CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- February 16, 2024 IN-PERSON MEETING 121 N. LaSalle Street, Room 1103

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 Zurich Esposito Vaishali Rao Sam Toia

Chairman Sanchez called the meeting to order at 9:00 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Esposito, Rao, and Toia).

Motion to approve the minutes for the January 19, 2024 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

Motion to approve the agenda for the February 16, 2024 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia.

9:00 A.M.

45-24-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: PH Chicago, LLC
OWNER: Bonita M. Webb
PREMISES AFFECTED: 1854 N. Howe Street

SUBJECT: Application for a variation to reduce the north and south side

setbacks from 2' to 1' each, combined side yard setback from 4.4' to 2' for a proposed three-story, single-family residence with rooftop deck partially covered pergola 10' high, rooftop stair way and elevator enclosure and first floor open rear deck 4' high.

Continued to April 19, 2024 at 2:00pm

46-24-Z ZONING DISTRICT: RS-2 WARD: 13

APPLICANT: Baleria Garcia Frutos & Cesar Frutos

OWNER: Same as applicant

PREMISES AFFECTED: 6640 S. Kedvale Avenue

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

required 14.84' to 8.83', north side setback from 4' to 2.85', combined side yard setback from 9' to 5.57', rear setback from 35.1' to 3.01' for a proposed rear one-story addition with first floor

covered open rear deck and new covered open front porch on the existing two-story single-family residence and to erect a new detached two car garage with accessory attic storage which is 16.54' in height.

Continued to April 19, 2024 at 2:00pm

47-24-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Daniel Varanauski

OWNER: Daniel E. Varanauski Living Trust, Tatyana Varan Living Trust

PREMISES AFFECTED: 650 W. Wrightwood Avenue

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

required 50' to 1', reduce the east and west side setback from 2' to zero each, combined side yard setback from 5' to zero for a proposed detached two car garage with storage area and three enclosed bicycle spaces to serve an existing four-story, three

dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

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

48-24-S ZONING DISTRICT: B3-1 WARD: 30

APPLICANT: In His Image Barber Lounge, LLC

OWNER: Wunderlich Properties, LLC **PREMISES AFFECTED:** 5240 W. Belmont Avenue

SUBJECT: Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Toia.

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

49-24-Z ZONING DISTRICT: RM-4.5 WARD: 26

APPLICANT: Vanessa Beckhoff Ferrero

OWNER: Same as applicant

PREMISES AFFECTED: 911-13 N. Mozart Street

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

the required 2' to zero (south to be 3.3') combined side yard setback from 5' to 3.3' to allow the division of an improved zoning lot. The existing four-story, three dwelling unit shall remain. A

vacant lot is proposed at 913 N. Mozart Street.

Motion to approve made by Chairman. Second by Toia.

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

50-24-S ZONING DISTRICT: B1-1 WARD: 35

APPLICANT: Pedro's & Family Barber Shop, LLC **OWNER:** Revocable Living Trust of Stanley Wrobel

PREMISES AFFECTED: 3858 W. Fullerton 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, Esposito, Rao, and Toia.

51-24-S ZONING DISTRICT: B3-2 WARD: 4

APPLICANT: ML Nail Spa Operating, LLC

OWNER: 53rd Woodlawn Kimbark Shopping Center, Inc.

PREMISES AFFECTED: 1218 E. 53rd Street

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, Esposito, Rao, and Toia.

52-24-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Stefan Macy

OWNER: Stefan Macy and Lauen Demaurex

PREMISES AFFECTED: 1046 N. Wood Street

SUBJECT: Application for a variation to allow the expansion of the floor area

that has been in existence for fifty years by 518.1 square feet for a

proposed third story dormer addition and conversion of the existing attic into a finished third story for the existing two-story,

four dwelling unit building to be converted to a five dwelling unit

building.

Motion to approve made by Chairman. Second by Toia.

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

At 10:11 AM, Chairman made a motion to recess until 10:20 AM. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Rao, and Toia. The Board then stood in recess until 10:20 AM.

At 10:20 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Rao, and Toia. The Board then reconvened at 10:20 AM.

53-24-S ZONING DISTRICT: C1-5 WARD: 46

APPLICANT: Cornerstone Community Outreach **OWNER:** 1140 W. Wilson Flats, LLC

PREMISES AFFECTED: 1132-40 W. Wilson Avenue

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

occupy forty efficiency units in an existing three-story, mixed-use

retail building.

Motion to approve made by Chairman. Second by Toia. Motion not approved for failure to receive three affirmative votes 2-2; yeas – Chairman and Toia; nays - Esposito and Rao.

At 1:20 PM, Chairman made a motion to recess until 1:40 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Rao, and Toia. The Board then stood in recess until 1:40 PM.

At 1:40 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Rao, and Toia. The Board then reconvened at 1:40 PM.

54-24-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: 2035 W. Race Ave, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2035 W. Race Avenue

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

required 2' to zero (east to be 3.02', combined side yard setback from 4.8' to 3.02'), for a proposed rear, two-story addition, rear one-story open deck and new detached two car garage with roof deck and access stair for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.

Motion to approve made by Chairman. Second by Toia.

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

55-24-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: 2035 W. Race Ave, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2035 W. Race Avenue

SUBJECT: Application for a variation to relocate the 225 square feet of rear

yard open space to a deck or patio that is greater than 4' from grade for a proposed rear, two-story addition, rear one-story open deck and new detached two car garage with roof deck and access stair for the existing two-story, two dwelling unit building to be

deconverted to a single-family residence.

Motion to approve made by Chairman. Second by Toia.

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

56-24-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: 2035 W. Race Avenue OWNER: Same as applicant PREMISES AFFECTED: 2035 W. Race Avenue

SUBJECT: Application for variation to expand the existing floor area in

existence for 50 years by 283.2 square feet for a proposed rear, two-story addition, rear one-story open deck and new detached two car garage with roof deck and access stair for the existing two-story, two dwelling unit building to be deconverted to a single-

family residence.

Motion to approve made by Chairman. Second by Toia.

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

57-24-S ZONING DISTRICT: B1-3 WARD: 47

APPLICANT: Metro Salon Irving Park, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2024 W. Irving Park Road

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

Motion to approve made by Chairman. Second by Toia.

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

58-24-S ZONING DISTRICT: B1-3 WARD: 29

APPLICANT: Timeout at Shannon's, LLC **OWNER:** Five Thirty-One Partners, LLC

PREMISES AFFECTED: 6700 W. North 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 4-0; yeas – Chairman, Esposito, Rao, and Toia.

59-24-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: Michael Bojda and Mateusz Bojda

OWNER: Same as applicant **PREMISES AFFECTED:** 2428 W. Erie Street

SUBJECT: Application for a variation to reduce the west side setback from 2'

to1' (east to be 3'), combined side setback to be 4' for a proposed

rear two-story, single-family residence. Continued to April 19, 2024 at 2:00pm

60-24-Z ZONING DISTRICT: RM-4.5 WARD: 36

APPLICANT: Michael Bojda and Mateusz Bojda

OWNER: Same as applicant **PREMISES AFFECTED:** 2432 W. Erie Street

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

required 2' to 0.12' (west to be 2.86') combined side yard setback from 4.8' to 2.8' to allow the division of an improved zoning lot. The existing three-story, three dwelling unit building at 2432 W. Erie Street shall remain. A single-family residence is proposed at

2428 W. Erie Street.

Continued to April 19, 2024 at 2:00pm

61-24-Z ZONING DISTRICT: RM-4.5 WARD: 36

APPLICANT: Michael Bojda and Mateusz Bojda

OWNER: Same as applicant **PREMISES AFFECTED:** 2432 W. Erie Street

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

194 square feet to zero to divide an improved zoning lot. The existing three-story, three dwelling unit shall remain at 2432 W. Erie Street. A single-family residence is proposed at 2428 W. Erie

Street.

Continued to April 19, 2024 at 2:00pm

62-24-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Dresden Development Company, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2222 N. Halsted Street

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

the required 2' to 0.21', south side setback from 2' to zero, combined side yard setback from 5' to 0.21', rear setback from 37.5' to 22.83' for a proposed fourth floor upper story addition with roof top deck and pergola. A four-story rear addition with elevator and five-story open rear egress stair with open rear decks over 4' high for the existing three story, three dwelling unit building being renovated and a new two-car garage with three enclosed bicycle spaces and accessory building roof top deck and bridge connection

to an open rear deck.

Motion to approve made by Chairman. Second by Toia.

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

63-24-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Dresden Development Company, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2222 N. Halsted Street

SUBJECT: Application for a variation to relocate the required 164 square feet

of rear yard open space to an accessory rooftop deck for a

proposed fourth floor upper story addition with roof top deck and pergola. A four-story rear addition with elevator and five-story open rear egress stair with open rear decks over 4' high for the existing three story, three dwelling unit building being renovated and a new two-car garage with three enclosed bicycle spaces and accessory building roof top deck and bridge connection to an open

rear deck.

Motion to approve made by Chairman. Second by Toia.

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

64-24-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Kasper Development OWNER: Same as applicant

PREMISES AFFECTED: 4243 N. Wolcott Avenue

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

along Honore Street from the required 35.82' to 2', reduce the north side setback from 2.4' to zero (south side to be zero), combined side setback from 6' to zero, reduce the unobstructed open space width required along north and south property lines from 10.66' to zero and for a proposed two-story single-family residence with detached three-car garage with roof top deck and access stair on a

through lot.

Motion to approve made by Chairman. Second by Toia.

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

65-24-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Kasper Development, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 4243 N. Wolcott Avenue

SUBJECT: Application for a variation to reduce the front property line along

N. Honore Street to prevent obstruction of the sidewalk by parked cars from the required 20' to 2' for a proposed two-story single-family residence with detached three-car garage with roof top deck

and access stair on a through lot.

Motion to approve made by Chairman. Second by Toia.

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

66-24-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: The Dog Bar, LLC
OWNER: 2457 Montrose, LLC

PREMISES AFFECTED: 2457 W. Montrose Avenue

SUBJECT: Application for a special use to establish a tavern with rear outdoor

patio.

Continued to April 19, 2024 at 2:00pm

67-24-Z ZONING DISTRICT: RS-2 WARD: 30

APPLICANT: Lynn Paulson
OWNER: Same as applicant
PREMISES AFFECTED: 2906 N. Major Avenue

SUBJECT: Application for a variation to increase the floor area ratio from the

maximum 0.65 to 0.68 (2,512.03 square feet total) for a proposed one-story rear addition to the existing two-story, two dwelling unit

building being converted to a single-family residence. Motion to approve made by Chairman. Second by Toia.

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

68-24-Z ZONING DISTRICT: RS-2 WARD: 30

APPLICANT: Lynn Paulson
OWNER: Same as applicant
PREMISES AFFECTED: 2906 N. Major Avenue

SUBJECT: Application for a variation to reduce the north side setback from 4'

to 1.85', south side setback from 4' to 3.21', combined side yard setback from 9' to 5.06' for a proposed one-story rear addition to the existing two-story, two dwelling unit building being converted

to a single-family residence.

Motion to approve made by Chairman. Second by Toia.

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

69-24-Z ZONING DISTRICT: RS-2 WARD: 30

APPLICANT: Lynn Paulson
OWNER: Same as applicant
PREMISES AFFECTED: 2906 N. Major Avenue

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

the required 400 square feet to zero for a proposed rear, one story addition to the existing two-story, two dwelling unit building being

converted to a single-family residence.

Motion to approve made by Chairman. Second by Toia.

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

70-24-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Knight Investments, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2712 W. 24th Place

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

the required 3,000 square feet to 2,979.12 for a proposed two-

story, three-dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

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

71-24-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Knight Investments, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2712 W. 24th Place

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

the required 195 square feet to 193.91 square feet for a proposed

two-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

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

72-24-Z ZONING DISTRICT: B2-5 WARD: 47

APPLICANT: 1801 W. Grace Street OWNER: Same as applicant PREMISES AFFECTED: 1805 W. Grace Street

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

required 30' to 12' for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off-street required

accessory parking spaces on the ground floor.

Motion to approve made by Chairman. Second by Toia.

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

73-24-Z ZONING DISTRICT: B2-5 WARD: 47

APPLICANT: 1801 W Grace, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1805 W. Grace Street

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

from the required one to zero for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off street

parking spaces on the ground floor.

Motion to approve made by Chairman. Second by Toia.

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

74-24-Z ZONING DISTRICT: B2-5 WARD: 47

APPLICANT: 1801 W Grace, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1805 W. Grace Street

SUBJECT: Application for a variation to allow a driveway to access required

off-street accessory parking on a pedestrian street for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off-street required accessory parking spaces on the

ground floor.

Motion to approve made by Chairman. Second by Toia.

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

75-24-Z ZONING DISTRICT: B2-5 WARD: 47

APPLICANT: 1801 Grace, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1805 W. Grace Street

SUBJECT: Application for a variation to allow a front building facade to be

setback more than 5' from the sidewalk for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off-street required accessory parking spaces on the ground floor.

Motion to approve made by Chairman. Second by Toia.

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

76-24-S **ZONING DISTRICT: B3-1 WARD: 45**

APPLICANT: Sejul Donuts, Inc. d/b/a/ Dunkin Donuts

OWNER: IPG Realty- Cicero, Inc. 3843 N. Cicero Avenue PREMISES AFFECTED:

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

serve a proposed fast-food restaurant.

Motion to approve made by Chairman. Second by Toia.

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

77-24-Z **ZONING DISTRICT: B3-1 WARD: 45**

APPLICANT: Sejul Donuts, Inc. d/b/a Dunkin Donuts

OWNER: IPG Realty-Cicero Inc. 3843 N. Cicero Avenue PREMISES AFFECTED:

Application for a variation to reduce the interior trees from the SUBJECT:

> required five to four, to allow non typ. canopy trees to be installed in fulfillment of required interior trees and to reduce partly 7' landscape along Cicero Avenue to 3'-11" and to reduce setback trees from two to one for a proposed drive through facility to serve

a fast-food restaurant.

Withdrawn

ZONING DISTRICT: B3-2 78-24-S **WARD: 40 APPLICANT:**

Volunteers of America of Illinois, an Illinois not for profit

corporation

A C Motel, LLC **OWNER:**

PREMISES AFFECTED: 5230 N. Lincoln Avenue

Application for a special use to convert an existing motel into a **SUBJECT:**

> fifty-bed transitional residence with twelve general parking spaces, one agency fleet vehicle dedicated space and eight bicycle spaces.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-1; yeas – Chairman, Esposito, and Toia; nays

- Rao.

79-24-Z **ZONING DISTRICT: B3-2 WARD: 41**

APPLICANT: Guidepost A, LLC **OWNER:** RLS Edison Park, LLC

PREMISES AFFECTED: 6701-09 N. Northwest Highway

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

> parking spaces for a transit serve location from four parking spaces to zero for the establishment of a day care center in an existing two-story building 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, Esposito, Rao, and Toia.

80-24-Z **ZONING DISTRICT: B3-2 WARD: 41**

APPLICANT: Guidepost A, LLC **OWNER:** RLS Edison Park, LLC

PREMISES AFFECTED: 6701-09 N. Northwest Highway

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

loading spaces from seven to six for the establishment of a day

care in an existing two-story building.

Motion to approve made by Chairman. Second by Toia.

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

At 4:00 PM, Chairman made a motion to recess until 4:30 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Rao, and Toia. The Board then stood in recess until 4:30 PM.

At 4:30 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Rao, and Toia. The Board then reconvened at 4:30 PM.

2:00 P.M.

CONTINUANCES

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.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Chairman, Rao, Toia; nays -

Esposito.

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.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-1; yeas – Chairman, Rao, Toia; nays -

Esposito.

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 May 17, 2024 at 2:00pm

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.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas - Chairman, Esposito, Rao, 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.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas - None; nays - Chairman, Esposito,

Rao, and Toia.

At 6:30 PM, Chairman made a motion to recess until 6:40 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Rao, and Toia. The Board then stood in recess until 6:40 PM.

At 6:40 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Rao, and Toia. The Board then reconvened at 6:40 PM.

435-23-S ZONING DISTRICT: B3-1 WARD: 7

APPLICANT: 2410 Prop Limited

OWNER: Terrapin Investments, LLC **PREMISES AFFECTED:** 2435-55 E. 95th Street

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

with a mini mart.

Motion to approve made by Chairman. Second by Toia. Motion not approved for failure to receive three affirmative votes 2-2; yeas – Esposito and Toia; nays – Chairman and Rao.

438-23-S APPLICANT:WARD: 4
He IZ King, Inc. dba Nom Cuts Barber and Beauty Salon

OWNER: United Bros, LLC **PREMISES AFFECTED:** 242 E. 35th Street

SUBJECT: Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Toia.

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

439-23-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: Murphy's Lounge 2017 dba Blaq's

OWNER: Shawn Frison

PREMISES AFFECTED: 7628 S. Cottage Grove Avenue

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

an existing tavern.

Continued to April 19, 2024 at 2:00pm

441-23-S ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: Maricela Guzman
OWNER: Same as applicant
PREMISES AFFECTED: 2008 W. 18th Street

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

second floor to convert the existing unfinished first story into habitable space for the existing two-story, single-family residence.

Motion to approve made by Chairman. Second by Toia.

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

446-23-S ZONING DISTRICT: B3-3 WARD: 28

APPLICANT: Furry Paws Chicago, Inc.

OWNER: John Gardner

PREMISES AFFECTED: 4225-29 W. Madison Street

SUBJECT: Application for a special use to establish a proposed three-story,

eight-unit mixed use building with first floor boarding kennel and

grooming and five parking spaces located at the rear.

Withdrawn

450-23-S ZONING DISTRICT: B3-1 WARD: 35

APPLICANT: Consignment Lounge, LLC **OWNER:** 3520 W. Diversey, LLC **PREMISES AFFECTED:** 3520 W. Diversey Avenue

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

special use with a proposed roof cover outdoor patio to serve an existing tayern use on the ground floor of an existing two-story

building.

Motion to approve made by Chairman. Second by Toia.

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

453-23-S ZONING DISTRICT: B3-2 WARD: 26

APPLICANT: McDonald's Corporation VNL Investments, LLC PREMISES AFFECTED: 3229-45 W. North Avenue

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

facility for an existing fast-food restaurant. Continued to March 15, 2024 at 2:00pm

454-23-S ZONING DISTRICT: C2-1 WARD: 31

APPLICANT: McDonald's Corporation **OWNER:** Same as applicant

PREMISES AFFECTED: 2307-17 N. Cicero Avenue

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

to serve an existing fast-food restaurant.

Continued to March 15, 2024 at 2:00pm

460-23-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Shaan Howard, LLC

OWNER: Knox Square Partners, LLC **PREMISES AFFECTED:** 2321 W. Howard Street

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

through facility to serve a proposed fast-food restaurant.

Continued to April 19, 2024 at 2:00pm

461-23-Z ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Shaan Howard, LLC

OWNER: Knox Square Properties, LLC

PREMISES AFFECTED: 2321 W. Howard Street

SUBJECT: Application for a variation to reduce the perimeter landscape

setback from the required 7' to zero along Claremont Avenue for a

proposed fast-food restaurant.

Continued to April 19, 2024 at 2:00pm

468-23-Z ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: GLI Management and Consulting, LLC Series 7931 Eberhart

OWNER: Same as applicant

PREMISES AFFECTED: 7931 S. Eberhart Avenue

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

the required 4,000 square feet to 3,728.4 square feet for the conversion of an existing three-story, three dwelling unit building

to a four dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

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

41-24-S APPLICANT: ZONING DISTRICT: M2-2WARD: 27
Big City Ventures Infuser, LLC dba Smokiez Edibles

OWNER: Grand Properties Franklin, LLC **PREMISES AFFECTED:** 3300 W. Franklin Boulevard

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

facility.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Esposito, 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, Esposito, Rao, and Toia. Meeting went into closed session at 9:25 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Rao, and Toia. Meeting returned to open session at 10:00 PM.

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its January 19, 2024 regular meeting.

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

Adjournment at 10:05 PM