CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- October 20, 2023 IN-PERSON MEETING

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

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN <u>IN-PERSON</u> MEETING. THERE WILL BE <u>NO</u> REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, ROOM 1103, CITY HALL.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman Angela Brooks Zurich Esposito Sam Toia

Chairman Sanchez called the meeting to order at 9:25 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Brooks, Esposito, and Toia).

Motion to approve the minutes for the September 15, 2023 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

Motion to approve the agenda for the October 20, 2023 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

9:00 A.M.

Special Use Extension Request

294-22-S ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: PTS Corp. / Bio-Pharm, LLC (co-applicants)*

OWNER: 605 N. Clark Street **PREMISES AFFECTED:** 605 N. Clark 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, Brooks, Esposito, and

Toia.

*Amended at Hearing

Regular Call

351-23-S ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: The Brow Laboratory, LLC

OWNER: Thomas Huerta & Consuelo Rodriguez Lugo

PREMISES AFFECTED: 1425 W. 18th Street

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

permanent make-up) facility.

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

Toia.

352-23-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Anastasia Nails and Spa Inc. dba Banana Nails

OWNER: Wit Properties 6711. LLC

PREMISES AFFECTED: 6711 N. Northwest Highway, Floor 1

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

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

Toia.

353-23-Z ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: Lemon Chicago, LLC

OWNER: Grand Ashland Ventures, LLC

PREMISES AFFECTED: 1600 W. Grand Avenue

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

amusement license within 125' of a residential district to provide

live music, performances and charging at the door.

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

Toia.

354-23-S ZONING DISTRICT: B3-5 WARD: 48

APPLICANT: Atheer M. Majeed / Gold Scissors Inc.

OWNER: Standard BMBS Owner, LLC **PREMISES AFFECTED:** 1064 W. Bryn Mawr Avenue

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

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

Toia.

355-23-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: Albert V. Trigo
OWNER: Same as applicant
PREMISES AFFECTED: 1015 N. Drake Avenue

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

required 37.54' to zero, north setback from 2.4' to zero (south to be zero), combined side yard setback from 6' to zero for a rear fence with a rolling gate at 11.2' for the existing two-story single-family

residence.

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

Toia.

356-23-S ZONING DISTRICT: B1-1 WARD: 30

APPLICANT: Kimberly Soto / Jireh Nails and Spa, LLC

OWNER: Flor Michela Toledo **PREMISES AFFECTED:** 5723 W. Belmont Avenue

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

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

Toia.

357-23-S ZONING DISTRICT: B1-1 WARD: 36

APPLICANT: Olga Susana Luna / Susy Beauty Salon Ltd.

OWNER: Same as applicant

PREMISES AFFECTED: 2750 N. Oak Park Avenue

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

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

Toia.

358-23-S ZONING DISTRICT: B3-1 WARD: 19 APPLICANT: Lakeesha Spears / Barbarette Girls Enterprise, LLC

OWNER: Roosevelt Holloman **PREMISES AFFECTED:** 1455 W. 103rd Street

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

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

Toia.

359-23-Z ZONING DISTRICT: RS-3 WARD: 40

APPLICANT: Foxford Construction, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4925 N. Hamilton Avenue

SUBJECT: Application for a variation to reduce the rear setback from 32.76'

to 22' for a proposed two car garage with roof deck and access

bridge to an existing single-family residence.

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

Toia.

360-23-Z ZONING DISTRICT: RM-5 WARD: 26

APPLICANT: KDP Chicago Cortland, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3601 W. Cortland Street

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

required 15' to 3.08', the opposite street north side setback from 5' to 2', rear setback from 41.89' to 32.42' for a proposed side four-story addition to an existing five story transitional residence use building that is being converted to residential use with seven efficiency units and thirty-one dwelling units with thirty-four off-

street required accessory parking spaces.

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

Toia.

361-23-Z ZONING DISTRICT: RM-5 WARD: 26

APPLICANT: KDP Chicago Cortland, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3601 W. Cortland Street

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

requirement from thirty-eight spaces to thirty-four spaces for a proposed side four-story addition to an existing five-story transitional residence use building that is being converted to residential use with seven efficiency units and thirty-one dwelling units with thirty-four off-street required accessory parking spaces.

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

Toia.

362-23-Z ZONING DISTRICT: RM-5 WARD: 26

APPLICANT: KDP Chicago Cortland, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3601 W. Cortland Street

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

from the required one to zero for a proposed side four story addition to the existing five-story transitional residence building that is being converted to residential use with seven efficiency units and thirty-one dwelling units with thirty-four off-street

required accessory parking spaces.

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

Toia.

363-23-Z ZONING DISTRICT: RM-5 WARD: 26

APPLICANT: KDP Chicago Cortland, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3601 W. Cortland Street

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

the required 887.03 square feet to zero for a proposed side fourstory addition to the existing five-story transitional residence building that is being converted to residential use with seven efficiency units and thirty-one dwelling units with thirty-four off-

street required accessory parking spaces.

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

Toia.

364-23-Z ZONING DISTRICT: RM-5 WARD: 26

APPLICANT: KDP Chicago Cortland, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3601 W. Cortland Street

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

maximum 47' to 59.83' which in not more than the non-conforming height of 64.42' for a proposed side four-story addition to the

existing five-story transitional residence that is being converted to

residential use with seven efficiency units and thirty-one dwelling units with thirty-four off-street required accessory parking spaces. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

365-23-Z **ZONING DISTRICT: RM-5 WARD: 26**

APPLICANT: KDP Chicago Cortland, LLC

OWNER: Same as above

PREMISES AFFECTED: 3601 W. Cortland Street

Application for a variation to reduce the interior landscape area **SUBJECT:**

> from 580 square to 364 square and to reduce the interior trees from the required five to zero for a proposed side four-story addition to the existing five-story transitional residence that is being converted

to residential use with seven efficiency units and thirty-one dwelling units with thirty-four off-street required accessory parking spaces.

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

Toia.

ZONING DISTRICT: M1-2 366-23-Z WARD:24

City of Chicago Department of Water Management **APPLICANT:**

OWNER: Same as applicant

PREMISES AFFECTED: 1015 S. Central Park Avenue / 3500-58 W. Fillmore Street

SUBJECT:

Application for a variation to reduce the setback required for M zoned lots across the street from an R district from 12.3' to zero for a proposed 12' tall iron security fence and rolling gate at an existing one- and two-story pumping station building with new one-story additions.

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

Toia.

ZONING DISTRICT: C1-2 367-23-S WARD:49

APPLICANT: Yalman & Ergun, Inc.

American Natl B & T Co. Chgo Tr UTA 12466603 **OWNER:**

PREMISES AFFECTED: 7021 N. Clark Street

Application for a special use to allow the expansion of an existing **SUBJECT:**

hookah lounge in a new one-story rear addition in an existing one-

story building.

Motion to approve made by Chairman. Second by Toia.

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

Toia.

368-23-Z **ZONING DISTRICT: RM-5 WARD: 25**

APPLICANT: 2127 W 18th St Buyers, LLC

Same as applicant **OWNER:** PREMISES AFFECTED: 2127 W. 18th Street

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

required 14.88' to 6.30', west side setback from 2' to 0.61', east setback from 2' to zero, combined side yard setback 4.67' to 0.61' for a proposed third floor addition, new side stairs and to convert from four dwelling units to seven dwelling units to an existing two-story residential building.

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

Toia.

369-23-Z ZONING DISTRICT: RM-5 WARD: 25

APPLICANT: 2127 W 18th St Buyers, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2127 W. 18th Street

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

parking spaces for a transit served location to allow the conversion from four dwelling units to seven dwelling units to an existing

two-story residential building.

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

Toia.

370-23-Z ZONING DISTRICT: RS-2 WARD: 39

APPLICANT: Ryan & Melissa Friedman

OWNER: Same as applicant **PREMISES AFFECTED:** 6215 N. Lenox Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 23.96' to 6.48', south side back from 4' to 3.01' (north to

be 3.63'), combined side yard setback from 10.5' to 6.64' for a proposed second floor addition and new open parking space in the front yard accessed from the existing driveway at an existing two-

story single-family residence.

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

Toia.

371-23-Z ZONING DISTRICT: RS-2 WARD: 39

APPLICANT: Ryan & Melissa Friedman

OWNER: Same as applicant **PREMISES AFFECTED:** 6215 N. Lenox Avenue

SUBJECT: Application for a variation to reduce the setback to prevent

obstruction of the sidewalk by parked cars from the required 20' to 6.48' for a proposed second floor addition and new open parking space in the front yard accessed from an existing driveway at the

existing two-story single-family residence.

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

Toia.

372-23-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Dawat-E-Islami Inc. an Illinois non-for-profit corporation

OWNER: Same as applicant

PREMISES AFFECTED: 6829 N. Western Avenue

SUBJECT: Application for a special use to establish a two-story religious

assembly facility.

Continued to November 17, 2023 at 2:00pm

373-23-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Dawat-E-Islami Inc. an Illinois not- for- profit

OWNER: Same as applicant

PREMISES AFFECTED: 6829 N. Western Avenue

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

loading berths from one to zero for a proposed two-story religious

assembly.

Continued to November 17, 2023 at 2:00pm

374-23-S ZONING DISTRICT: B1-3 WARD: 28

APPLICANT: Pulaski Food Enterprises, Inc.

OWNER: 2 S Pulaski Re, LLC **PREMISES AFFECTED:** 2 S. Pulaski Road

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

through facility to serve an existing restaurant and convenience

store.

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

Toia.

375-23-Z ZONING DISTRICT: B1-3 WARD: 28

APPLICANT: Pulaski Food Enterprises, Inc.

OWNER: 2 S Pulaski Re, LLC **PREMISES AFFECTED:** 2 S. Pulaski Road

SUBJECT: Application for a variation to reduce the perimeter landscape

setback from the required 7' to zero along Madison Street for a proposed single lane drive through facility to serve an existing

restaurant and convenience store.

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

Toia.

376-23-Z ZONING DISTRICT: RT-4 WARD: 50

APPLICANT: Kollel Ohel Torah, an Illinois not-for-profit corporation

OWNER: Same as applicant

PREMISES AFFECTED: 3705-11 W. Devon Avenue

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

required 14.16' to 5', rear setback from 35.4' to 18' for a proposed three-story religious assembly use building with twenty-seven off-

street accessory parking spaces.

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

Toia.

ZONING DISTRICT: RT-4 WARD: 50 Kollel Ohel Torah, an Illinois not-for-profit corporation

OWNER: Same as applicant

PREMISES AFFECTED: 3705-11 W. Devon Avenue

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

the required 942.3 square feet to zero for a proposed three-story religious assembly use with twenty-seven off-street parking spaces.

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

Toia.

378-23-Z APPLICANT: ZONING DISTRICT: RT-4WARD: 50
Kollel Ohel Torah, an Illinois not-for-profit corporation

OWNER: Same as applicant

PREMISES AFFECTED: 3705-11 W. Devon Avenue

SUBJECT: Application for a variation to allow permitted nonresidential use in

a residential district to exceed the allowable floor area for a

proposed three-story religious assembly use with twenty-seven off-

street parking spaces.

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

Toia.

At 11:06 AM, Chairman made a motion to recess until 11:15 AM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 11:15 AM.

At 11:15 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 11:15 AM.

379-23-S ZONING DISTRICT: B3-5 WARD: 4

APPLICANT: Lux Living 4U, LLC **OWNER:** same as applicant

PREMISES AFFECTED: 3244-54 S. Martin Luther King Jr. Drive

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

second floor for a two proposed four-story, seven dwelling unit

town house buildings.

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

Toia.

380-23-Z ZONING DISTRICT: B3-5 WARD: 4

APPLICANT: Lux Living 4 U, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3244-54 S. Dr. Martin Luther King Jr. Dr

SUBJECT: Application for a variation to reduce the front wall facing a public

street from the required 10' to 4' for a proposed 6.29' high masonry walls on both sides of the 6.08' high front entry steps, reduce the end wall facing a public street from 5' to 0.5' for a proposed 7' high

metal gate for the proposed two car, four-story townhouse building with seven dwelling units each with proposed driveway access.

Motion to approve made by Chairman. Second by Toia.

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

381-23-Z ZONING DISTRICT: B3-5 WARD: 4

APPLICANT: Lux Living 4U, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3244-54 S. Dr. Martin Luther King Jr. Dr

SUBJECT: Application for a variation to reduce the required separation

between walls of row houses from the required 26' to 24' for two proposed town house buildings with seven dwelling units each and attached seven car garage each with proposed driveway access.

Motion to approve made by Chairman. Second by Toia.

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

Toia.

382-23-Z ZONING DISTRICT: B3-5 WARD: 4

APPLICANT: Lux Living 4U, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3244-54 S. Dr. Martin Luther King Jr. Dr.

SUBJECT: Application for a variation to not comply with the pedestrian street

building location standards for two proposed four-story town house buildings with seven dwelling units each with proposed driveway

access.

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

Toia.

383-23-Z ZONING DISTRICT: B3-5 WARD: 4

APPLICANT: Lux Living 4U, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3244-54 S. Dr, Martin Luther King Jr. Dr,

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

parking for a residential building that is a transit served location from seven to fourteen for two proposed four-story buildings with seven dwelling units and an attached seven car garage each with proposed driveway access that is located within 2,640' of a CTA

rail station.

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

Toia.

384-23-Z ZONING DISTRICT: B3-5 WARD: 4

APPLICANT: Lux Living 4U, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3244-54 S. Dr. Martin Luther King Jr. Drive

SUBJECT: Application for a variation to not comply with the pedestrian street

vehicle access standards for a two proposed four-story, seven

dwelling unit townhouse buildings with attached seven car garage

with a 16' driveway access onto 33rd Boulevard.

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

Toia.

385-23-S **ZONING DISTRICT: B3-1 WARD: 7**

Shaan 95th and Jeffrey, LLC **APPLICANT: OWNER:** BSG 95th and Jeffrey, LLC PREMISES AFFECTED: 2115-25 E. 95th Street

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

> through to serve a proposed fast-food restaurant. Continued to November 17, 2023 at 2:00pm.

386-23-Z **ZONING DISTRICT: B3-1 WARD: 7**

APPLICANT: Shaan 95th and Jeffrey, LLC BSG 95th and Jeffrey, LLC **OWNER:** PREMISES AFFECTED: 2115-25 E. 95th Street

Application for a variation to eliminate shrubs and ornamental **SUBJECT:**

> fence at required 7' landscape setback along E. 95th Street for a proposed one-story restaurant with a single drive through facility

with on-site parking.

Continued to November 17, 2023 at 2:00pm

ZONING DISTRICT: RS-3 WARD: 12 387-23-Z

APPLICANT: Danny's Construction Group **OWNER:** Johnny and Karen Lin 2625-27 W. 36th Street PREMISES AFFECTED:

Application for a variation to reduce the combined side yard **SUBJECT:**

setback from the required 5' to 4.2' (east to be 0.98', west to be 3.22') for the division of an improved zoning lot. The existing single-family residence at 2625 W. 36th Street shall remain with two proposed unenclosed parking spaces with alley access and a two-story single-family residence and two-car detached garage

located at 2627 W. 36th Street is proposed.

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

Toia.

388-23-Z **ZONING DISTRICT: RS-2 WARD: 30**

APPLICANT: RTI Group, LLC Series D

Same as applicant **OWNER:** PREMISES AFFECTED: 3730 N. Tripp Avenue

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

required 17.56' to 11.71', north side setback from 5.03' to 2.82' (south to be 22.32') for a proposed front two-story addition and a new rear two-story addition to the existing two-story, two dwelling

unit building being deconverted to a single-family residence.

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

Toia.

389-23-S **ZONING DISTRICT: M3-3 WARD: 32**

APPLICANT: Mastoura Corporation

OWNER: Convention Center Drive, LLC PREMISES AFFECTED: 2355-57 N. Damen Avenue

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

facility.

Continued to November 17, 2023 at 2:00pm

390-23-Z **ZONING DISTRICT: RS-3 WARD: 35**

APPLICANT: Siesta Three, Inc a Florida Corp.

OWNER: Same as applicant

3027 N. Elbridge Avenue PREMISES AFFECTED:

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

required 15.12' to 11.86', northeast side setback from 2' to 0.86' (southwest side setback to be 3.32'), combined side yard setback from 5' to 4.18' for a proposed two-story, single-family residence

with two car garage.

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

Toia.

391-23-Z **ZONING DISTRICT: RS-3 WARD: 12**

APPLICANT: Mathhew D. Mitchell **OWNER:** Same as applicant

PREMISES AFFECTED: 3806-08 S. Wolcott Avenue

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

the required 2' to 0.4' (south to be 0.9'), combined side yard

setback from 4.7' to 1.3' for the division of an improved zoning lot. The existing single-family residence at 3806 S. Wolcott shall remain. A one-story single, single-family residence is proposed for

3808 S. Wolcott Avenue.

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

Toia.

392-23-Z **ZONING DISTRICT: C1-2** WARD: 1

APPLICANT: Thomas Wolcott, LLC Same as applicant **OWNER:**

PREMISES AFFECTED: 1055-59 N. Wolcott Avenue / 1849-59 E. Thomas Street

SUBJECT:

Application for a variation to reduce the front setback from 5.84' to zero, south side setback and combined side yard setback from 5' to 0.04', rear setback from 30' to 18' for a proposed three-story south

side addition with four units and two rear parking spaces,

expansion of the first restaurant in the existing two-story mixed use building with one dwelling unit resulting in a three-story mixed use

building with five dwelling units.

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

(Toia absent).

393-23-S ZONING DISTRICT: B3-3 WARD: 1

APPLICANT: GTOA Real Estate Investments, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1343 N. Western Avenue

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

second floor in an existing four-story, three dwelling unit and one retail unit building to be converted to a four dwelling unit building.

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

(Toia absent).

394-23-Z ZONING DISTRICT: B3-3 WARD: 1

APPLICANT: GTOA Real Estate Investments, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1343 N. Western Avenue

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

street parking from four to zero to convert an existing four-story building with retail and three dwelling units to be converted to a

four dwelling unit building.

Withdrawn

At 12:55 PM, Chairman made a motion to recess until 2:00 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 2:00 PM.

At 2:00 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 2:00 PM.

2:00 P.M.

395-23-S ZONING DISTRICT: M3-2 WARD: 24

APPLICANT: Chicagoland Materials, LLC
OWNER: D & D Concrete, LLC
PREMISES AFFECTED: 4556 W. Roosevelt Road

SUBJECT: Application for a special use to establish a Class V recycling

facility for the collection of excavated soil / dirt, concrete, bricks, and landscape material to be operated in conjunction with an

existing retail / wholesale landscape business. Continued to December 15, 2023 at 2:00pm

396-23-Z ZONING DISTRICT: M3-2 WARD: 24

APPLICANT: Chicagoland Materials, LLC
OWNER: D & D Concrete, LLC
PREMISES AFFECTED: 4556 W. Roosevelt Road

SUBJECT: Application for a variation to eliminate ornamental fencing and

retain 304 linear feet of chain link fence along vehicular use area

(material storage yard frontage).

Continued to December 15, 2023 at 2:00pm

397-23-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Yosef & Ayelet Knopf OWNER: Same as applicant

PREMISES AFFECTED: 2918 W. Farwell Avenue

SUBJECT: Application for a variation to reduce the rear setback from 34.52'

to 32.36' to allow a proposed second floor addition to an existing two-story single-family residence that overhangs the floor below in

the rear.

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

Toia.

398-23-S ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: Green & Randle, LLC /

Nature's Grace & Wellness, LLC (co-applicants)

OWNER: 2605 W Cermak, LLC **PREMISES AFFECTED:** 2601-07 W. Cermak Road

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary.

Continued to November 17, 2023 at 2:00pm

399-23-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Ben Townsend **OWNER:** Same as applicant

PREMISES AFFECTED: 2818 N. Maplewood Avenue

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

required 44.5' to 10.56', north side setback from 2' to 0.42' (south to be 2.81'), combined side yard setback from 5' to 3.23' for a proposed third story addition and new front porch for the existing

single-family residence.

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

Toia.

400-23-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Ben Townsend **OWNER:** Same as applicant

PREMISES AFFECTED: 2818 N. Maplewood Avenue

SUBJECT: Application for a variation to increase the floor area which has

been in existence for fifty years from 2,060.82 square feet by 274.9 square feet for a proposed third story addition and new front porch

for the existing three-story, single-family residence.

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

Toia.

401-23-S ZONING DISTRICT: M1-1 WARD: 45

APPLICANT: Little Ripper Skateboarding, LLC

OWNER: MG Knox, LLC

PREMISES AFFECTED: 4319 N. Knox Avenue

SUBJECT: Application for a special use to establish a sports and recreation

participant facility for skateboarding.

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

Toia.

CONTINUANCES

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

APPLICANT: Branch House, LLC

OWNER: JB Easy To Move Properties, LLC

PREMISES AFFECTED: 12124 S. Normal Avenue

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

which is located within an RS-3 residential district. Continued to December 15, 2023 at 2:00pm

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 December 15, 2023 at 2:00pm

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

APPLICANT: 2037 N Kenneth, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2351 W. Flournoy Street

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

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

building.

Continued to November 17, 2023 at 2:00pm

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

APPLICANT: 2037 N Kenneth, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2351 W. Flournoy Street

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

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

proposed four-story, eight dwelling unit building. Continued to November 17, 2023 at 2:00pm

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

APPLICANT: 2037 N Kenneth Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 2355 W. Flournoy Street

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

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

building.

Continued to November 17, 2023 at 2:00pm

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

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

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

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

proposed four-story, eight dwelling unit building. Continued to November 17, 2023 at 2:00pm

At 4:26 PM, Chairman made a motion to recess until 4:39 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 4:39 PM.

At 4:39 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 4:39 PM.

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

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

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

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

applicant will provide thirteen parking spaces for use by customers

and employees.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Chairman, Brooks, and Esposito;

nays - Toia.

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

APPLICANT: Hookah 312, LLC

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

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

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 3-1; yeas – Chairman, Brooks, and

Esposito; nays - Toia.

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

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

OWNER: Same as applicant

PREMISES AFFECTED: 1421 N. Sedgwick Avenue

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

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

parking spaces and rear raised decks.

Continued to November 17, 2023 at 2:00pm

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

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

OWNER: Same as applicant

PREMISES AFFECTED: 1421 N. Sedgwick Avenue

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

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

building with nine parking spaces and rear raised decks.

Continued to November 17, 2023 at 2:00pm

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

APPLICANT: Adam and Jacqueline Ibrahim

OWNER: Same as applicant

PREMISES AFFECTED: 10619 S. St. Louis Avenue

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

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

storage level to serve the existing single-family residence.

Motion to approve made by Chairman. Second by Toia.

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

Toia.

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

APPLICANT: Adam and Jacqueline Ibrahim

OWNER: Same as applicant

PREMISES AFFECTED: 10619 S. St. Louis Avenue

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

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

existing single-family residence.

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

Toia.

336-23-S ZONING DISTRICT: B3-2 WARD: 29

APPLICANT: Taneka Daniels **OWNER:** Same as applicant

PREMISES AFFECTED: 5405-11 W. Madison Street

SUBJECT: Application for a special use to establish an outdoor patio to be

located on the rooftop to serve a proposed restaurant on the ground

floor.

Continued to November 17, 2023 at 2:00pm

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by

the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting went into closed session at 6:06 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting returned to open session at 6:55 PM.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its September 15, 2023 regular meeting.

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

Adjournment at 7:05 PM.