNER:** Same as applicant

PREMISES AFFECTED: 4106 N. Oakley Street

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

required 34.76' to 2', south side setback from 2' to zero (north side yard setback to be 3'), combined side yard setback from 5' to 3' for a proposed rear two-car garage with second story coach house serving the lot with an existing two-story, single-family residence.

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

Toia.

52-22-S ZONING DISTRICT: PMD 4(B) WARD: 27

APPLICANT: Hyve Health, LLC
OWNER: Altitude Chicago, LLC
PREMISES AFFECTED: 401-15 N. Ashland Avenue

**SUBJECT:** Application for a special use to allow seven of the twenty-nine

parking spaces to be used as required off-site parking to serve a proposed 6,732.83 square foot medical office tenant build out in an

existing second floor located at 404 N. Armour.

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

Toia.

53-22-Z ZONING DISTRICT: RT-3.5 WARD: 44

**APPLICANT:** Heather and Mark Flamme

**OWNER:** Same as applicant

PREMISES AFFECTED: 1230 W. Newport Avenue

**SUBJECT:** Application for a variation to increase the floor area from 3,953.25

square feet by 235.58 square feet for a total of 4,188.82 square feet for a third-floor addition and rear two-story addition to the existing

two-story, two-dwelling unit building.

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

Toia.

54-22-S ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: Mary's Hot Nails, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3353 N. Clark Street

**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, MacDonald, Sanchez, Saul, and

Toia.

55-22-Z ZONING DISTRICT: B2-3 WARD: 47

**APPLICANT:** 1800 Berenice, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1800-08 W. Berenice Avenue / 3834-44 N. Ravenswood Avenue

SUBJECT:

Application for a variation to reduce the rear setback from the required minimum 30' to 16.5' for a proposed six-story, forty-four dwelling unit, mixed use building with twenty-five parking spaces

and office use on the ground and second floor.

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

56-22-S ZONING DISTRICT: B3-3 WARD: 47

**APPLICANT:** 3601 N Ravenswood, LLC

**OWNER:** Ahmed Ayyad Administrative Trust dated February 12, 2016 /

Hala Ayyad Living Trust dated May 26, 2004

PREMISES AFFECTED: 3601 N. Ravenswood Avenue / 1744 W. Addison Street

**SUBJECT:** 

Application for a special use to establish a business / live work use located on the ground floor within a proposed six story, fifty-two building with first floor commercial and two business live / work

units and twelve unenclosed parking spaces.

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

Toia.

57-22-Z ZONING DISTRICT: B3-3 WARD: 47

**APPLICANT:** 3601 N. Ravenswood, LLC

**OWNER:** Ahmed Ayyad Administrative Trust dated February 12, 2016 /

Hala Ayyad Living Trust dated May 26, 2004

**PREMISES AFFECTED:** 3601 N. Ravenswood Avenue / 1744 W. Addison Street

SUBJECT:

Application for a variation to reduce the front setback from the required 2.8' to zero, rear setback on floors containing dwelling units from 30' to zero for a proposed six-story, fifty-two dwelling unit building with first floor commercial and two business live /

work units and twelve unenclosed parking spaces.

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

Toia.

58-22-Z ZONING DISTRICT: RS-3 WARD: 1

**APPLICANT:** Trevor Turk **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1328 N. Wicker Park Avenue

**SUBJECT:** Application for a variation to increase the floor area ratio from

2,700 square feet to 3,063 square feet which does not exceed 15% of the floor area ratio that has been in existence for at least fifty years for a proposed third floor addition to the existing two-story

single-family residence.

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

Toia.

59-22-Z ZONING DISTRICT: RS-3 WARD: 1

**APPLICANT:** Trevor Turk **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1328 N. Wicker Park Avenue

**SUBJECT:** Application for a variation to increase the building height from the

maximum 30' to 31.96' for a proposed third floor addition to the existing two-story single-family residence.

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

Toia.

60-22-Z ZONING DISTRICTRT: RT-5 WARD: 44

**APPLICANT:** Daniel & Anne Barlow

**OWNER:** Chicago Title Trust # 8002383428 **PREMISES AFFECTED:** 3517-21 N. Greenview Avenue

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

required 14.85' to 12.68', north side setback from 5' to 3.5' (south to be 10.83') for a combined side setback of 14.33, rear setback from 34.65' to 27.92' for a proposed new front three-story addition, new rear three-story rear addition with chimney, new one story corridor addition to the new attached three-car private garage with bike storage room and new one story open deck that exceeds 4' in height from grade with pergola above and storage room below for the existing three-story, single family residence.

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

Toia.

61-22-Z ZONING DISTRICT: RS-3 WARD: 45

**APPLICANT:** Board of Education for the City of Chicago

**OWNER:** Same as applicant **PREMISES AFFECTED:** 5252 N. Long Avenue

**SUBJECT:** Application for a variation to reduce the front setback (N. Long

Avenue) from the required 20' to 5' for a proposed parking lot and

playground for an existing two-story school building.

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

(MacDonald recused).

62-22-Z ZONING DISTRICT: RS-3 WARD: 45

APPLICANT: Board of Education
OWNER: Same as applicant
PREMISES AFFECTED: 5252 N. Long Avenue

**SUBJECT:** Application for a variation to eliminate the required 7' landscape

setback (with trees and shrubs) along Gettysburg Street and to allow the ornamental metal fence to be installed at the property line instead of 5' from the property line along that street for an

existing school with proposed on-site parking.

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

(MacDonald recused).

At 1:18 PM, Chairman made a motion to recess until 1:55 PM. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then stood in recess until 1:55 PM.

At 1:55 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Sanchez, Saul, and Toia (MacDonald absent). The Board then reconvened at 1:56 PM.

63-22-S ZONING DISTRICT: RS-2 WARD: 13

**APPLICANT:** Chicago Board of Education

**OWNER:** City of Chicago

PREMISES AFFECTED: 4606 W. Marquette Road

**SUBJECT:** Application for a special use to establish a new non-required off-

site accessory parking lot to serve the existing school and

community park at 4707 W. Marquette Road.

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

(MacDonald recused).

64-22-Z ZONING DISTRICT: RS-2 WARD: 13

**APPLICANT:** Chicago Board of Education

**OWNER:** City of Chicago

PREMISES AFFECTED: 4606 W. Marquette Road

**SUBJECT:** Application for a variation to reduce the east setback from 15' to 5',

west side setback from 15' to 7' for a proposed non-required offsite accessory parking lot to serve the existing school and

community park at 4707 W. Marquette Road.

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

(MacDonald recused).

65-22-S ZONING DISTRICT: B3-3 WARD: 46

**APPLICANT:** Neighborhood Taprooms, LLC series Uptown Taproom

**OWNER:** Wilson Malden, LLC

**PREMISES AFFECTED:** 1255-67 W. Wilson Avenue / 4551-57 N. Malden Street

**SUBJECT:** Application for a special use to establish a tavern in an existing

building.

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

Toia.

66-22-Z ZONING DISTRICT: B3-3 WARD: 46

**APPLICANT:** Neighborhood Taprooms. LLC- Series Uptown Taproom

**OWNER:** Wilson Malden, LLC

PREMISES AFFECTED: 1255-67 W. Wilson / 4551-57 N. Malden Street

**SUBJECT:** Application for a variation to establish a public place of

amusement license for a proposed tavern in an existing building

which is within 125' of a residential zoning district.

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

Toia.

67-22-S ZONING DISTRICT: B3-2 WARD: 40

**APPLICANT:** Tri City Foods of Illinois, LLC

**OWNER:** 2427 W Lawrence Avenue Venture, LLC

**PREMISES AFFECTED:** 2449 W. Lawrence Avenue

**SUBJECT:** Application for a special use to expand an existing single lane

drive-through to a double lane drive-through to serve the existing

fast-food restaurant.

Continued to April 22, 2022

68-22-Z ZONING DISTRICT: RM-6 WARD: 12

**APPLICANT:** 3300 W. Pershing, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3300 W. Pershing Road

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

requirement from five spaces to zero to increase an existing five dwelling unit building to a ten-dwelling unit building in the

existing three-story building.

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

Toia.

69-22-Z ZONING DISTRICT: RM-6 WARD: 12

APPLICANT: 3300 W. Pershing, LLC OWNER: Same as applicant PREMISES AFFECTED: 3300 W. Pershing Road

**SUBJECT:** Application for a variation to reduce the required rear yard open

space from 360 square feet to zero in order to increase from five dwelling units to 10 dwelling units in the existing three-story

building.

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

Toia.

70-22-Z ZONING DISTRICT: RS-3 WARD: 1

**APPLICANT:** JJLJ, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1841 W. Ohio Street

**SUBJECT:** Application for a variation to relocate the required 225 square feet

of rear yard open space to the roof an attached accessory building in order to construct a two-story, single-family residence with an

attached two-car garage with roof deck.

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

Toia.

71-22-S ZONING DISTRICT: DX-16 WARD: 42

**APPLICANT:** Holy Trinity Church

**OWNER:** Sunshine Enterprises, LLC- Series II **PREMISES AFFECTED:** 218 S. Wabash Avenue, 2nd Floor

**SUBJECT:** Application for a special use to establish a religious assembly

facility on the second floor of an existing nine-story building. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas - Chairman, MacDonald, Sanchez, Saul, and Toia.

**ZONING DISTRICT: RT-4** 72-22-Z **WARD: 26** 

**APPLICANT:** Iliana Mansur

Mansur Capital Investments, LLC **OWNER:** 

PREMISES AFFECTED: 2636 W. Evergreen Avenue **SUBJECT:** 

Application for a variation to reduce the west side setback from the required 2' to 1' (east to be 3') combined side yard setback from 5' to 4' for a proposed three-story, three dwelling unit building with roof top stair enclosure and deck and rear stairs with open decks. Motion to approve made by Chairman, Second by Toia. Motion carried 5-0; yeas - Chairman, MacDonald, Sanchez, Saul, and Toia.

**ZONING DISTRICT: RT-4 WARD: 47** 

**APPLICANT:** Greg Lackosz Same as applicant **OWNER:** PREMISES AFFECTED:

73-22-Z

3853 N. Damen Avenue

Application for a variation to reduce the rear setback from the **SUBJECT:** required 37.5' to 30.11' for a proposed exterior entrance stairs more than six feet above grade to establish a new dwelling unit on the

second floor of an existing two-story accessory building containing two parking spaces on the first floor in the rear of a lot with an

existing two-story, two dwelling unit building.

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

Toia.

**74-22-7 ZONING DISTRICT: RT-4 WARD: 47** 

**APPLICANT:** Greg Lackosz **OWNER:** Same as applicant PREMISES AFFECTED: 3853 N. Damen Avenue

Application for a variation to increase the allowable floor area for **SUBJECT:** 

> a coach house of 700 square feet by 48.29 square feet for a total of 748.29 square feet for the establishment of a new dwelling unit on the second floor of an existing two-story accessory building

> containing two parking spaces on the first floor in the rear of a lot with an existing two-story, two dwelling unit building.

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

Toia.

**ZONING DISTRICT: B3-2** WARD: 8 75-22-S

Jackie Jackson Birthrights Inc. dba Fatburger **APPLICANT:** 

**OWNER:** Jackie Jackson Birthrights Inc.

PREMISES AFFECTED: 823-33 E. 87th Street

**SUBJECT:** Application for a special use to establish a three-lane drive through facility to serve a proposed three-lane drive through facility to

**WARD: 37** 

serve a proposed fast-food restaurant. Continued to April 22, 2022

APPLICANT: Grand Gas Mart, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4755 W. Grand Avenue

76-22-Z

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

the required 20,000 square feet to 17,367 square feet for a proposed four pump gas station with convenience store.

Continued to April 22, 2022

**ZONING DISTRICT: C2-1** 

77-22-Z ZONING DISTRICT: RT-4 WARD: 21

**APPLICANT:** Lawndale Educational and Regional Network

**OWNER:** Same as applicant **PREMISES AFFECTED:** 8255 S. Paulina Street

**SUBJECT:** Application for a variation to eliminate the required 7' landscape

setback with trees and shrubs along 83rd Street and to allow the ornamental fence to be installed at the property line instead of 5' from the property line along 83rd Street and to waive hose bibs for the required accessory off-site parking lot for an existing school at

1700 W. 83rd Street.

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

Toia.

78-22-Z ZONING DISTRICT: RS-1 WARD: 46

**APPLICANT:** Scott Strubel Same as applicant

PREMISES AFFECTED: 819 W. Castlewood Terrace

**SUBJECT:** Application for a variation to reduce the west side setback from 5'

to zero, (east to be 9.26'), combined side yard setback from 15' to 9.26', rear setback from 32.23' to zero for a proposed one-story open garage roof deck access stair to access a proposed roof top deck with new pergola, trellis screens and gas fireplace on the existing detached two car garage accessory to the existing two-

story single-family residence.

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

Toia.

79-22-S ZONING DISTRICT: C1-2 WARD: 27

APPLICANT: 2818 Harrison, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2818 W. Harrison Street

**SUBJECT:** Application for a special use to establish a 2,880 square foot

residential, two dwelling unit building with a two-car garage.

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

## **CONTINUANCES**

274-21-S ZONING DISTRICT: M2-2 WARD: 6

**APPLICANT:** Guaranteed Investments, Inc.

**OWNER:** LP 7400, LLC **PREMISES AFFECTED:** 7401 S. State Street

**SUBJECT:** Application for a special use to establish a cannabis craft grower

facility.

Continued to May 20, 2022

418-21-S ZONING DISTRICT: B3-1 WARD: 45

**APPLICANT:** Thaibinh Nguyen Hernandez dba Beauty Bladed Company **OWNER:** Thaibinh Hernandez, Dong Nguyen, Ricardo Do, William Do

PREMISES AFFECTED: 4360 N. Milwaukee, Unit 1

**SUBJECT:** Application for a special use to establish a permanent make-up and

body art tattoo facility.

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

Toia.

437-21-S ZONING DISTRICT: C2-1 WARD: 32

APPLICANT: Howard Orloff Imports, Inc.
OWNER: Peoria Enterprises, LLC
PREMISES AFFECTED: 1804 W. Armitage Avenue

**SUBJECT:** Application for a special use to permit a vehicle outdoor storage to

serve an auto dealership located at another location.

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

Toia.

438-21-Z ZONING DISTRICT: C2-1 WARD: 32

APPLICANT: Howard Orloff Imports, Inc.
OWNER: Peoria Enterprises, LLC
PREMISES AFFECTED: 1804 W. Armitage Avenue

**SUBJECT:** Application for a variation to reduce the front setback from 1.31' to

zero, west side setback from 2' to 1.82' for a proposed 6' high privacy fence and vehicular outdoor storage to serve an auto

dealership located at another location.

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

Toia.

At 3:55 PM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas — Chairman, MacDonald, Sanchez, Saul, 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 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then reconvened at 4:05 PM.

502-21-S ZONING DISTRICT: M3-3 WARD: 32

APPLICANT: Elston Petroleum, Ltd. MRR 525 Kedzie, LLC PREMISES AFFECTED: 1940 N. Elston Avenue

**SUBJECT:** Application for a special use to establish a gas station with five\*

pumps and an accessory retail convenience store.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – none; nays – Chairman, MacDonald, Sanchez,

and Saul (Toia absent).

503-21-Z ZONING DISTRICT: M3-3 WARD: 32

APPLICANT: Elston Petroleum, Ltd. MRR 525 Kedzie, LLC PREMISES AFFECTED: 1940 N. Elston Avenue

**SUBJECT:** Application for a variation to reduce the lot area from the required

20,000 square feet to 16,834 square feet for a proposed gas station with five\* pumps with an accessory convenience store on the first floor of an existing two-story building with office use on the

second floor.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – none; nays – Chairman, MacDonald, Sanchez,

and Saul (Toia absent).

\*Amended at hearing

504-21-Z ZONING DISTRICT: RT-4 WARD: 21

**APPLICANT:** Lawndale Educational and Regional Network

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1700 W. 83rd Street

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

required 37.5' to 0.69' for a proposed two-story addition to an

existing three-story school.

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

Toia.

505-21-Z ZONING DISTRICT: RT-4 WARD: 21

**APPLICANT:** Lawndale Educational and Regional Network

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1700 W. 83rd Street

**SUBJECT:** Application for a variation to increase the floor area ratio from 1.2

(39,816 square feet) to 1.64 (54,336 square feet) for a proposed

two-story addition to an existing three-story school.

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

Toia.

506-21-Z ZONING DISTRICT: RT-4 WARD: 21

**APPLICANT:** Lawndale Educational and Regional Network

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1700 W. 83rd Street

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

the required 2,157 square feet to zero for a proposed two-story

addition to an existing three-story school.

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

Toia.

507-21-Z ZONING DISTRICT: RT-4 WARD: 21

**APPLICANT:** Lawndale Educational and Regional Network

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1700 W. 83rd Street

**SUBJECT:** Application for a variation to reduce the length of the required

loading space from 50' to 25' for a proposed two-story addition to

the existing three-story school.

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

Toia.

508-21-S ZONING DISTRICT: RT-4 WARD: 21

**APPLICANT:** Lawndale Educational and Regional Network

**OWNER:** Same as applicant **PREMISES AFFECTED:** 8255 S. Paulina Street

**SUBJECT:** Application for a special use to establish an accessory off-site

parking lot for an existing school located at 1700 W. 83rd Street, which is not more than 600' from the use served for a proposed

two-story addition to an existing three-story school.

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

Toia.

509-21-S ZONING DISTRICT: RT-4 WARD: 21

**APPLICANT:** Lawndale Educational and Regional Network

**OWNER:** Same as applicant **PREMISES AFFECTED:** 8255 S. Paulina Street

**SUBJECT:** Application for a special use to establish a non-accessory parking

lot with twenty-four parking stalls.

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

Toia.

510-21-Z ZONING DISTRICT: RT-4 WARD: 21

**APPLICANT:** Lawndale Educational and Regional Network

**OWNER:** Same as applicant **PREMISES AFFECTED:** 8255 S. Paulina Street

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

required 15' to 4.61' for a proposed non-accessory parking lot with

twenty-four parking spaces.

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

511-21-Z ZONING DISTRICT: RT-4 WARD: 21

**APPLICANT:** Lawndale Educational and Regional Network

**OWNER:** Same as applicant **PREMISES AFFECTED:** 8255 S. Paulina Street

**SUBJECT:** Application for a variation to reduce the required 7' landscape

setback to 4.61' along 83rd Street and to allow ornamental fence to be installed at the property line instead of 5' from property line along 83rd Street and to waive required hose bibs for the required accessory off-site parking lot for an existing parking lot for an

existing school at 1700 W. 83rd Street.

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

Toia.

520-21-Z ZONING DISTRICT: C2-1 WARD: 32

**APPLICANT:** Howard Orloff Imports, Inc.

**OWNER:** Peoria Enterprises

PREMISES AFFECTED: 1804 W. Armitage Avenue

**SUBJECT:** Application for a variation to reduce the interior tree count from

five to three\* and waive the hose bib requirement.

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

Toia.

\*Amended at hearing

521-21-S ZONING DISTRICT: M2-2 WARD: 6

**APPLICANT:** Guaranteed Investment Corp.

**OWNER:** LP 7400, LLC **PREMISES AFFECTED:** 7401 S. State Street

**SUBJECT:** Application for a special use to establish a cannabis infuser

facility.

Continued to May 20, 2022

10-22-S ZONING DISTRICT: C2-1 WARD: 37

APPLICANT: Grand Gas Mart, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 4755 W. Grand Avenue

**SUBJECT:** Application for a special use to establish a gas station and

accessory retail convenience store. Continued to April 22, 2022

22-22-S ZONING DISTRICT: M1-2 WARD: 41

**A6PPLICANT:** Chicago Barbell Compound, LLC dba Chicago Barbell Compound

**OWNER:** Highland Avondale Properties

**PREMISES AFFECTED:** 6325 N. Avondale Avenue. Suite 110

**SUBJECT:** Application for a special use to establish a 7,000 square foot sports

and recreation, participant space within an existing two-story

building.

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

Toia.

23-22-S ZONING DISTRICT: M1-2 WARD: 41

**APPLICANT:** Crossfit PR, LLC

**OWNER:** Highland Avondale Properties

**PREMISES AFFECTED:** 6325 N. Avondale Avenue, Suite 122

**SUBJECT:** Application for a special use to establish a 6,500 square foot sports

and recreation participant space within an existing two-story

building.

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

Toia.

36-22-S ZONING DISTRICT: B3-2 WARD: 45

**APPLICANT:** The Glamourie Chicago, LLC

**OWNER:** Edward Seward, III

**PREMISES AFFECTED:** 4754 N. Milwaukee 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, MacDonald, Sanchez, Saul, and

Toia.

37-22-S ZONING DISTRICT: B3-2 WARD: 45

**APPLICANT:** The Glamourie Chicago, LLC

**OWNER:** Edward Seward, III

**PREMISES AFFECTED:** 4754 N. Milwaukee Avenue

**SUBJECT:** Application for a special use to establish a body art / microblading

service.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, 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 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. Meeting went into closed session at 6:46 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. Meeting returned to open session at 7:08 PM.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 517-21-S, 518-21-Z, and 432-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, MacDonald, 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 January 21, 2022, with the exception of Board Cal. Nos. 400-21-S, 401-21-Z, 31-22-S, and 367-21-S made by the Chairman. Second by Toia. Motion carried 5-0: yeas — Chairman, MacDonald, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 7:19 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, MacDonald, Sanchez, Saul, and Toia.

Adjournment.

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