

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- July 21, 2023
IN-PERSON MEETING
121 N. LaSalle Street, Second Floor, City Council Chambers**

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO 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
Zurich Esposito
Ann MacDonald
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, Esposito, MacDonald, and Toia).

Motion to approve the minutes for the June 16, 2023 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

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

9:00 A.M.

203-23-Z	ZONING DISTRICT: RT-4	WARD: 24
APPLICANT:	Cameron T. Sutton	
OWNER:	West of Western Developers 4, LLC	
PREMISES AFFECTED:	2841 W. 23rd Street	
SUBJECT:	Application for a variation to reduce the front setback from 14.88’ to 2.33’ for a proposed front open porch to a one-story single-family residence.	
	Motion to approve made by Chairman. Second by Toia.	
	Motion carried 3-0; yeas – Chairman, Esposito, and MacDonald (Toia absent).	

204-23-Z	ZONING DISTRICT: RM-5	WARD: 3
APPLICANT:	Monica J. Allen	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4545 S. Vincennes Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 33.6’ to 22’, south side setback from 2’ to 0.88’ (north to be 14.06’) for a proposed one car garage with roof deck and access stairs in the rear of an existing two-story, single-family residence.	

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

205-23-Z ZONING DISTRICT: RM-5 WARD: 3
APPLICANT: Monica J. Allen
OWNER: Same as applicant
PREMISES AFFECTED: 4545 S. Vincennes Avenue
SUBJECT: Application for a variation to relocate the 116.55 square feet of rear yard open space onto the garage roof deck more than 6' above grade for a proposed one car garage with roof deck and access stair in the rear of the existing two-story, single-family residence.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald,
and Toia.**

206-23-S ZONING DISTRICT: B3-2 WARD: 25
APPLICANT: Sandra E. Garcia and Andrea Toro / La Julieta, LLC
OWNER: Michael Fox/ Fox Chicago, LLC
PREMISES AFFECTED: 1730 W. 18th Street
SUBJECT: Application for a special use to establish a hair and nail salon.
Continued to September 15, 2023

207-23-S ZONING DISTRICT: B1-1 WARD: 13
APPLICANT: FL Beauty Empire, LLC
OWNER: Alejandra Flores
PREMISES AFFECTED: 4114 W. 63rd Street
SUBJECT: Application for a special use to establish a hair and nail salon.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald,
and Toia.**

208-23-S ZONING DISTRICT: B1-1 WARD: 6
APPLICANT: Ravvishing Inc, dba Ravvishing Beauty Bar and Supply
OWNER: Futura Holdings, LLC
PREMISES AFFECTED: 72 E. 75th Street
SUBJECT: Application for a special use to establish a hair and nail salon.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald,
and Toia.**

209-23-S ZONING DISTRICT: PD No. 981 WARD: 2
APPLICANT: G.P. Green House, LLC
OWNER: Schatz Building, LLC
PREMISES AFFECTED: 620 N. Fairbanks Court
SUBJECT: Application for a special use to establish an adult use cannabis dispensary on the first floor of an existing, three-story, multi-tenant building.
Continued to October 20, 2023

210-23-S **ZONING DISTRICT: B3-3** **WARD: 1**
APPLICANT: RUUM Inc.
OWNER: 1601 W. LeMoyne, LLC
PREMISES AFFECTED: 1468 N. Ashland Avenue
SUBJECT: Application for a special use to establish a hair and nail salon (salon suites).
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

211-23-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: GADYTAT2ART Inc.
OWNER: Luis Quizhde
PREMISES AFFECTED: 2137 N. Western 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 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

212-23-Z **ZONING DISTRICT: M1-1** **WARD: 15**
APPLICANT: Sun Xuen Soy Products, LLC
OWNER: Cheng Eric Siu Cheung
PREMISES AFFECTED: 613 W. 47th Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 6' for a proposed two-story addition to the east side of an existing one-story tofu processing facility.
Continued to September 15, 2023

213-23-Z **ZONING DISTRICT: RS-2** **WARD: 45**
APPLICANT: Mariusz and Renata Dec
OWNER: Same as applicant
PREMISES AFFECTED: 6221 W. Catalpa Avenue
SUBJECT: Application for a variation to reduce the west side setback from 4' to 3', east side setback from 4' to 3.03', combined side yard setback from 9' to 6.03' for a proposed second floor addition with a rear open covered deck to the existing one-story, single-family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

214-23-Z **ZONING DISTRICT: RS-3** **WARD: 43**
APPLICANT: Nicholas Hadley
OWNER: Same as applicant
PREMISES AFFECTED: 1212 W. Draper Street
SUBJECT: Application for a variation to expand the existing floor area by 251 square feet for a total of 2,818 square feet for a proposed second floor addition on the existing two-story, single-family residence.

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

215-23-Z **ZONING DISTRICT: RS-3** **WARD: 43**
APPLICANT: Nicholas Hadley
OWNER: Same as applicant
PREMISES AFFECTED: 1212 W. Draper Street
SUBJECT: Application for a variation to reduce the west side setback from the required 3.92' to zero for a proposed one-car garage addition to the existing two-story, single-family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald,
and Toia.

216-23-S **ZONING DISTRICT: M3-3** **WARD: 32**
APPLICANT: Wattage Inc.
OWNER: Hawthorne, LLC
PREMISES AFFECTED: 1750 N. Kingsbury Street
SUBJECT: Application for a special use to establish a sports and recreation participant (physical fitness center facility) within an existing two-story commercial building.
Continued to September 15, 2023

217-23-S **ZONING DISTRICT: B3-3** **WARD: 20**
APPLICANT: Future Ties, NFP
OWNER: Same applicant
PREMISES AFFECTED: 6330 S. Dr. Martin Luther King Jr. Dr.
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, Esposito, MacDonald,
and Toia.

218-23-S **ZONING DISTRICT: B3-3** **WARD: 44**
APPLICANT: OMKA, LLC dba Love You Nail Studio
OWNER: Saxony Cark 2827, LLC
PREMISES AFFECTED: 2829 N. Clark Street
SUBJECT: Application for a special use to establish nail salon.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald,
and Toia.

219-23-Z **ZONING DISTRICT: RS-2** **WARD: 21**
APPLICANT: Milton Grady
OWNER: Same as applicant
PREMISES AFFECTED: 10320 S. Wallace Street
SUBJECT: Application for a variation to reduce the north side setback from the required 4' to 1.9' (south to be 3'), combined side yard setback from 8.4' to 4.9' for a proposed new second floor dormer addition

and a rear two-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, Esposito, MacDonald, and Toia.**

220-23-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-3

WARD: 23

Axxe Properties, Inc.

John Martinez and Martha Ribota and Axxe Properties

5241-43 S. Linder Avenue

Application for a variation to reduce the north side setback from the required 2' to 1.33' (south to be 2.6'), combined side setback from 5' to 3.93', rear setback from 35.2' to 5.5' to allow the division of an improved zoning lot where an existing two-story single-family residence located at 5241 S. Linder Avenue shall remain. A two-story, single-family residence is proposed for 5243 S. Linder.

Motion to approve made by Chairman. Second by Toia.

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

221-23-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-3

WARD: 23

Axxe Properties Inc.

John Martinez & Martha Ribota and AXXE Properties, Inc.

5241-43 S. Linder Avenue

Application for a variation to reduce the rear yard open space from the required 225 square feet to zero to permit the division of an improved zoning lot. The existing two-story single-family residence at 5241 S. Linder shall remain. A two-story, single-family residence is proposed for 5243 S. Linder Avenue is proposed.

Motion to approve made by Chairman. Second by Toia.

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

222-23-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-3

WARD: 23

AXXE Properties Inc.

John Martinez & Martha Ribota and AXXE Properties Inc.

5243 S. Linder Avenue

Application for a variation to reduce the front setback from 32.88' to 20' for a proposed two-story, single-family residence.

Motion to approve made by Chairman. Second by Toia.

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

223-23-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-1

WARD: 38

Platinum Fades Harlem, LLC

Parkway Bank and Trust as Trustee # 09114

3407 N. Harlem Avenue

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, Esposito, MacDonald, and Toia.

224-23-S ZONING DISTRICT: B3-1 WARD: 29
APPLICANT: Geng Zhen Xiu, LLC
OWNER: I & A Holdings, LLC
PREMISES AFFECTED: 3243 N. Harlem Avenue
SUBJECT: Application for a special use to establish a massage establishment.
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

225-23-Z ZONING DISTRICT: RS-3 WARD: 47
APPLICANT: Timothy J. McGonegle & Barbara J. Sullivan
OWNER: Same as applicant
PREMISES AFFECTED: 4117 N. Greenview Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 48.3' to 41.29' for a proposed three-story, rear 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, Esposito, MacDonald, and Toia.

226-23-Z ZONING DISTRICT: RS-3 WARD: 47
APPLICANT: Timothy J. McGonegle & Barbara J. Sullivan
OWNER: Same as applicant
PREMISES AFFECTED: 4117 N. Greenview Avenue
SUBJECT: Application for a variation to increase the existing building height from 36.33' to 39.67' for a proposed three-story, rear 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, Esposito, MacDonald, and Toia.

227-23-Z ZONING DISTRICT: RS-2 WARD: 13
APPLICANT: Burke and Sons Construction, Ltd
OWNER: Same as applicant
PREMISES AFFECTED: 5532 S. Oak Pak Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 33.66' to 18.82', south side setback from 4' to 3.48' (north to be 10.94') combined side yard setback shall be 14.42' for a proposed two-story, single-family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

228-23-S ZONING DISTRICT: B3-2 WARD: 12
APPLICANT: Rockstar Fades Barbershop, LLC
OWNER: Lourdes Casas

PREMISES AFFECTED: 4307 S. Archer Avenue
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, Esposito, MacDonald, and Toia.

229-23-S **ZONING DISTRICT: C2-2** **WARD: 10**
APPLICANT: U.S. Bank National Association
OWNER: Vereit Real Estate, L.P
PREMISES AFFECTED: 9228-44 S. South Chicago Avenue
SUBJECT: Application for a special use to establish a six-lane drive through, including a bypass lane for an existing bank and an additional drive through lane at the existing remote ATM located in within the existing parking lot.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Esposito, and Toia (MacDonald recused).

230-23-Z **ZONING DISTRICT: C2-2** **WARD: 10**
APPLICANT: U.S. Bank National Association
OWNER: Vereit Real Estate, L.P.
PREMISES AFFECTED: 9228-44 S. South Chicago Avenue
SUBJECT: Application for a variation to reduce the number of the required interior trees from twenty-five to twelve for a proposed six-lane drive through, including a bypass lane for an existing bank and an additional drive through lane at the existing remote ATM located in within the existing parking lot.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Esposito, and Toia (MacDonald recused).

231-23-S **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: U.S. Bank National Association
OWNER: SPP Citizens Net Lease RE Fund III
PREMISES AFFECTED: 5650 N. Lincoln Avenue
SUBJECT: Application for a special use to establish a four-lane drive through with a bypass lane for an existing bank.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Esposito, and Toia (MacDonald recused).

232-23-Z **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: U.S. Bank National Association
OWNER: SPP Citizens Net Lease RE Fund III
PREMISES AFFECTED: 5650 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the perimeter trees from the required four to one, interior trees from eight to six. The applicant shall also provide 1,831 square feet of interior landscape area which is in excess of the required 921 square feet for a proposed four-lane drive through with a bypass lane for an existing bank.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Esposito, and Toia
(MacDonald recused).**

233-23-S ZONING DISTRICT: M1-1 WARD: 45
APPLICANT: Chicago Aerial Arts, LLC
OWNER: MG Knox, LLC
PREMISES AFFECTED: 4321 N. Knox Avenue
SUBJECT: Application for a special use to establish a sports and recreation,
participant (Physical Fitness Center).
**Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Esposito, and
MacDonald (Toia absent).**

234-23-S ZONING DISTRICT: PMD-4A WARD:27
APPLICANT: WeDriveU America, LLC, Inc.
OWNER: TP Fulton, LLC
PREMISES AFFECTED: 2545 W. Fulton Street
SUBJECT: Application for a special use to establish utilities and services,
major in a proposed one-story building to establish a transit
maintenance facility with outdoor transit storage.
Continued to September 15, 2023

235-23-Z ZONING DISTRICT: PMD-4A WARD: 27
APPLICANT: WeDriveU America LLC, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2545 W. Fulton Street
SUBJECT: Application for a variation to eliminate interior landscape islands
with trees every fifteen parking stalls (required landscape to be
installed at the permitter of the proposed bus parking lot only) and
to eliminate the hose bibs requirement every 100' throughout
permitter landscape area for a proposed one-story building to
establish a transit maintenance facility with outdoor transit storage
and on-site parking lot.
Continued to September 15, 2023

236-23-S ZONING DISTRICT: DS-5 WARD: 28
APPLICANT: Raising Cane's Restaurants, LLC
OWNER: Barbara Capital Lofts, LLC
PREMISES AFFECTED: 921 S. Jefferson Street
SUBJECT: Application for a special use to establish a two-lane 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, Esposito, MacDonald,
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, Esposito,
MacDonald, and Toia. Meeting went into closed session at 12:27 PM.**

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia. Meeting returned to open session at 12:39 PM.

At 12:45 PM, Chairman made a motion to recess until 2:00PM. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia. The Board then stood in recess until 2:00 PM.

At 2:03 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia. The Board then reconvened at 2:03 PM.

2:00 P.M.

237-23-Z	ZONING DISTRICT: RS-2	WARD: 21
APPLICANT:	Roundlake Auto Credit, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1301 W. 112th Street	
SUBJECT:	Application for a variation to reduce the west side setback from the required 4' to 1.49' (east to be 5.69') combined side yard setback from 9.72' to 7.18', rear setback from 39.84' to 2.22' for a proposed detached two car garage and removal and replacement of an existing nonconforming rear wall of the existing building at an existing two-story, single-family residence.	
	Continued to September 15, 2023	

238-23-Z	ZONING DISTRICT: RM-4.5	WARD: 25
APPLICANT:	2434 S Albany, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2434 S. Albany Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 37.5' to 0.92', south side setback from 2' to zero (north to be 0.83') for the proposed re-construction of the existing north, west and south exterior walls of an existing religious assembly to be converted to a four dwelling unit building.	
	Continued to September 15, 2023	

239-23-S	ZONING DISTRICT: DX-12	WARD: 34
APPLICANT:	Blounts & Moore, LLC	
OWNER:	Chicago Title and Trust solely as Trustee under Trust # 24378	
PREMISES AFFECTED:	527 S. Wells 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, Esposito, MacDonald, and Toia.	

240-23-S	ZONING DISTRICT: C1-1	WARD: 35
APPLICANT:	Green & Randle, LLC / Nature's Grace & Wellness, LLC	

OWNER: Kokkini, LLC
PREMISES AFFECTED: 3419-25 W. Belmont 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, Esposito, MacDonald, and Toia.

241-23-S **ZONING DISTRICT: M1-1** **WARD: 40**
APPLICANT: Chicago Baseball Club, LLC
OWNER: 5401 N. Wolcott Inc.
PREMISES AFFECTED: 5401 N. Wolcott Avenue
SUBJECT: Application for a special use to establish a sports and recreation, participant (children’s indoor baseball training facility).
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

242-23-S **ZONING DISTRICT: B3-2** **WARD: 46**
APPLICANT: Wayne 531, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3951 N. Wayne Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, thirty-one dwelling unit building. This is a transit served location.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

243-23-Z **ZONING DISTRICT: B3-2** **WARD: 46**
APPLICANT: Wayne 531, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3951 N. Wayne Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 4.25' for a proposed four-story, thirty-one dwelling unit building. This is a transit served location.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

244-23-Z **ZONING DISTRICT: B3-2** **WARD: 46**
APPLICANT: Wayne531, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3951 N. Wayne Avenue
SUBJECT: Application for a variation to allow the proposed four-story, thirty-one dwelling unit building which does not comply with the building location standards of section 17-3-0504-B with the north elevation setback to 9.67' and the east elevation setback to 66.79'. This is a transit served location.

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

245-23-Z ZONING DISTRICT: B3-2 WARD: 46
APPLICANT: Wayne 531, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3951 N. Wayne Avenue
SUBJECT: Application for a variation to allow the proposed vehicle access location for a proposed four-story, thirty-one dwelling unit building with a thirty-one-car parking garage. This is a transit served location.

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

246-23-Z ZONING DISTRICT: B3-2 WARD: 46
APPLICANT: Wayne 531, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3951 N. Wayne Avenue
SUBJECT: Application for a variation to allow the number of parking spaces in excess of 50% of the required sixteen spaces to thirty-one spaces for a proposed four-story, thirty-one dwelling unit building with a thirty-one-car garage. This is a transit served location.

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

247-23-Z ZONING DISTRICT: B3-2 WARD: 46
APPLICANT: Wayne 531, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3951 N. Wayne Avenue
SUBJECT: Application for a variation to increase the building height from the maximum 45' to 49.5' for a proposed four-story, thirty-one-dwelling unit building. This is a transit served location.

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

248-23-S ZONING DISTRICT: B3-1 WARD: 29
APPLICANT: 6004 WEST N, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6004 W. North Avenue
SUBJECT: Application for a special use to establish an outdoor roof top patio to serve an existing one story, limited restaurant.

Continued to September 15, 2023

249-23-S ZONING DISTRICT: M1-3 WARD: 4
APPLICANT: Raina 2501 MLK., LLC
OWNER: 25 MLK, LLC

PREMISES AFFECTED: 2501 S. Dr. Martin Luther King Jr. Drive
SUBJECT: Application for a special use to establish a dual lane drive through to serve a proposed one-story, fast-food restaurant.
Continued to September 15, 2023

250-23-S **ZONING DISTRICT: DX-3** **WARD: 27**
APPLICANT: Cuevas Creative, LLC
OWNER: 943 West Randolph, LLC
PREMISES AFFECTED: 943 W. Randolph Street
SUBJECT: Application for a special use to establish a body art / tattoo studio in an existing retail unit.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

251-23-Z **ZONING DISTRICT: RM-5** **WARD: 20**
APPLICANT: 61st and Ellis, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 507 E. 60th Street
SUBJECT: Application for a variation to reduce the east side setback from the required 2' to 0.21' (west to be 0.5), combined side yard setback from 4.1' to 0.71' for a proposed two-story, three dwelling unit building with rear decks, a detached one car garage and three bicycle spaces This is a transit served location.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

252-23-Z **ZONING DISTRICT: RM-5** **WARD: 20**
APPLICANT: 61st and Ellis, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 507 E. 60th Street
SUBJECT: Application for a variation to reduce the required off-street parking requirement from three spaces to one space for a proposed two-story, three dwelling unit building with rear decks and a detached one car garage and three bicycle spaces. This is a transit served location.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

253-23-Z **ZONING DISTRICT: RM-4.5** **WARD: 11**
APPLICANT: Giedre Vencius
OWNER: Same as applicant
PREMISES AFFECTED: 3226 S. Carpenter Street
SUBJECT: Application for a variation to reduce the front setback from 1.62' to 0.20', south setback from 2' to 1.54' (north to be zero) combined side yard setback from 4.80' to 1.54' for a proposed second floor addition to the existing one-story, single-family residence.

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

254-23-Z **ZONING DISTRICT: RS-2** **WARD: 13**
APPLICANT: Salvador Jacobo
OWNER: Same as applicant
PREMISES AFFECTED: 6137 W. 63rd Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed two-car garage at the rear of the property with alley access.
Continued to September 15, 2023

255-23-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Mohammed Aburishan
OWNER: Same as applicant
PREMISES AFFECTED: 3807 N. Whipple Street
SUBJECT: Application for a variation to certify the total density (not to exceed one unit above its original construction) to convert a two dwelling unit building to a three dwelling unit building in an existing three-story building.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Esposito, and
MacDonald (Toia absent).**

256-23-Z **ZONING DISTRICT: RT-4** **WARD: 40**
APPLICANT: Donald Pasek
OWNER: Same as applicant
PREMISES AFFECTED: 2443-49 W. Summerdale Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12.98' to zero, north and south side setbacks from 4.48' to zero, combined side yard setback from 11.20' to zero, rear setback from 24.34' to 12.50' and to allow four parking spaces less than 20' from the front property line for a proposed three story, four dwelling unit building.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald,
and Toia.**

257-23-S **ZONING DISTRICT: M1-3** **WARD: 34**
APPLICANT: Chicago Transit Authority
OWNER: Same as applicant
PREMISES AFFECTED: 418-30 S. Racine Avenue/ 417 S. Loomis Street (CTA Racine Station)
SUBJECT: Application for a special use to establish a utilities and service, major use to allow two proposed transit station head houses and renovations of the existing transit station platform and canopy.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, MacDonald,
and Toia.**

CONTINUANCES

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

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

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

98-23-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 1909 W. Schiller Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 1909-11 W. Schiller Street
SUBJECT: Application for a variation to reduce the front setback on Evergreen Avenue from the required 11.4' to zero, the rear parking setback on from the front property line on W. Evergreen Avenue to prevent obstruction of the sidewalk by parked cars from 20' to zero and to reduce the west side setback from 3.68' to 1.9' (east to be 2.99') combined side yard setback from 9.2' to 4.89' for the as-built three-story, four dwelling unit building with roof top deck and roof

top stairway enclosure and as built four car private garage on a through lot.

Motion to approve made by Chairman. Second by Toia.

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

114-23-S ZONING DISTRICT: C1-2 WARD: 7
APPLICANT: 2310 E. 79th Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2310 E. 79th Street
SUBJECT: Application for a special use to establish a gas station with the replacement of the accessory convenience store with a proposed one-story, 2,095.54 square foot building to serve a four-pump gas station.
Withdrawn

115-23-Z ZONING DISTRICT: C1-2 WARD: 7
APPLICANT: 2310 E. 79th, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2310 E. 79th Street
SUBJECT: Application for a variation to reduce the lot area from the required 20,000 square feet to 17,855 square feet for a proposed four-pump gas station with new one-story accessory convenience store.
Withdrawn

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, Esposito, MacDonald, and Toia. Meeting went into closed session at 3:59 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia. Meeting returned to open session at 4:08 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, Esposito, MacDonald, and Toia.

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 38-23-S, 72-23-S, 73-23-S, 85-23-Z, 86-23-Z, 87-23-Z, 128-23-Z, 129-23-Z, 133-23-S, 134-23-S, 137-23-S, 151-23-S, 152-23-Z, 153-23-Z, 154-23-Z, 155-23-Z, 156-23-S, 157-23-S, 135-23-Z, and 136-23-Z. Motion carried 4-0; yeas – Chairman, Esposito, MacDonald, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its June 16, 2023 regular meeting.

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

Adjournment at 4:14 PM.