

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- September 15, 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
Ann MacDonald
Vaishali Rao
Sam Toia**

Chairman Sanchez called the meeting to order at 9:04 AM. Prior to the meeting, Chairman Sanchez designated alternate member Rao to fill in Zurich Esposito’s position as regular member in Zurich Esposito’s absence. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with three members present (Chairman, MacDonald, and Rao).

Motion to approve the minutes for the August 18, 2023 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Rao. Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

Motion to approve the agenda for the September 15, 2023 regular meeting of the Board made by Chairman. Second by Rao. Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

9:00 A.M.

321-23-S	ZONING DISTRICT: B3-2	WARD: 44
APPLICANT:	Manely Cuts and Blowouts, LLC	
OWNER:	2901-11 Clark, LLC	
PREMISES AFFECTED:	2907 N. Clark Street	
SUBJECT:	Application for a special use to establish a hair salon. Motion to approve made by Chairman. Second by Rao. Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.	

322-23-S	ZONING DISTRICT: B3-2	WARD: 22
APPLICANT:	Uruapan Properties, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2548 S. Hamlin Avenue	
SUBJECT:	Application for a special use to establish a nine-parking space off-site parking lot to meet the parking requirement for a proposed eight dwelling unit building located at 3801 W. 26th Street which is less than 600 feet away. Continued to November 17, 2023 at 2:00 p.m.	

323-23-S **ZONING DISTRICT: B3-1 WARD: 41**
APPLICANT: Top Men Barber Shop
OWNER: Sara Zimmerman Trustee of the Sara Zimmerman Trust
PREMISES AFFECTED: 7562 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a barber shop.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

324-23-S **ZONING DISTRICT: B3-1** **WARD: 13**
APPLICANT: Parsan, LLC
OWNER: Agate Properties, LLC
PREMISES AFFECTED: 5601 S. Harlem Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

325-23-Z **ZONING DISTRICT: RS-2** **WARD: 6**
APPLICANT: Kenneth Donner
OWNER: Same as applicant
PREMISES AFFECTED: 7645 S. St. Lawrence Avenue
SUBJECT: Application for a variation to reduce the south side setback from the required 6' to 5.46' (north to be 2.62'), combined side yard setback from 18' to 8.11' for a proposed swimming pool in the rear of an existing single-family residence.
Continued to November 17, 2023 at 2:00 p.m.

326-23-S **ZONING DISTRICT: B3-1** **WARD: 45**
APPLICANT: Mongolian Massage Therapy Spa 1, Inc.
OWNER: Michael D. Paviion
PREMISES AFFECTED: 5003 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a massage establishment.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

327-23-S **ZONING DISTRICT: B3-2** **WARD: 27**
APPLICANT: Chasing Tails 4U, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 313 S. California Avenue
SUBJECT: Application for a special use to establish a dog kennel-daycare facility within the ground floor of a transit served two-story building with one dwelling unit on the second floor and three-on-site parking spaces.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

328-23-S **ZONING DISTRICT: RS-3** **WARD: 37**
APPLICANT: Phoenix Recovery Support Services, LLC
OWNER: 851 Leamington, LLC
PREMISES AFFECTED: 853-57 N. Leamington Avenue / 5115-25 W. Iowa Street
SUBJECT: Application for a special use to establish a transitional residence

with twenty-seven bedrooms and thirty beds to house women diagnosed with substance abuse disorder in an existing three-story building.

**Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.**

329-23-S **ZONING DISTRICT: B3-1** **WARD: 37**
APPLICANT: Division & Pulaski, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1207 N. Pulaski Road
SUBJECT: Application for a special use to expand an existing gas station in lot area and construct a new single story, multi-tenant building with gas station convenience store and two additional retail tenant spaces (strip center).
**Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.**

330-23-S **ZONING DISTRICT: B3-3** **WARD: 43**
APPLICANT: Essential Nail Spa, LLC
OWNER: Old Pro, LLC
PREMISES AFFECTED: 2214 N. Clark Street
SUBJECT: Application for a special use to establish a nail salon.
**Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.**

331-23-Z **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: 2921 Southport, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2923 N. Southport Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,923 square feet for a proposed four-story, three dwelling unit building with ground floor office use.
**Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.**

332-23-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Hair by Nadezda, LLC*
OWNER: Lakeview Associates, Inc.
PREMISES AFFECTED: 2903 N. Broadway
SUBJECT: Application for a special use to establish a hair salon.
**Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.**

***Amended at Hearing**

333-23-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Elizabeth Borges
OWNER: Same as applicant
PREMISES AFFECTED: 1730 W. Julian Street
SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 21.63' to allow an as built access bridge to an existing garage roof deck.

**Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.**

334-23-S **ZONING DISTRICT: B3-3** **WARD:23**
APPLICANT: Hui Zhu
OWNER: PF Midway, Inc.
PREMISES AFFECTED: 5127-29 S. Pulaski Road
SUBJECT: Application for a special use to establish a nail salon.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

335-23-S **ZONING DISTRICT: RS-2** **WARD: 17**
APPLICANT: Round N About, Inc dba Kahari House
OWNER: Same as applicant
PREMISES AFFECTED: 1458 W. 74th Street
SUBJECT: Application for a special use to establish a community home, group in an existing one-story residential building.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

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 October 20, 2023 at 2:00 p.m.

337-23-S **ZONING DISTRICT: M2-1** **WARD: 6**
APPLICANT: 1 Green Roots, Inc.
OWNER: Charles Levy
PREMISES AFFECTED: 320 W. 83rd Street
SUBJECT: Application for a special use to establish a cannabis infuser in an existing building.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

338-23-S **ZONING DISTRICT: C2-2** **WARD: 17**
APPLICANT: Racine Product, Inc.
OWNER: Chicago Title Land Trust Company u/t/a September 29, and known as Trust no. 8002384418
PREMISES AFFECTED: 8137-47 Racine Avenue
SUBJECT: Application for a special use to establish a cannabis infuser.
Continued to November 17, 2023 at 2:00 p.m.

339-23-S **ZONING DISTRICT: PMD-8A** **WARD: 11**
APPLICANT: Uprise Products Illinois, LLC

OWNER: Convention Center Drive, LLC
PREMISES AFFECTED: 1365-67 W. 37th Street
SUBJECT: Application for a special use to establish a cannabis infuser.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

At 10:45 AM, Chairman made a motion to recess until 10:55 AM. Second by Rao. Motion carried 3-0: yeas – Chairman, MacDonald, and Rao. The Board then stood in recess until 10:55 AM.

At 10:55 AM, Chairman made a motion to reconvene the meeting. Second by Rao. Motion carried 3-0: yeas – Chairman, MacDonald, and Rao. The Board then reconvened at 10:55 AM.

340-23-S ZONING DISTRICT: B3-2 WARD: 40
APPLICANT: Pegasus Nails, LLC
OWNER: Megara Properties, LLC- Series 5
PREMISES AFFECTED: 5055 N. Western Avenue
SUBJECT: Application for a special use to establish a nail salon.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

341-23-S ZONING DISTRICT: B3-1 WARD: 10
APPLICANT: Keepsakes Tattoo Studio, LLC
OWNER: Katalyst Entertainment, Inc.
PREMISES AFFECTED: 3142 E. 133rd Street
SUBJECT: Application for a special use to establish a body art (tattoo and body piercing) facility.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

342-23-S ZONING DISTRICT: B3-3 WARD: 33
APPLICANT: Ivan Gonzalez
OWNER: AA Estate Group, LLC
PREMISES AFFECTED: 2952 W. Irving Park Road
SUBJECT: Application for a special use to establish a barber shop / hair salon.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

343-23-S ZONING DISTRICT: B3-2 WARD: 50
APPLICANT: Chipotle Mexican Grill, Inc.
OWNER: NARE 2935, LLC
PREMISES AFFECTED: 2935 W. Peterson Avenue
SUBJECT: Application for a special use to establish a one lane drive through facility to serve a proposed fast-food restaurant.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Rao, and Toia (MacDonald recused).

344-23-S ZONING DISTRICT: C1-2 WARD: 16

APPLICANT: McDonald's Corporation
OWNER: Corner Lot Properties
PREMISES AFFECTED: 6336 S. Ashland Avenue
SUBJECT: Application for a special use to establish a dual lane drive-through facility to serve an existing fast-food restaurant.
Continued to November 17, 2023 at 2:00 p.m.

345-23-Z **ZONING DISTRICT: C1-5** **WARD: 27**
APPLICANT: 1100 Grand Chicago Owner, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1100 W. Grand Avenue
SUBJECT: Application for a variation to allow a curb cut and driveway from a public street for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

346-23-Z **ZONING DISTRICT: C1-5** **WARD: 27**
APPLICANT: 1100 Grand Chicago Owner. LLC
OWNER: Same as applicant.
PREMISES AFFECTED: 1100 W. Grand Avenue
SUBJECT: Application for a variation to permit the building facade to be setback greater than 5' (pedestrian street requirement) for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

A.M. CONTINUANCES

305-23-S **ZONING DISTRICT: C1-5** **WARD: 27**
APPLICANT: 1100 Grand Chicago Owner, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1100 W. Grand Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

306-23-Z **ZONING DISTRICT: C1-5** **WARD: 27**
APPLICANT: 1100 Grand Chicago Owner, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1100 W. Grand Avenue
SUBJECT: Application for a variation to reduce the rear setback on floors with dwelling units from the required 30' to zero for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.
Motion to approve made by Chairman. Second by Rao.
Motion carried 3-0; yeas – Chairman, MacDonald, and Rao.

with onsite parking lot.

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

348-23-Z ZONING DISTRICT: B1-2 WARD: 50
APPLICANT: Vaishna Dhaba Inc.
OWNER: Chicago Title and Trust dated 11/30/2021 under trust number 80023827864
PREMISES AFFECTED: 2519 W. Devon Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to be located with 125' of a residential zoning district.
Continued to November 17, 2023 at 9:00 a.m.

349-23-Z ZONING DISTRICT: B1-2 WARD: 50
APPLICANT: Vaishnav Dhaba Inc.
OWNER: Chicago Title and Trust dated 11/30/2021 under trust number 8002387864
PREMISES AFFECTED: 2519 W. Devon Avenue
SUBJECT: Application for a variation to allow the expansion of the existing occupancy of an existing non-conforming medium venue (banquet hall) in an existing two-story.
Continued to November 17, 2023 at 9:00 a.m.

350-23-Z ZONING DISTRICT: B1-2 WARD: 50
APPLICANT: Vaishnav Dhaba, Inc.
OWNER: Chicago Title & Trust dated 11/30/2021 under trust number 80023887864
PREMISES AFFECTED: 2519 W. Devon Avenue
SUBJECT: Application for a variation to reduce the required of off-street parking space for a transit served location from fifteen parking spaces to zero for the expansion of the existing occupancy of an existing non-conforming banquet hall that is within 1,320' of a CTA bus line corridor along Devon Avenue.
Continued to November 17, 2023 at 9:00 a.m.

P.M. CONTINUANCES

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.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, MacDonald, Rao, 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 ear 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.
Withdrawn

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.
Withdrawn

234-23-S **ZONING DISTRICT: PMD-4A** **WARD: 27**
APPLICANT: WeDriveU America, LLC*
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.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, MacDonald, Rao, and Toia.

***Amended at hearing**

235-23-Z **ZONING DISTRICT: PMD-4A** **WARD: 27**
APPLICANT: WeDriveU America LLC*
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.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, MacDonald, Rao, and Toia.

***Amended at hearing.**

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

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.
Withdrawn

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

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.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, MacDonald, Rao, 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.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, MacDonald, Rao, 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, MacDonald, Rao, and Toia. Meeting went into closed session at 3:10 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, MacDonald, Rao, and Toia. Meeting returned to open session at 3:14 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, MacDonald, Rao, and Toia.

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 223-23-S, 240-23-S, and 270-23-S. Motion carried 4-0; yeas – Chairman, MacDonald, Rao, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its August 18, 2023 regular meeting.

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

Adjournment at 3:18 PM.