#### CITY OF CHICAGO ZONING BOARD OF APPEALS

# FRIDAY- January 19, 2024 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, SECOND FLOOR, CITY COUNCIL CHAMBERS, 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 9:00 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 December 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 January 19, 2024 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.

#### **A.M. CONTINUANCES**

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. Withdrawn

**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.

Withdrawn

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.

Withdrawn

402-23-A ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Gregory Lemond **OWNER:** Barrett Homes

**PREMISES AFFECTED:** 1848-50 W. Cuyler Avenue

**SUBJECT:** Application for an objector's appeal for the granting of an

administrative adjustment to the property located at 1848-50 W.

Cuyler Avenue.

Continued to March 15, 2024 at 9:00am.

# **REGULAR CALL**

1-24-S ZONING DISTRICT: C1-1 WARD: 1

**APPLICANT:** KWB 1. LLC

**OWNER:** 2810 Fullerton, LLC **PREMISES AFFECTED:** 2810 W. Fullerton Avenue

**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.

2-24-Z ZONING DISTRICT: RS-3 WARD: 36

**APPLICANT:** Kevin Bernard

**OWNER:** Kevin & Marilyn Bernard **PREMISES AFFECTED:** 2431 W. Erie Street

**SUBJECT:** Application for a variation to reduce the rear setback from 35.08'

to 22.33' for a proposed second story deck / rear stairs connecting

to the proposed roof deck on the existing garage.

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

(Toia Recused).

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

**APPLICANT:** Kevin Bernard

**OWNER:** Kevin & Marilyn Bernard

**PREMISES AFFECTED:** 2431 W. Erie Street

**SUBJECT:** Application for a variation to relocate the required 225 square feet

of rear yard open space to the proposed garage roof deck for a proposed second story deck / rear stairs connecting to the proposed

roof deck on an existing garage.

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

(Toia Recused).

4-24-S ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: L V Nails & Lash, LLC
OWNER: Diamond Plaza Retail, LLC
PREMISES AFFECTED: 2006-08 W. 79th 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, Brooks, Esposito, and

Toia.

5-24-S ZONING DISTRICT: B3-1 WARD: 6

**APPLICANT:** 4 Luv Hair Studio, LLC

**OWNER:** Burjwala, Inc.

**PREMISES AFFECTED:** 7050 S. Dr. Martin Luther King Jr. Drive

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

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

Toia.

6-24-Z ZONING DISTRICT: RT-3.5 WARD: 44

**APPLICANT:** MC Property Holdings, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1342 W. Newport Avenue

**SUBJECT:** Application for a variation to reduce the required opposite alley

east side setback from the minimum 2.42' to zero, the rear setback from 37.61' to 0.83' for a proposed rear bridge connection from the landing of an existing rear three-story open deck and stair to a proposed roof top deck on an existing detached two car garage with roof top pergola with screen walls that are greater than 50% opaque accessory to an existing three-story, two dwelling unit

building.

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

Toia.

7-24-Z ZONING DISTRICT: RT-3.5 WARD: 44

**APPLICANT:** MC Property Holdings, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1342 W. Newport Avenue

**SUBJECT:** Application for a variation to relocate the required 200 square feet

of rear yard open space to be located on a deck or patio for a rear bridge connection from landing of an existing rear three-story open

deck and stair to a proposed rooftop deck on an existing detached two car garage with roof top pergola with screen walls that are greater than 50% opaque accessory to an existing three-story, two dwelling unit building.

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

Toia.

8-24-S ZONING DISTRICT: B3-1 WARD: 30

**APPLICANT:** Jump Start Early Learning Academy

**OWNER:** Diversey Plaza Building, Limited Partnership

**PREMISES AFFECTED:** 5719 W. Diversey Avenue

**SUBJECT:** Application for a special use to establish an off-site parking lot

containing five parking stalls to accommodate the required parking to serve a proposed day care center located at 5644 W. Diversey

Avenue which is less than 600 feet away.

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

Toia.

9-24-Z ZONING DISTRICT: B3-1 WARD: 30

**APPLICANT:** Jump Start Early Learning Academy **OWNER:** Chicago Title Land Trust 008002389769

**PREMISES AFFECTED:** 5644 W. Diversey Avenue

**SUBJECT:** Application for a variation to reduce the required bicycle parking

from four spaces to zero to establish a new day care center 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.

10-24-S ZONING DISTRICT: B3-1 WARD: 14

**APPLICANT:** AK & Associates, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4919-27 S. Cicero Avenue

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

facility for a proposed restaurant.

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

(Brooks absent).

11-24-Z ZONING DISTRICT: RM-5 WARD: 4

**APPLICANT:** KBM Holdings, LLC - Series C

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3638 S. Dr. Martin Luther King Jr. Drive

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

196 square feet to zero for the interior alterations of a vacant fourstory residential building to convert to a four-story, four dwelling unit building with an attached two-car garage accessed by a public

alley.

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

Toia.

12-24-S ZONING DISTRICT: B2-3 WARD: 29

**APPLICANT:** Connections to the Future, Inc. NFP

**OWNER:** Same as applicant

PREMISES AFFECTED: 5858 W. Augusta Boulevard

**SUBJECT:** Application for a special use to establish a community center 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.

13-24-Z ZONING DISTRICT: B2-3 WARD: 29

**APPLICANT:** Connections to the Future, Inc. NFP

**OWNER:** Same as applicant

PREMISES AFFECTED: 5858 W. Augusta Boulevard

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

requirement for a transit served location from four to zero for the establishment of a new community center which is located within

1,320' from a CTA bus line corridor.

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

Toia.

14-24-Z ZONING DISTRICT: RT-4 WARD: 39

**APPLICANT:** Mayfair Terrace Condominium Association, Inc.- NFP

**OWNER:** Same as applicant

PREMISES AFFECTED: 4730-44 N. Kenneth Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 44.56'

to 24.25' to allow the construction of raised decks on the second and third floors of an existing multi dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

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

Toia.

15-24-S ZONING DISTRICT: B3-3 WARD: 34

**APPLICANT:** 37 Ashland, LLC

**OWNER:** United Electrical, Radio & Machine Workers of America

PREMISES AFFECTED: 1550 W. Monroe Street

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

the second floor to convert an existing two-story office building proposed for alterations with a new third floor with dwelling units and fourth floor with roof top deck upper story addition to a new unit residential only four-story building with twenty-two dwelling units that includes six dwelling units and sixteen efficiency units.

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

Toia.

16-24-Z ZONING DISTRICT: B3-3 WARD: 34

**APPLICANT:** 37 Ashland, LLC

**OWNER:** United Electrical, Radio & Machine Workers of America

PREMISES AFFECTED: 1550 W. Monroe Street

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

required 30' to zero for a transit served location for alterations with a new third floor with dwelling units and fourth floor with roof top deck upper story addition to a new unit residential only four-story building with twenty-two dwelling units that includes six dwelling

units and sixteen efficiency units.

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

Toia.

17-24-Z ZONING DISTRICT: B3-3 WARD: 34

**APPLICANT:** 37 Ashland, LLC

**OWNER:** United Electrical, Radio & Machine Workers of America

**PREMISES AFFECTED:** 1550 W. Monroe Street

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

for a transit served location from twenty-two to zero for alterations with a new third floor with dwelling units and fourth floor with roof top deck upper story addition to a new unit residential only four-story building with twenty-two dwelling units that includes

six dwelling units and sixteen efficiency units.

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

Toia.

18-24-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Donn Green **OWNER:** Donn Green

PREMISES AFFECTED: 2052 N. Orleans Street

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

16.8' to 0.94' to enclose an existing four-story rear stair on an

existing four-story multi- dwelling unit building.

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

Toia.

19-24-Z ZONING DISTRICT: B3-3 WARD: 32

**APPLICANT:** Peerless Development, LLC - 1870 Milwaukee

**OWNER:** Same as applicant

PREMISES AFFECTED: 1880 N. Milwaukee Avenue

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

required 30' to 20' for a proposed five-story with retail space and required parking on the ground floor and forty-four dwelling units

above. This is a transit served location.

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

(Toia absent).

20-24-Z **ZONING DISTRICT: B3-3 WARD: 32** 

**APPLICANT:** Peerless Development, LLC- 1870 Milwaukee

**OWNER:** Same as applicant

1880 N. Milwaukee Avenue PREMISES AFFECTED:

**SUBJECT:** Application for a variation to eliminate the 10' x 25' loading berth

for a proposed five-story with retail space and required parking on the ground floor and forty-four dwelling units above. This is a

transit served location.

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

(Toia absent).

21-24-Z **ZONING DISTRICT: RT-4 WARD: 43** 

**APPLICANT:** St. James Evangelical Lutheran Church U.A. C.

**OWNER:** Same as applicant 2101 N. Fremont Street PREMISES AFFECTED:

Application for a variation to expand the existing floor area by **SUBJECT:** 

6,581 square feet for a proposed two-story rear addition and a new fourth floor upper story front addition with new mezzanine level to

an existing four-story school building being renovated. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

**ZONING DISTRICT: RT-4** 22-24-Z **WARD: 43** 

St. James Evangelical Lutheran Church U. A. C **APPLICANT:** 

**OWNER:** Same as applicant

2101 N. Fremont Street PREMISES AFFECTED:

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

required 9' to 5.54', rear setback from 37.53' to 27.08' for a proposed two-story rear addition and a new fourth floor upper story front addition with new mezzanine level to an existing four-

story school building being renovated.

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

Toia.

**ZONING DISTRICT: RT-4 WARD: 5** 23-24-Z

**APPLICANT:** Henry D. McGhee Jr. **OWNER:** Same as applicant 6634 S. Drexel Avenue PREMISES AFFECTED:

**SUBJECT:** 

Application for a variation to reduce the north side setback from the required 2' to zero (south to be 2.5'), combined side yard setback from 5' to 2.5' for a proposed two-story rear addition and a

rear two-story open porch as built for the existing two-story, two

dwelling unit building.

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

Toia.

24-24-S ZONING DISTRICT: B3-3 WARD: 46

**APPLICANT:** EP 4700 Racine, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 4700 N. Racine Avenue

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

second floor by duplexing three existing second story dwelling units to the ground floor in an existing four-story, forty-eight

dwelling unit building.

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

Toia.

25-24-Z ZONING DISTRICT: B3-2 WARD: 26

**APPLICANT:** Carmen M. Nazario **OWNER:** Same as applicant

PREMISES AFFECTED: 4111 W. Armitage Avenue

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

required 30' to 13.83' for a proposed two-story rear addition with roof top egress deck and a new second and third floor enclosed rear porch onto an existing three-story building with ground floor

personal service and two dwelling units above.

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

Toia.

**26-24-Z ZONING DISTRICT: B3-2 WARD: 26** 

**APPLICANT:** Carmen M. Nazario **OWNER:** Same as applicant

PREMISES AFFECTED: 4111 W. Armitage Avenue

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

street parking spaces for a transit served location from two to zero for a proposed two-story rear addition with roof top egress deck onto an existing three-story building with ground floor personal

service and two dwelling units above.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, 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, Brooks, Esposito, and Toia. Meeting went into closed session at 11:21AM.

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 11:35 AM.

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.

At 11:39 AM, Chairman made a motion to recess until 2:00PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 2:00 PM.

At 2:02 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 3-0: yeas – Chairman, Esposito, and Toia. The Board then reconvened at 2:02 PM.

### 2:00 P.M.

27-24-S ZONING DISTRICT: B3-1 WARD: 10

**APPLICANT:** P. R. Salon, LLC

**OWNER:** Schonback Properties, LLC **PREMISES AFFECTED:** 13527 S. Brainard Avenue

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

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

28-24-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Kate Blomgren and Alastair Bullett

**OWNER:** Same as applicant

PREMISES AFFECTED: 4455 N. Greenview Avenue

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

ratio from 0.90 to 0.96 which is 15% less of the floor area that has been in existence for more than 50 years for a proposed rear one-story addition and a garage roof deck / stairs on an existing garage

to serve the existing three-story single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

29-24-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Kate Blomgren & Alastair Bullett

**OWNER:** Same as applicant

PREMISES AFFECTED: 4455 N. Greenview Avenue

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

required 25.79' to 23.72' for a proposed rear one-story addition and garage roof deck / stairs on an existing garage serving an existing

three-story single-family residence.

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

30-24-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Kate Blomgren and Alastair Bullett

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 4455 N. Greenview Avenue

**SUBJECT:** Application for a variation to relocate the required 225 square feet

of rear yard open space to the garage rooftop deck for a proposed rear one-story addition and garage roof deck / stairs on an existing

three-story, single-family residence.

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

31-24-S ZONING DISTRICT: PMD No. 4A WARD: 27

APPLICANT: 2145 Grand, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2200 W. Hubbard Street

**SUBJECT:** Application for a special use to establish a twenty-one\* stall, non-

accessory parking lot.

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

\*Amended at hearing

32-24-S ZONING DISTRICT: B3-2 WARD: 43

**APPLICANT:**Beyond Ventures, LLC **OWNER:**T & B Ventures, LLC **PREMISES AFFECTED:** 2706 N. Halsted 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 3-0; yeas – Chairman, Esposito, and Toia.

33-24-Z ZONING DISTRICT: RS-2 WARD: 18

APPLICANT: Prance Minsowon Same applicant PREMISES AFFECTED: 4676 W. 82nd Street

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

required 25.47' to 24.77', west side setback from 4.67' to 2', east side setback from 4.67' to 2.81', combined side yard setback from 14.33' to 4.81' for a proposed second floor addition and new side

carport canopy to the existing single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

34-24-Z ZONING DISTRICT: RT-4 WARD: 25

**APPLICANT:** C & G Property Investments, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 722 W. 19th Street

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

the required 3,000 to 2,712 square feet for a proposed third floor and a rear three story addition to the existing two dwelling unit

building to a four dwelling unit building.

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

35-24-S ZONING DISTRICT: B1-1 WARD: 23

APPLICANT: Anayeli Castro
OWNER: Victor Alpizar
PREMISES AFFECTED: 3822 W. 63rd Street

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

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia. 36-24-Z ZONING DISTRICT: B3-3 WARD: 43

**APPLICANT:** Pivot Lincoln Park, LLC

**OWNER:** Same as above

PREMISES AFFECTED: 2445 N. Lincoln Avenue

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

required 30' to 18.08' for a proposed rear second and third story addition for an overall four-story, mixed-use building with retail

and six dwelling units.

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

37-24-Z ZONING DISTRICT: B3-3 WARD: 43

**APPLICANT:** Pivot Lincoln Park, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2445 N. Lincoln Avenue

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

from six spaces to three for a proposed rear two- and three-story addition for an overall four-story mixed-use building with retail and six dwelling units. This is a transit served location that is

within 1,320' of CTA bus line corridor.

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

38-24-S ZONING DISTRICT: B1-2 WARD: 32

**APPLICANT:** 2841 N. Southport, LLC

**OWNER:** Patrick J Ostom Trust Number 19E017 date July 10, 2019

PREMISES AFFECTED: 2841 N. Southport 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 roo

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

39-24-Z ZONING DISTRICT: B1-2 WARD: 32

**APPLICANT:** 2841 N. Southport, LLC

**OWNER:** Patrick J Ostom Trust Number 19E017 date July 10, 2019

PREMISES AFFECTED: 2841 N. Southport Avenue

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

required 30' to 2', north side setback from which is abutting RM-5 district from 2.08' to zero 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 3-0; yeas – Chairman, Esposito, and Toia.

40-24-S ZONING DISTRICT: C1-1 WARD: 32

**APPLICANT:** Ellana, LLC

**OWNER:** 2200 N Ashland (Chicago), LLC

PREMISES AFFECTED: 2200 N. Ashland Avenue

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

dispensary.

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

**41-24-S APPLICANT: ZONING DISTRICT: M2-2**WARD: 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.

Continued to February 16, 2024 at 2:00pm.

42-24-S ZONING DISTRICT: PMD 4 Sub Area B WARD: 27

APPLICANT: Moonlight studios, Inc.
OWNER: DDP Enterprises, LLC
PREMISES AFFECTED: 1446 W. Kinzie Street

**SUBJECT:** Application for a special use to establish a medium venue.

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

43-24-Z ZONING DISTRICT: PMD 4 Sub Area B WARD: 27

APPLICANT: Moonlight Studios, Inc OWNER: DDP Enterprises, LLC PREMISES AFFECTED: 1446 W. Kinzie Street

**SUBJECT:** Application for a variation to permit shared parking of the twenty-

one-parking stall for non-residential uses with different peak hours of operation to accommodate the required parking to serve the proposed medium venue use and existing uses within the building.

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

44-24-Z ZONING DISTRICT: RM-6 WARD: 48

**APPLICANT:** 6212 Winthrop Corp. **OWNER:** Same as applicant

**PREMISES AFFECTED:** 6212 N. Winthrop Avenue

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

setback from the required 5' to zero, rear setback from 45' to 9' for a proposed rear four-story addition three dwelling unit with an attached six car garage, side stairs and to convert from eight dwelling units to eleven dwelling units to an existing four-story

residential building.

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

### 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.

Continued to February 16, 2024 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 February 16, 2024 at 2:00pm.

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 February 16, 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.

Continued to February 16, 2024 at 2:00pm.

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

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

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

through to serve a proposed fast-food restaurant.

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

Toia.

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

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

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

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.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, 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 February 16, 2024 at 2:00pm.

427-23-S ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: Luciana Norwood
OWNER: Same as applicant
PREMISES AFFECTED: 1801-03 W. 87th Street

**SUBJECT:** Application for a special use to expand an existing tavern at 1801

W. 87th Street to the adjacent space at 1803 W. 87th Street and into a new enclosed rear patio on the ground floor of an existing

one-story commercial building.

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

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.

Continued to February 16, 2024 at 2:00pm.

465-23-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Denis Nam & Anna Jeong

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2235 N. Fremont Street

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

the required 3.84' to zero (north side setback to be 0.95), combined side yard setback from 9.6' to 0.95', rear setback from 34.72' to 22' for a proposed bay window addition on the first story and additions to the existing parapet walls on both second and third portions of existing four dwelling unit building that is being deconverted to a

single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, 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 3-0; yeas – Chairman, Esposito, and Toia. Meeting went into closed session at 3:30 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia. Meeting returned to open session at 3:42 PM.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

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

Motion to adjourn the meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas- Chairman, Esposito, and Toia.

Adjournment at 3:46 PM