CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – NOVEMBER 19, 2021 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 Zurich Esposito Brian Sanchez Jolene Saul Sam Toia

The Chairman called the meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Esposito, Sanchez, Saul, and Toia).

Motion to approve the minutes from the October 15, 2021 regular meeting of the 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 19, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

9:00 A.M.

454-21-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Andrew Harrison **OWNER:** Same as applicant

PREMISES AFFECTED: 2218-20 W. Leland Avenue

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

required 36.84' to 2', east side setback from 2.4' to 0.83' (west to be 3'), combined side yard setback from 6' to 3.83' for a proposed two-story, additional dwelling unit /coach house with two parking spaces at ground level and one dwelling unit above with an open stair and raised deck all at the rear of a lot containing an existing

two-story, two dwelling unit building.

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

recused).

455-21-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Cyprus Cosmetic Collective, LLC

OWNER: STF Properties

PREMISES AFFECTED: 2342 W. North Avenue

SUBJECT: Application for a special use to establish a body art services

(permanent make up and microblading).

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

456-21-S ZONING DISTRICT: B3-1 WARD: 23

APPLICANT: Simones Nail Lounge, LLC

OWNER: Daniel Duran

PREMISES AFFECTED: 6648 W. Archer 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, Esposito, Sanchez, Saul, and Toia.

457-21-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Yenngoc Thi **OWNER:** Same as applicant

PREMISES AFFECTED: 5835 W. Montrose Avenue

SUBJECT: Application for a special use to establish a beauty salon.

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

458-21-S ZONING DISTRICT: M1-2 WARD: 32

APPLICANT: Tri City Food of Illinois, LLC

OWNER: PSK Investments, LLC **PREMISES AFFECTED:** 2701 N. Western Avenue

SUBJECT: Application for a special use to expand an existing drive-through

facility to serve an existing fast-food restaurant by adding a tandem

drive-through lane and electronic menu boards.

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

459-21-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Santiago Alvarez
OWNER: Same as applicant
PREMISES AFFECTED: 3430 W. Beach Avenue

SUBJECT: Application for a variation to reduce the west side yard setback

from the required 2' to zero (east to be 2.66') combined side yard setback from 4.8' to 2.66' for a proposed second story addition, rear porch, and interior remodeling of the existing one-story single-

family residence.

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

460-21-Z ZONING DISTRICT: B2-5 WARD: 46

APPLICANT: Brinshore Development, LLC **OWNER:** 835 Wilson Holding, LLC

PREMISES AFFECTED: 827-37 W. Wilson Avenue

SUBJECT: Application for a variation to reduce the off-street loading zone

requirement from one to zero for a proposed six-story, residential building with seventy-three elderly housing units with accessory ground floor residential uses, attached thirty-six car garage at the rear of ground floor and eight open parking spaces at the rear.

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

recused).

461-21-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Salvatore Zamarripa
OWNER: Same as applicant

PREMISES AFFECTED: 4653 N. Harding Avenue

Application for a variation to reduce the front setback from the required 20' to 12.74', north side setback from 2' to 0.87' (south side setback shall be 3.14'). combined sideyard setback from 5' to 4.01' for a proposed front second story addition, new rear third story addition with front and rear decks on the existing three-story,

single-family residence and new detached two car garage with roof deck.

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

462-21-Z ZONING DISTRICT: RS-3 WARD: 1

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

PREMISES AFFECTED: 1850 N. Washtenaw Avenue

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

maximum 30' to 33' for a proposed third floor 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, Esposito, Sanchez, Saul, and Toia.

463-21-Z ZONING DISTRICT: RS-3 WARD: 1

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

PREMISES AFFECTED: 1850 N. Washtenaw Avenue

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

required 18.53' to 8.69', north side setback from 2' to 0.3' (south to

be 3.63'). combined side yard setback from 5' to 3.93' for a proposed third floor 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, Esposito, Sanchez, Saul, and Toia.

At 10:45 AM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 11:00 AM.

At 11:00 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 11:00 AM.

464-21-S ZONING DISTRICT: C1-2 WARD: 8

APPLICANT: Nigerian Islamic Assoc. of USA, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 8561 S. South Chicago Avenue

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

an accessory community center in an existing building.

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

465-21-S ZONING DISTRICT: M1-2 WARD: 8

APPLICANT: Nigerian Islamic Assoc. of USA Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 8550 S. South Chicago Avenue

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

parking lot to satisfy the required thirty-seven parking spaces to serve a proposed religious assembly at 8561 S. South Chicago

Avenue.

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

466-21-S ZONING DISTRICT: M1-2 WARD: 8

APPLICANT: Nigerian Islamic Assoc. of USA, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 8550 S. South Chicago Avenue

SUBJECT: Application for a Special use to establish a fifty-six space non-

accessory parking lot.

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

467-21-S ZONING DISTRICT: B1-5 WARD: 48

APPLICANT: Berwyn Acquisitions **OWNER:** Same as applicant

PREMISES AFFECTED: 1103 W. Berwyn Avenue

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

the second floor for a proposed five-story, residential building with residential use on the ground floor and 1,840 square feet of retail

space. This is a transit served location.

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

468-21-S ZONING DISTRICT: B1-5 WARD: 48

APPLICANT: Berwyn Acquisitions, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1103 W. Berwyn Avenue

SUBJECT: Application for a special use to reduce the required parking from

seventy-seven spaces to thirty-six parking spaces and sixty-nine bicycle parking spaces for a proposed for a five-story, seventy-seven dwelling unit building. This is a transit served location.

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

carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

469-21-Z ZONING DISTRICT: B1-5 WARD: 48

APPLICANT: Berwyn Acquisitions, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1103 W. Berwyn Avenue

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

required 12.29 to zero, south side yard setback from 5' to zero, rear setback from 30' to zero for a proposed five-story residential

building with ground floor residential use and 1,840 square feet of

retail space. This is a transit served location.

Motion to approve made by Chairman. Second by Toia. Motion failed 2-3; yeas – Sanchez and Toia; nays – Chairman, Esposito,

and Saul.

470-21-S ZONING DISTRICT: DX-3 WARD: 25

APPLICANT: Greenhouse Movement of Missional Churches OWNER: Red Sky capital, LLC-1140 Madison Series PREMISES AFFECTED: 1142 W. Madison Avenue; Suites 303, 304, 307

REMISES AFFECTED: 1142 W. Madison Avenue, Suites 303, 304, 307

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

within suites 303, 304, 307 in an existing five-story building.

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

471-21-Z ZONING DISTRICT: B2-3 WARD: 1

APPLICANT: Tim Pomaville

OWNER: Ambrosia Homes of Illinois, LLC Series 39

PREMISES AFFECTED: 2438 N. Western Avenue

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

required 30' to 1.52' for a proposed rear open porch with roof access to a proposed roof deck on an existing as built three-car garage which serves the existing three-dwelling unit building.

Motion to approve mode by Chairman Second by Toja. Motion to approve mode by Chairman Second by Toja.

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

472-21-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: J & D Enterprises of Illinois, Inc.

OWNER: Belmont- Clark Partners **PREMISES AFFECTED:** 3162 N. Clark Street

SUBJECT: Application for a special use to establish a tavern.

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

At 12:55 PM, Chairman made a motion for a thirty-five (35) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 1:30 PM.

At 1:30 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 1:30 PM.

473-21-Z ZONING DISTRICT: RS-2 WARD: 19

APPLICANT: MFM Development, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 11114 S. Christiana Avenue

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

required 14.05' to 13.5', south side yard setback from 6' to 3' (north to be 11'), combined side yard setback from 18' to 14' for a proposed two-story single-family residence with detached two car

garage.

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

474-21-S ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: Memoire Studio, LLC
OWNER: 3324 Clark, LLC
PREMISES AFFECTED: 3324 N. Clark 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.

475-21-S ZONING DISTRICT: B3-2 WARD: 33

APPLICANT: Carheen Construction Company **OWNER:** Estate of Joan M. Sommer Deceased

PREMISES AFFECTED: 2700 W. Montrose Avenue

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

second floor for a proposed four-story, three- dwelling unit building with detached three-car garage with roof deck.

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

476-21-S ZONING DISTRICT: B1-1 WARD: 34

APPLICANT: Prentice Place **OWNER:** Same as applicant

PREMISES AFFECTED: 10714 S. Wentworth Avenue

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

for eight male clients in an existing two-story building.

Continued to January 21, 2022

477-21-Z ZONING DISTRICT: RM-5 WARD: 32

APPLICANT: Marcos Fernandez as Trustee

OWNER: Same as applicant

PREMISES AFFECTED: 1922-24 N. Wilmot Avenue

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

required 12' to 0.074'. rear setback from 30' to 19.5', east side yard setback from 2' to zero (west to be 3.37'), combined side yard setback from 4.85' to 3.37' to convert a three-story six-dwelling unit building with two parking spaces to a six-dwelling unit

building with zero parking spaces in order to subdivide the existing

improved zoning lot.

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

478-21-Z ZONING DISTRICT: RM-5 WARD: 32

APPLICANT: Marcos Fernandez as Trustee

OWNER: Same as applicant

PREMISES AFFECTED: 1922-24 N. Wilmot Avenue

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

street parking spaces from two to zero to convert a three-story six-dwelling unit building with two parking spaces to a six-dwelling unit building with zero parking spaces in order to subdivide the

existing improved zoning lot.

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

479-21-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Rev. Billy's Chop Shop Inc.
OWNER: Derrig Montrose, LLC
PREMISES AFFECTED: 2424 W. Montrose Avenue

SUBJECT: Application for a special use to establish a hair salon on the ground

floor of an existing two-story, mixed-use building.

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

480-21-Z ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: 4316-18 S. Michigan Residences, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4316-18 S. Michigan Avenue

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

required 10.715' to 10' for a proposed four-story eight dwelling unit building with front decks, attached three-car garage and five-

car parking pad at the rear of the building.

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

481-21-Z ZONING DISTRICT: RM-5 WARD: 3

APPLICANT: 4316-18 Michigan Residences, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4316-18 S. Michigan Avenue

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

369 square feet with a minimum dimension on all sides to zero for a proposed four-story, eight dwelling unit building with front decks, attached three-car garage and five-car parking pad in the

rear of the building.

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

482-21-Z ZONING DISTRICT: RS-1 WARD: 39

APPLICANT: Public Building Commission of Chicago

OWNER: Same as applicant

PREMISES AFFECTED: 6040 N. Kilpatrick Avenue

SUBJECT: Application for a variation to reduce the side setback (Kilpatrick

Ave.) from the required 24.25' to 12.52' for a proposed three-story addition with partial basement to an existing two-story school. **Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

483-21-Z ZONING DISTRICT: RS-1 WARD: 39

APPLICANT: Public Building Commission of Chicago

OWNER: Same as applicant

PREMISES AFFECTED: 6040 N. Kilpatrick Avenue

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

ratio from 0.50 (73,769 square feet) to 0.67 (97,979 square feet) for a proposed three-story addition with partial basement to an

existing two-story school.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, 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, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 4:10 PM.

At 4:10 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 4:10 PM.

484-21-Z ZONING DISTRICT: RS-3 WARD: 49

APPLICANT: Timothy Hogan **OWNER:** Same as applicant

PREMISES AFFECTED: 6601 N. Newgard Avenue

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

required 21.56' to 1.81', north side setback from 4.03' to 3.82', south to be 19.84' and combined side yard setback to be 23.66' for

a new two-story rear addition to an existing single-family

residence.

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

485-21-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Carolina Lapekas
OWNER: Same as applicant
PREMISES AFFECTED: 1952 N. Bissell Street

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

the required 2' to 1.25' (north to be 2.1'), combined side yard setback from 4.8' to 3.35' for the proposed conversion of a two-story front addition to an existing two-story, single-family residence to be converted to a two dwelling unit building.

Continued to January 21, 2022

486-21-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Carolina Lapekas
OWNER: Same as applicant
PREMISES AFFECTED: 1952 N. Bissell Street

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

the required 75.6 square feet to zero for a proposed two-story front addition to an existing two-story single-family residence to be

converted to a two dwelling unit building.

Continued to January 21, 2022

487-21-Z ZONING DISTRICT: RS-3 WARD: 49

APPLICANT: Michael Hogan

OWNER: Same as applicant

PREMISES AFFECTED: 1414 W. Albion Avenue

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

required 14' to 2.67' for a proposed one-story rear addition to the

existing single-family residence.

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

488-21-Z ZONING DISTRICT: RS-3 WARD: 49

APPLICANT: Michael Hogan
OWNER: Same as applicant
PREMISES AFFECTED: 1414 W. Albion Avenue

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

the required 225 square feet to zero for a proposed one-story rear

addition to the 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.

489-21-Z ZONING DISTRICT: DX-3 WARD: 25

APPLICANT: ZSD Madcar, LLC OWNER: Same as applicant PREMISES AFFECTED: 6 N. Carpenter Street

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

containing dwelling units from 30' to 0.54' for a proposed sixstory, thirteen dwelling unit building with rear decks extending from the second, third and fourth floors with retail use and twentythree 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.

490-21-S ZONING DISTRICT: B3-1 WARD: 13

APPLICANT: Union Fades **OWNER:** Mi Soon Lee

PREMISES AFFECTED: 6425 W. Archer 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.

CONTINUANCES

305-21-S ZONING DISTRICT: B3-2 WARD: 6
APPLICANT: Community United Development Group, LLC

OWNER: East Side Bank & Trust Company as under Trust Agreement dated

01/11/00 known as Trust # 4295

PREMISES AFFECTED: 6700 S. Halsted Street

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

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

306-21-Z ZONING DISTRICT: B3-2 WARD: 6
APPLICANT: Community United Development Group, LLC

OWNER: East Side Bank & Trust Company as Trustee under Trust

Agreement dated 01/11/00 known as Trust # 4295

PREMISES AFFECTED: 6700 S. Halsted Street

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

from 20,000 square feet to 15,299 square feet for a proposed gas

station.

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

353-21-Z ZONING DISTRICT: RT-4 WARD: 22

APPLICANT: Greg Milsk

OWNER: Icon Armitage Partners, LLC **PREMISES AFFECTED:** 2215 S. Christiana Avenue

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

the required 202.31 square feet to zero for two proposed additional dwelling units within an existing one and two-story building to be

converted to a three dwelling unit building.

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

354-21-Z ZONING DISTRICT: RT-4 WARD: 22

APPLICANT: Greg Milsk

OWNER: Icon Armitage Properties, LLC **PREMISES AFFECTED:** 2215 S. Christiana Avenue

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

from the required two spaces to zero for two additional proposed dwelling units within an existing one and two-story building to be converted to three dwelling unit building.

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

367-21-S ZONING DISTRICT: B1-1 WARD: 30

APPLICANT: Starbucks Corporation
OWNER: GW Addison Long, LLC
PREMISES AFFECTED: 3557 N. Long Avenue

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

through to serve a proposed one-story fast-food restaurant.

Continued to January 21, 2022

387-21-S ZONING DISTRICT: C1-1 WARD: 28

APPLICANT: Roosevelt Operations Inc.

OWNER: Roosevelt Property Management **PREMISES AFFECTED:** 1549-59 W. Roosevelt Road

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

story mini mart.

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

388-21-Z ZONING DISTRICT: C1-1 WARD: 28

APPLICANT: Roosevelt Operations, Inc.

OWNER: Roosevelt Property Management Inc.

PREMISES AFFECTED: 1549-59 W. Roosevelt Road

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

the required 20,000 square feet to 14,719 square feet for a

proposed gas station and a one-story mini mart.

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

395-21-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Prosperous Piggy, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 1512 N. Harris Avenue

PREMISES AFFECTED: 1512 N. Hoyne Avenue

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

from the required 3.84' to 2', (south to be 2.92'), combined side yard setback from 9.6' to 3.92' for a proposed three-story addition, new garage with roof deck, access stair and pergola to an existing

three-story, two-unit building.

Motion to approve made by Chairman. Second by Toia. Motion failed 2-3; yeas – Esposito and Toia; nays – Chairman, Sanchez,

and Saul.

400-21-S ZONING DISTRICT: C2-1 WARD: 34

APPLICANT: Muhammed Abdallah OWNER: Same as applicant PREMISES AFFECTED: 12701 S. Halsted Street

SUBJECT: Application for a special use to establish a new gas station with a

one-story, retail accessory building. Continued to January 21, 2022

401-21-Z ZONING DISTRICT: C2-1 WARD: 34

APPLICANT: Muhammad Abdallah OWNER: Same as applicant PREMISES AFFECTED: 12701 S. Halsted Street

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

gas station from the required 20,000 square feet to 13,284 square

feet for a new gas station with a one-story accessory retail

building.

Continued to January 21, 2022

409-21-S ZONING DISTRICT: RS-2 WARD: 7

APPLICANT: Chicago Youth Centers

OWNER: Public Building Commission of Chicago

PREMISES AFFECTED: 9207 S. Phillips Avenue

SUBJECT: Application for a special use to convert a 14,300 square foot, one-

story school to a community center.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, 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, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 7:50 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 8:35 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, Esposito, 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. 399-21-Z, 405-21-Z, 406-21-Z, and 246-21-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 15, 2021, with the exception of Board Cal. Nos. 445-21-S, 447-21-Z, 449-21-Z, 450-21-Z, and 403-21-Z made by the Chairman. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the written closed session minutes of the Board through the October 15, 2021 regular meeting made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 8:45 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.

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