

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- November 20, 2020  
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](http://WWW.CHICAGO.GOV/ZBA).**

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

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

**Chairman Knudsen called the meeting to order at 9:01 AM. Chairman then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Esposito, Sanchez, Saul, and Toia).**

**Motion to approve the minutes from the October 16, 2020 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**Motion to approve the agenda for the November 20, 2020 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

<b>354-20-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 22</b>
<b>APPLICANT:</b>	Adrian Ledesma	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2812 S. Trumbull Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the minimum 8.27' to 1.5' for a proposed staircase and second floor deck entrance and removal of light pole for an existing two-story, two dwelling unit building.	
	<b>Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.</b>	

<b>355-20-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 18</b>
<b>APPLICANT:</b>	The Chicago Trust Company Trustee B3Bec 4638 dated 4/5/18	
<b>OWNER:</b>	Same as applicant	

**PREMISES AFFECTED:** 8168 S. Kenneth Avenue  
**SUBJECT:** Application for a variation to reduce the combined side setback from the required 12.9' to 9.1' (north to be 4.8', south to be 4.3') for a proposed carport to serve an existing two-story single family residence.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**356-20-S ZONING DISTRICT: B3-2 WARD: 38**  
**APPLICANT:** Hair by Tuti  
**OWNER:** A & P Management Series, LLC 7644 Series  
**PREMISES AFFECTED:** 7644 W. Belmont Avenue  
**SUBJECT:** Application for a special use to establish a hair and nail salon.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**357-20-S ZONING DISTRICT: B1-2 WARD: 26**  
**APPLICANT:** Adam Rios dba A1 Cutz, LLC  
**OWNER:** Doris Mercado  
**PREMISES AFFECTED:** 4035 W. North Avenue  
**SUBJECT:** Application for a special use to establish a barber shop.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**358-20-S ZONING DISTRICT: B3-1 WARD: 21**  
**APPLICANT:** Lucky Hair Braiding  
**OWNER:** Winchester Retail Plaza  
**PREMISES AFFECTED:** 1905 W. 87th Street  
**SUBJECT:** Application for a special use to establish a hair braiding salon.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**359-20-S ZONING DISTRICT: B1-1 WARD: 19**  
**APPLICANT:** The Hair Loft II, LLC  
**OWNER:** Pricon, LLC  
**PREMISES AFFECTED:** 2215 W. 95th Street  
**SUBJECT:** Application for a special use to establish a hair salon.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**360-20-S ZONING DISTRICT: B3-1 WARD: 41**  
**APPLICANT:** The Parlour Ladies, LLC  
**OWNER:** Lee & Jack Investments, LLC  
**PREMISES AFFECTED:** 7224 N. Harlem Avenue

**SUBJECT:** Application for a special use to establish a hair and nail salon.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**361-20-Z ZONING DISTRICT: RM-5 WARD: 5**  
**APPLICANT:** Crown Holdings Group, LLC 1411 E 67th, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1411 E. 67th Place  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 327 square feet to zero for the proposed conversion of an existing three-story, six dwelling unit building to a seven dwelling unit building with six new on-site parking spaces.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**362-20-Z ZONING DISTRICT: B2-3 WARD: 25**  
**APPLICANT:** 1900 W 17th, LLC  
**OWNER:** Same as applicant.  
**PREMISES AFFECTED:** 1900 W. 17th Street  
**SUBJECT:** Application for a variation to reduce the rear setback on floors containing dwelling units from 30' to 16.25' for a proposed third floor addition and the conversion of an existing two-story, 8 dwelling unit building to a three-story, eleven dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**363-20-Z ZONING DISTRICT: B2-3 WARD: 40**  
**APPLICANT:** Lincoln and Foster, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2465-79 W. Foster Avenue / 5151-59 N. Lincoln Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 3.67' for a proposed five-story, forty-two dwelling unit building with retail use, two business live/work units and twenty parking spaces on the ground floor.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**364-20-Z ZONING DISTRICT: B2-3 WARD: 40**  
**APPLICANT:** Lincoln and Foster, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2465-79 W. Foster Avenue / 5151-59 N. Lincoln Avenue  
**SUBJECT:** Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed five-story, forty two dwelling unit



religious assembly located at 2825 W. Howard Street which is located within 600 feet from the nearest off-site parking space.

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

At 11:25 AM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 11:35 AM.

At 11:35 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 11:35 AM.

**369-20-S** **ZONING DISTRICT: DX-5** **WARD: 27**  
**APPLICANT:** The Herbal Care Center, Inc.  
**OWNER:** 222 South Halsted, LLC  
**PREMISES AFFECTED:** 222-24 S. Halsted Street  
**SUBJECT:** Application for a special use to establish an adult use cannabis dispensary.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Saul (Toia recused).**

**370-20-S** **ZONING DISTRICT: B2-3** **WARD: 2**  
**APPLICANT:** RUUM, Inc.  
**OWNER:** 1431 N. Ashland, LLC  
**PREMISES AFFECTED:** 1431 S. Ashland Avenue  
**SUBJECT:** Application for a special use to establish a hair and nail salon.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**371-20-S** **ZONING DISTRICT: B3-2** **WARD: 1**  
**APPLICANT:** RUUM, Inc.  
**OWNER:** 1809 W. Chicago Partners, LLC  
**PREMISES AFFECTED:** 1809 W. Chicago Avenue  
**SUBJECT:** Applications for two special uses to establish a hair and nail salon and a body art service (microblading).  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

At 1:18 PM, Chairman made a motion for a thirty (30) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 1:47 PM.



**376-20-Z** **ZONING DISTRICT: C1-2** **WARD: 32**  
**APPLICANT:** MSAS Properties II, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2046 W. Belmont Avenue  
**SUBJECT:** Application for a variation to reduce the required parking from one space to zero for a proposed day care on the first floor of the existing four-story multi-use building,  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**377-20-S** **ZONING DISTRICT: B3-2** **WARD: 32**  
**APPLICANT:** Christopher Salon Corp.  
**OWNER:** Clybourn Apartments, LLC  
**PREMISES AFFECTED:** 2851 N. Clybourn Avenue  
**SUBJECT:** Application for a special use to establish a hair salon.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**378-20-Z** **ZONING DISTRICT: RM-5** **WARD: 2**  
**APPLICANT:** Greif Properties, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1638 N. Sedgewick Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 15' to 9.46', north side setback from 2' to zero (south to be 3.42'), combined side setback from 4.8' to 3.42' for a proposed four-story, three dwelling unit building, three-story rear stairs, roof top enclosure and deck and two car parking pad.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**379-20-Z** **ZONING DISTRICT: B3-3** **WARD: 2**  
**APPLICANT:** Public 2, LLC  
**OWNER:** Estate of Sean McKeough  
**PREMISES AFFECTED:** 2107-11 W. Caton Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 1' on floors containing dwelling units for a proposed four-story building with ground floor retail and eight dwelling units above and an attached eight car garage with roof deck, roof top stairway enclosure.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**380-20-S** **ZONING DISTRICT: B3-1** **WARD: 1**  
**APPLICANT:** Fullerton Food Mart, Inc.

**OWNER:** Fullerton Enterprises, LLC  
**PREMISES AFFECTED:** 2801 W. Fullerton Avenue  
**SUBJECT:** Application for a special use to expand the existing floor area exceeding 25% of the existing floor area of an accessory convenience store serving an existing gas station.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**381-20-Z** **ZONING DISTRICT: B3-1** **WARD: 1**  
**APPLICANT:** Fullerton Foodmart Inc.  
**OWNER:** Fullerton Enterprises, LLC  
**PREMISES AFFECTED:** 2801 W. Fullerton Avenue  
**SUBJECT:** Application for a variation to reduce the lot area from the required 20,000 square feet to 15,625 square feet for a proposed addition to the accessory convenience store that serve the existing gas station.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**382-20-Z** **ZONING DISTRICT: RS-2** **WARD: 33**  
**APPLICANT:** Katharine Dryden and Ashley Holmes  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4750 N. Manor Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 12.43' to 0.51' for a proposed one- story addition to an existing two-story, single family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**383-20-Z** **ZONING DISTRICT: RS-2** **WARD: 33**  
**APPLICANT:** Katharine Dryden and Ashley Holmes  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4750 N. Manor Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed one-story addition to an existing two-story single family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**384-20-Z** **ZONING DISTRICT: RT-4** **WARD: 28**  
**APPLICANT:** East Douglas Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1239 S. Fairfield Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,996.88 square feet for a proposed three-story, three dwelling unit building with three



unenclosed parking spaces.

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

**385-20-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RT-4**

**WARD: 28**

East Douglas Partners, LLC

Same as applicant

1241 S. Fairfield Avenue

Application for a variation to reduce the required minimum lot area from the required 3,000 square feet to 2,996.88 square feet for a proposed three-story, three dwelling unit building with three unenclosed parking spaces.

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

**386-20-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RT-4**

**WARD: 28**

East Douglas Partners, LLC

Same as applicant

1243 S. Fairfield Avenue

Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,996.88 square feet for a proposed three-story, three dwelling unit building with three unenclosed parking spaces.

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

**387-20-S**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: C1-2**

**WARD: 32**

2345 West Roscoe, LLC

Same as applicant

2345 W. Roscoe Street

Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with a detached six car garage.

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

**388-20-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: C1-2**

**WARD: 32**

2345 West Roscoe, LLC

Same as applicant

2345 W. Roscoe Street

Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,750 square feet for a proposed four-story, six dwelling unit building with a detached six car garage.

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

**389-20-Z**    **ZONING DISTRICT: C1-2**                                        **WARD: 32**  
**APPLICANT:**    2345 West Roscoe, LLC  
**OWNER:**     Same as applicant  
**PREMISES AFFECTED:**     2345 W. Roscoe  
**SUBJECT:**     Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit building with a detached six car garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia (Saul absent).**

**390-20-Z**    **ZONING DISTRICT: B3-2**                                        **WARD: 25**  
**APPLICANT:**    Fox Chicago, LLC  
**OWNER:**     Same as applicant  
**PREMISES AFFECTED:**     1730 W. 18th Street  
**SUBJECT:**     Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 18.33' for a proposed four-story building with ground floor retail and three dwelling units above.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**391-20-Z**    **ZONING DISTRICT: B3-2**                                        **WARD: 25**  
**APPLICANT:**    Fox Chicago, LLC  
**OWNER:**     Same as applicant  
**PREMISES AFFECTED:**     1732 W. 18th Street  
**SUBJECT:**     Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 18.33' for a proposed third and fourth floor addition, a rear three story addition and rear open porch on to the existing two story building with ground floor retail and to convert from two dwelling units to three dwelling units above.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**392-20-Z**    **ZONING DISTRICT: B3-2**                                        **WARD: 25**  
**APPLICANT:**    Fox Chicago, LLC  
**OWNER:**     Same as applicant  
**PREMISES AFFECTED:**     1734 W. 18th Street  
**SUBJECT:**     Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 18.33' for a proposed partial third and a fourth floor addition, a rear three story addition and rear open porch on the existing two story building

with ground floor retail use and to convert from one dwelling unit to three dwelling units above.

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

At 4:25 PM, Chairman made a motion for a ten (10) minute lunch recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 4:35 PM.

At 4:35 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 4:35 PM.

**393-20-S**                                 **ZONING DISTRICT: DX-7**                         **WARD: 2**  
**APPLICANT:**                             BRP LaSalle, LLC  
**OWNER:**                                     Same as applicant  
**PREMISES AFFECTED:**                753 N. LaSalle Street / 129 W. Chicago Avenue  
**SUBJECT:**                                 Application for a special use to establish group living (more specifically regulated as co-living) in a new nine-story building with ground floor retail and twenty-eight dwelling units above.  
**Withdrawn**

**394-20-S**                                 **ZONING DISTRICT: DX-5**                         **WARD: 2**  
**APPLICANT:**                             PC AU1, LLC  
**OWNER:**                                     RPO 60 W. Superior, LLC  
**PREMISES AFFECTED:**                60 W. Superior 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 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**395-20-S**                                 **ZONING DISTRICT: RM-6**                         **WARD: 44**  
**APPLICANT:**                             Million Dollar Highway, LLC  
**OWNER:**                                     Same as applicant  
**PREMISES AFFECTED:**                533 W. Barry Avenue  
**SUBJECT:**                                 Application for a special use to lease seventy two (45%) of the one hundred sixty-one required residential accessory parking spaces located in an existing two- story parking garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**396-20-Z**                                 **ZONING DISTRICT: RS-3**                         **WARD: 13**  
**APPLICANT:**                             Royale Renovation Group, Inc.  
**OWNER:**                                     Same as applicant  
**PREMISES AFFECTED:**                5713 W. 64th Place

**SUBJECT:** Application for a variation to reduce the rear setback from the required rear setback from the required 35.09' to 1.09', west side setback from 2' to 1.25' (east to be 3.28'), combined side setback from 5' to 4.53' for a proposed one-story front addition, a two-story rear addition and a rear second floor addition above the attached garage at the existing single family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 3-2; yeas – Chairman, Esposito, and Toia; nays – Sanchez and Saul.**

**397-20-S** **ZONING DISTRICT: B3-1** **WARD: 34**  
**APPLICANT:** Tre'Bella Nail Salon\*  
**OWNER:** 103rd & Halsted, LLC  
**PREMISES AFFECTED:** 10349 S. Halsted 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, Esposito, Sanchez, Saul, and Toia.**

**\*Amended at Hearing**

**398-20-S** **ZONING DISTRICT: DX-16** **WARD: 42**  
**APPLICANT:** Yizar Nochimowski  
**OWNER:** Mallers Building, LLC  
**PREMISES AFFECTED:** 67 E. Madison Street # 1920  
**SUBJECT:** Application for a special use to establish a valuable objects dealer.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**399-20-Z** **ZONING DISTRICT: RM-4.5** **WARD: 40**  
**APPLICANT:** Matthew Collopy  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5138 N. Claremont Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 15' to 11.6', south side yard setback from 2.48' to 0.91' (north to be 3.41'), combined side yard setback from 6.2' to 4.32' to subdivide one zoning lot into two zoning lots. The existing three-story residential building being converted from three dwelling units to four dwelling units shall remain. The newly created lot (5134 N. Claremont) shall be vacant.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**400-20-S** **ZONING DISTRICT: B3-2** **WARD: 44**  
**APPLICANT:** 4 star 3358 Southport, LLC dba Tuco and Blondie  
**OWNER:** Big Tree Chute, LLC  
**PREMISES AFFECTED:** 3356-58 N. Southport Avenue  
**SUBJECT:** Application for a special use to reduce the required parking from

four parking spaces to one to serve an existing three-story restaurant with a four dwelling unit building with a proposed outdoor bar addition. This is a transit served location.

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

**401-20-S ZONING DISTRICT: PMD-8A WARD: 11**  
**APPLICANT:** TP Packers, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4301 S. Packers Avenue  
**SUBJECT:** Application for a special use to establish a major utilities and service which will allow for an existing one-story building to be used for transit maintenance with outdoor vehicle storage.  
**Continued to December 18, 2020**

**402-20-S ZONING DISTRICT: PMD-8A WARD: 11**  
**APPLICANT:** TP Packers, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4301 S. Packers Avenue  
**SUBJECT:** Application for a special use to establish a major utilities and service which would allow for an existing one-story building to be used for transit maintenance and outdoor vehicle storage.  
**Continued to December 18, 2020**

**403-20-S ZONING DISTRICT: B3-2 WARD: 44**  
**APPLICANT:** 3458 Norclark Restaurant, LLC  
**OWNER:** 3458 N. Clark, LLC  
**PREMISES AFFECTED:** 3458 N. Clark Street  
**SUBJECT:** Application for a special use to establish two new outdoor rooftop patio areas with retractable roof system at an existing two-story general restaurant building.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Saul (Toia recused).**

**404-20-S ZONING DISTRICT: PMD-4A WARD: 27**  
**APPLICANT:** Public Building Commission of Chicago  
**OWNER:** City of Chicago  
**PREMISES AFFECTED:** 2555 W. Grand Avenue  
**SUBJECT:** Application for a special use to establish a major utilities and services.  
**Continued to January 15, 2021**

**405-20-Z ZONING DISTRICT: PMD-4A WARD: 27**  
**APPLICANT:** Public Building Commission of Chicago  
**OWNER:** City of Chicago  
**PREMISES AFFECTED:** 2555 W. Grand Avenue

**SUBJECT:** Application for a variation to retain the existing conditions that includes twenty-three trees within the landscape setback instead of ornamental fencing and reduce the number of trees from 157 to 94. Applicant is providing alternative treatments that exceed the required interior green space.  
**Continued to January 15, 2021**

**Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 7:37 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting returned to open session at 8:09 PM.**

**Motion to approve the Chairman as the designated Board officer to receive annual training on compliance in accordance with Section 1.05 of the Open Meetings Act made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 266-20-S, 274-20-Z, 275-20-Z, 285-20-S, 288-20-S, and 289-20-S made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of October 16, 2020, with the exception of Board Cal Nos. 329-20-S, 332-20-Z, 345-20-S, 348-20-Z, 349-20-Z, 277-20-S, 278-20-Z, 279-20-Z, 280-20-Z, and 290-20-S made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**The Chairman moved to adjourn at 8:26 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**Adjournment.**