CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- November 18, 2022 VIRTUAL MEETING

THE ACTING CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Brian Sanchez, Acting Chairman Angela Brooks Zurich Esposito Sam Toia

Acting Chairman Sanchez called the meeting to order at 9:01 AM. Acting Chairman Sanchez then undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Acting Chairman, Brooks, Esposito, and Toia).

Motion to approve the minutes from the October 21, 2022 regular meeting of the Zoning Board of Appeals ("Board") made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and Toia.

Motion to approve the agenda for the November 18, 2022 regular meeting of Board made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and Toia.

9:00 A.M.

Continuance*

293-22-Z ZONING DISTRICT: B3-1 WARD: 9

APPLICANT: Andre Nalls
OWNER: Same as applicant
PREMISES AFFECTED: 613-15 E. 103rd Street

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

amusement license to provide event space, live entertainment, music, and DJ which is located within 125' of a residential zoning

district.

Pursuant to Section 17-14-0301-A of the Chicago Zoning Ordinance, alternate Commissioner MacDonald continued to sit in for Commissioner Brooks. Motion to approve made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia. Pursuant to Section 17-14-0301-A of the Chicago Zoning Ordinance, Brooks did not take part in deliberations and did not vote.

Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session for 293-22-Z only made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia. Meeting went into closed session at 9:47 AM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia. Meeting returned to open session at 9:52 AM.

Special Use Extension Requests

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

APPLICANT: Nigerian Islamic Assoc. of USA, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 8561 S. South Chicago Avenue

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

an accessory community center in an existing building.

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

and Toia.

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

APPLICANT: Nigerian Islamic Assoc. of USA Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 8550 S. South Chicago Avenue

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

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

Avenue.

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

and Toia.

460-21-S ZONING DISTRICT: M1-2 WARD: 8

APPLICANT: Nigerian Islamic Assoc. of USA, Inc.,

OWNER: Same as applicant

PREMISES AFFECTED: 8550 S. South Chicago Avenue

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

accessory parking lot.

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

and Toia.

Regular Call

^{*}Matter heard first to ensure alternate Commissioner MacDonald's availability.

404-22-Z ZONING DISTRICT: B3-1 WARD: 7

APPLICANT: Gwendolyn Bohannon OWNER: Same as applicant PREMISES AFFECTED: 2717 E. 92nd Street

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

amusement license to convert an existing one-story commercial space to a banquet/ meeting hall and six rear parking spaces which

is located within 125' of a residential district.

Motion to approve made by Acting Chairman. Second by Toia. Motion failed 1-3; yeas – Esposito; nays - Acting Chairman,

Brooks, and Toia.

405-22-Z ZONING DISTRICT: B3-1 WARD: 7

APPLICANT: Gwendolyn Bohannon

OWNER: Unity Pentecostal Church of Christ (Christ Universal Church of

Holiness)

PREMISES AFFECTED: 2711 E. 92nd Street

SUBJECT: Application for a variation to establish a six-stall parking lot to

serve a proposed banquet / meeting hall use located at 2717 E.

92nd Street.

Motion to approve made by Acting Chairman. Second by Toia. Motion failed 1-3; yeas – Esposito; nays - Acting Chairman,

Brooks, and Toia.

At 11:21 AM, Acting Chairman made a motion to recess until 11:31 AM. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 11:31 AM.

At 11:31 AM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 11:31 AM.

406-22-S ZONING DISTRICT: B1-2 WARD: 32 APPLICANT:Jonathan Velez dba Johnlegendhands Barber Shop, LLC

OWNER: Public 2, LLC (Kei Hong Yuen)

PREMISES AFFECTED: 1617 N. Ashland Avenue

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

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

and Toia.

407-22-S ZONING DISTRICT: DS-3 WARD: 25

APPLICANT: High Hopes Chicago, LLC
OWNER: Weinberg Development, LLC
PREMISES AFFECTED: 622-24 W. Roosevelt Road

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

dispensary.

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

408-22-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: 1508 State LLC Same as applicant **PREMISES AFFECTED:** 1508 N. State Parkway

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

required 39.6' to 14.87', north side setback from 4.5' to 0.5' (south to be 5'), combined side yard setback from 10' to 5.5' for a proposed third floor addition, two roof top stair enclosures and an exterior stair to an existing seven dwelling unit building to be deconverted

to four dwelling units.

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

and Toia.

409-22-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: 1508 State LLC Same as applicant **PREMISES AFFECTED:** 1508 N. State Parkway

SUBJECT: Application for a variation to increase the floor area ratio from 2.0

(13,200 square feet) to 2.18 (14,355) to for a proposed third floor addition, three rooftop stair enclosures and an exterior stair to an existing seven- dwelling unit building to be de-converted four

dwelling units.

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

and Toia.

410-22-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Harthill Corp.

OWNER: 1300 Addison, LLC

PREMISES AFFECTED: 1300 W. Addison Street

SUBJECT: Application for a special use to expand an existing tavern with a

rear outdoor patio.

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

and Toia.

411-22-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: RLW Property Preservation, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2740 W. Warren Boulevard

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

required 2' to zero (west to be 3'), combined side yard setback from 3.5' to 3', rear setback from 34.41' to 24', for a proposed fourth floor rooftop stairway enclosure addition, second floor covered open rear deck and access stair, a third floor open rear deck and

bridge connection to a proposed accessory coach house with roof deck. The existing three-story, two dwelling unit building to be converted to a single-family residence with a roof deck and to erect a one-car detached garage with an additional dwelling unit coach house that has a second-floor open access stair on the south elevation and a roof deck above.

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

412-22-Z **ZONING DISTRICT: RT-4 WARD: 27**

APPLICANT: RLW Properties Preservation, LLC

OWNER: Same as applicant

2740 W. Warren Boulevard PREMISES AFFECTED:

SUBJECT:

Application for a variation to increase the existing floor area from 3,130.9 square feet to 3,206.59 square feet for a proposed fourth floor rooftop stairway enclosure addition, second floor covered open rear deck and access stair, a third floor open rear deck and bridge connection to a proposed accessory coach house with roof deck. The existing three-story, two dwelling unit building to be converted to a single-family residence with a roof deck and to erect a one-car detached garage with an additional dwelling unit coach house that has a second-floor open access stair on the south elevation and a roof deck above.

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

413-22-Z **ZONING DISTRICT: RT-4 WARD: 27**

APPLICANT: RLW Property Preservation, LLC

Same as applicant **OWNER:**

PREMISES AFFECTED:

SUBJECT:

2740 W. Warren Boulevard

Application for a variation to relocate the required 139.78 square feet of rear yard open space to a proposed accessory coach house building roof deck for a proposed fourth floor rooftop stairway enclosure addition, second floor covered open rear deck and access stair, a third floor open rear deck and bridge connection to a proposed accessory coach house with roof deck. The existing three-story, two dwelling unit building to be converted to a singlefamily residence with a roof deck and to erect a one-car detached garage with an additional dwelling unit coach house that has a second-floor open access stair on the south elevation and a roof deck above.

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

ZONING DISTRICT: RT-4 414-22-Z **WARD: 32**

APPLICANT: Patrick W. Blegen and Jodi L. Garvey

OWNER: Same as applicant **PREMISES AFFECTED:** 2204 N. Oakley Avenue

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

required 30' to 2' for a new stair bridge connection that will access a proposed roof top deck on an existing detached two car garage from an existing rear open balcony at an existing three-story, four

dwelling unit building.

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

and Toia.

415-22-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Patrcik W. Blegen and Jodi L. Garvey

OWNER: Same as applicant

PREMISES AFFECTED: 2204 N. Oakley Avenue

SUBJECT: Application for a variation to relocate the required rear yard open

space of 313.30 square feet on the roof of a garage to allow a new stair bridge connection that will access a proposed roof top deck on an existing detached two car garage from an existing rear open balcony for the existing three-story, four dwelling unit building.

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

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

and Toia.

416-22-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Patrick W. Blegen and Jodi L. Garvey

OWNER: Same as applicant

PREMISES AFFECTED: 2204 N. Oakley Avenue

SUBJECT: Application for a variation to allow an increase in the area

occupied by an accessory building in a required rear setback by not more than the maximum 10% of the maximum allowable area of 867.60 square feet to allow a detached garage (361.56 square feet), three-car garage (520.57 square feet) 882.13 square feet for the

existing three-story, four dwelling unit building.

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

and Toia.

417-22-S ZONING DISTRICT: B3-3 WARD: 49

APPLICANT: Alexis Rivas dba Weird Girl Ink, LLC

OWNER: Paul J. Quetschke & Company

PREMISES AFFECTED: 1441 W. Morse Avenue

SUBJECT: Application for a special use to establish a body art service facility

on the first floor of an existing three-story building.

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

and Toia.

418-22-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: David Stern and Ann Monahan

OWNER: Same as applicant

PREMISES AFFECTED: **SUBJECT:**

3738 N. Lakewood Avenue

Application for a variation to reduce the front setback from the required 14.86' to 6.75', north and south side setback from 2.4' each to zero, combined side yard setback from 6' to zero, rear

setback from 37.15' to 3.12' for a proposed front open porch with balcony above, rear two-story addition, third floor addition to an existing two-story, two dwelling unit building to be deconverted to a single-family residence with a new detached garage and roof

deck.

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

and Toia.

419-22-7 **ZONING DISTRICT: RT-3.5 WARD: 44**

APPLICANT: David Stern and Ann Monahan

OWNER: Same as applicant

PREMISES AFFECTED:

SUBJECT:

3738 N. Lakewood Avenue

Application for a variation to increase the building height from the maximum 35' to 36.25' zero for a proposed front open porch with balcony above, rear two-story addition, third floor addition to an existing two-story, two dwelling unit building to be deconverted to a single-family residence with a new detached garage and roof deck.

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

and Toia.

ZONING DISTRICT: RT-3.5 420-22-Z **WARD: 44**

APPLICANT: David Stern and Ann Monahan

OWNER: Same as applicant

3738 N. Lakewood Avenue PREMISES AFFECTED:

SUBJECT:

Application for a variation to allow the expansion of the existing floor area by 42.155 square feet for a proposed front open porch

with balcony above, rear two-story addition, third floor addition to an existing two-story, two dwelling unit building to be deconverted to a single-family residence with a new detached garage and roof

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

and Toia.

ZONING DISTRICT: RT-3.5 WARD: 44 421-22-Z

APPLICANT: David Stern and Ann Monahan

Same as applicant **OWNER:**

PREMISES AFFECTED: 3738 N. Lakewood Avenue

SUBJECT:

Application for a variation to reduce the rear yard open space from the required 241.48 square feet to zero for a proposed front open porch with balcony above, rear two-story addition, third floor addition to an existing two-story, two dwelling unit building to be deconverted to a single-family residence with a new detached

garage and roof deck.

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

At 1:06 PM, Acting Chairman made a motion to recess until 1:41 PM. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 1:41 PM.

At 1:41 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 1:41 PM.

422-22-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Jeffrey A. Brennan & Allison E. Batzel

OWNER: Same as applicant

PREMISES AFFECTED: 1741 N. Mozart Avenue

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

required 28' to 23.39' to erect a partially covered rear open deck and bridge connection at 5.67' in height, an open access stair on west elevation of proposed accessory building that projects out 5.83' and is 11.08' in height for he proposed detached two-car garage with roof deck that will serve the existing two-story, single-

garage with roof deck that will serve the existing two-story, single family residence.

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

Acting Chairman.

423-22-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Jeffrey A. Brennan and Allison E. Batzel

OWNER: Same as applicant **PREMISES AFFECTED:** 1741 N. Mozart Street

SUBJECT: Application for a variation to relocate rear yard open space of 225

square feet to the proposed accessory building roof deck for a proposed partially covered first floor rear open deck at 5.67' and second floor rear open deck at 15.25' in height on the existing principal two-story, single-family residence that will include a

proposed detached two-car garage with roof deck.

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

Acting Chairman.

424-22-S ZONING DISTRICT: M1-1 WARD: 47

APPLICANT: Maryville Academy
OWNER: Bryton Addison, LLC
PREMISES AFFECTED: 2608 W. Addison Street

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

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

and Toia.

425-22-Z ZONING DISTRICT: B2-5 WARD: 26

APPLICANT: 1237 N. California HHDC, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1237 N. California Avenue

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

required 4.65' to 3', north side setback from 2.67' to zero, rear setback from 30' to zero for a proposed six-story, forty dwelling unit building with an attached fourteen car garage with seven unenclosed parking spaces, one unenclosed loading space and

fencing exceeding 6' in height.

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

and Toia.

426-22-Z ZONING DISTRICT: B2-5 WARD: 26

APPLICANT: 1237 N. California HHDC, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1237 N. California Avenue

SUBJECT: Application for a variation to eliminate the 7' landscape setback

(with trees, shrubs, and ornamental metal fence) and to allow a 6' high masonry screen wall to be installed along W. Crystal St. instead of the required maximum 5' high ornamental metal fence for the proposed six-story, multi-unit building with forty dwelling

units and on-site parking.

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

and Toia.

427-22-Z ZONING DISTRICT: B3-3 WARD: 17

APPLICANT: Evergreen Imagine JV, LLC

OWNER: City of Chicago

PREMISES AFFECTED: 751-57 W. 79th Street

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

required 30' to 8' for a proposed five-story building with thirty dwelling units above the ground floor, ground floor general restaurant and retail and an attached eight car garage with six unenclosed off-street parking spaces and one unenclosed loading

zone accessed by a public alley.

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

and Toia.

428-22-Z ZONING DISTRICT: B3-3 WARD: 17

APPLICANT: Evergreen Imagine JV, LLC

OWNER: City of Chicago

PREMISES AFFECTED: 751-57 W. 79th Street

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

building location standards to allow a proposed five-story building with thirty dwelling units above the ground floor general restaurant

and retail and an attached eight car garage with six unenclosed offoff-street parking spaces and one unenclosed loading zone accessed by a public alley.

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

and Toia.

429-22-S ZONING DISTRICT: B1-1 WARD: 29

APPLICANT: Jares Blade Masters LLC

OWNER: Jake Rule Jr.

PREMISES AFFECTED: 6142 W. North Avenue

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

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

and Toia.

430-22-Z ZONING DISTRICT: RT-3.5 WARD: 47

APPLICANT: JBMM Investments, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2015 W. Addison Street

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

required 11' to 9.7', west setback from 2' to 0.1' (east to be 2.85'), combined side yard setback from 4.8' to 2.95' for a proposed two-story addition and a new rear two-story addition and a second story front porch and a new rear deck on an existing two-story,

single-family residence with basement and front porch.

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

and Toia.

431-22-S ZONING DISTRICT: M1-1 WARD: 27

APPLICANT: Lil' Kickers Illinois, LLC
OWNER: 1901 W. Lake Street, LLC
PREMISES AFFECTED: 1901-21 W. Lake Street

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

participant (children's activity facility).

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

and Toia.

432-22-S ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: World of Weed, Inc.

OWNER: Dae Kim

PREMISES AFFECTED: 3115 W. Armitage Avenue

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

dispensary.

Continued to December 16, 2022

433-22-Z ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: Little Angels Family Daycare II, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 6706 S. Emerald Avenue

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

required 43.5' to 22' for a proposed two-story day care use with an attached one car garage and three unenclosed parking spaces.

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

and Toia.

434-22-Z ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: Little Angels Family Daycare II, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 6706 S, Emerald Avenue

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

from five spaces to four for a proposed two-story daycare with an attached one-car private garage and three unenclosed parking

spaces.

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

and Toia.

435-22-Z ZONING DISTRICT: B1-1 WARD: 4

APPLICANT: Enchanted Rock 3, LLC

OWNER: Commonwealth Edison Company

PREMISES AFFECTED: 626 E. 40th Street

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

required 12.6' to zero, rear setback from 31.54' to zero, west

setback from 5' to 3' for a proposed 16.79' high solid masonry wall

and the installation of electrical equipment.

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

Chairman recused).

436-22-Z ZONING DISTRICT: RS-3 WARD: 31

APPLICANT: Ider Maldonado
OWNER: Same as applicant
PREMISES AFFECTED: 2949 N. Lotus Avenue

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

the required 2.4' to 1.92' (north to be 3.08'), combined side yard setback from 6' to 5' for a proposed third floor and rear two-story

addition to the existing two-story, single-family residence.

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

and Toia.

437-22-Z ZONING DISTRICT: RS-3 WARD: 31

APPLICANT: Ider Maldonado
OWNER: Same as applicant
PREMISES AFFECTED: 2949 N. Lotus Avenue

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

352.86 square feet for a proposed third floor and a rear two-story

addition on an existing two-story single-family residence.

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

and Toia.

438-22-Z **ZONING DISTRICT: RT-4 WARD: 28**

Baoliang Song APPLICANT:

Baoliang Song and Haiying LI **OWNER:** PREMISES AFFECTED: 1448 W. Flournoy Street

Application for a variation to reduce the front setback from 13.34' **SUBJECT:**

to 1.91', east side setback from 2' to 1.16' (west to be 2.25')

combined side yard setback from 4.8' to 3.41' for a proposed threestory, two dwelling unit building with a detached two car garage

with a roof top deck.

Continued to January 20, 2023

439-22-S **ZONING DISTRICT: RS-2 WARD: 50**

APPLICANT: Cheder Lubavitch Hebrew Day School Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 7400-10 N. California Avenue / 2800-10 W. Jarvis Avenue **SUBJECT:**

Application for a special use to establish a parking lot.

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

and Toia.

440-22-S **ZONING DISTRICT: RS-2 WARD: 50**

APPLICANT: Cheder Lubavitch Hebrew Day School Inc.

Same as applicant **OWNER:**

PREMISES AFFECTED: 7400-10 N. California Avenue / 2800-10 W. Jarvis Avenue

Application for a special use to provide required accessory off-site **SUBJECT:**

parking for an existing school at 7350 N. California Avenue which is located not more than 600' from the served use to allow a new

second floor addition to an existing two-story school.

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

and Toia.

441-22-Z **ZONING DISTRICT: RS-2 WARD: 50**

APPLICANT: Cheder Lubavitch Hebrew Day School Inc.

Same as applicant **OWNER:**

PREMISES AFFECTED: 7400-10 N. California Avenue / 2800-10 W. Jarvis Avenue

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

required 20' to 1.15', west side setback from 12.5' to 2' (east to be 1.15'), combined side yard setback from 37.51' to 3.15' for a

proposed parking lot.

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

and Toia.

442-22-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Cheder Lubavitch Hebrew Day School, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 7400-10 N. California Avenue / 2800-10 W. Jarvis Avenue

SUBJECT: Application for a variation to eliminate the required hose bibs* for

the required accessory off-site parking lot for an existing private

school located at 7320-50 N. California Avenue.

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

and Toia.

*Amended at Hearing

443-22-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Cheder Lubavitch Hebrew Day School, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 7320-50 N. California Avenue / 2801-11 W. Jarvis Avenue

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

from 0.65 (21, 506 square feet) to 0.90 (29,625 square feet) for a proposed second floor addition to the existing two-story school. Motion to approve made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito,

and Toia.

At 5:03 PM, Acting Chairman made a motion to recess until 5:10 PM. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 5:10 PM.

At 5:10 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 5:10 PM.

444-22-Z ZONING DISTRICT: RS-3 WARD: 28

APPLICANT: Vista Holdings, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1333 S. Claremont Avenue

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

required 12' to 5' for a proposed two-story single-family residence. Motion to approve made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito,

and Toia.

445-22-Z ZONING DISTRICT: RS-3 WARD: 28

APPLICANT: Vista Holdings, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1333 S. Claremont Avenue

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

the required 225 square feet with a minimum diameter of 12' to

zero for a proposed two-story, single-family residence.

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

446-22-S ZONING DISTRICT: B3-5 WARD: 5

APPLICANT: Parkview Mart, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 6700 S. Jeffery Boulevard

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

accessory retail convenience store. Continued to January 20, 2023

447-22-Z ZONING DISTRICT: B3-5 WARD: 5

APPLICANT: Parkview Mart, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 6700 S. Jeffery Boulevard

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

the required 4.5' to zero for a proposed gas station with an

accessory convenience store.

Continued to January 20, 2023

448-22-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: Ulises and Marjorie Sanabria

OWNER: Same as applicant

PREMISES AFFECTED: 2213 N. Lamon Avenue

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

from the existing 2,574.11 square feet to 3,686.11 square feet (increase of 272.61 square feet) for a proposed rear first and second floor addition and a rear deck on the existing three-story

single-family residence.

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

and Toia.

449-22-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: Ulises and Marjorie Sanabria

OWNER: Same as applicant

PREMISES AFFECTED: 2213 N. Lamon Avenue

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

the required 246.53 square feet to zero for a proposed rear first and second floor addition and rear deck to the existing three-story,

single-family residence.

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

and Toia.

450-22-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: Ulises and Marjorie Sanabria

OWNER: Same as applicant

PREMISES AFFECTED: 2213 N. Lamon Avenue

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

the required 2.4' to 2.26' (south to be 2.64'), combined side yard setback from 6' to 4.9' for a proposed first and second floor addition and rear deck to the existing three-story single-family

residence.

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

and Toia.

451-22-Z ZONING DISTRICT: RS-3 WARD: 26

APPLICANT: Sarah Ansari and Rehan Haque

OWNER: Same as applicant **PREMISES AFFECTED:** 2044-46 W. Erie Street

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

required 34.02' to 26' for a proposed rear one-story addition to connect a two-story single-family residence and roof top deck to a

rear detached two car garage.

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

and Toia.

452-22-S ZONING DISTRICT: B3-3 WARD: 46

APPLICANT: 4100 Sheridan, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 4102 N. Sheridan Road

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

second floor for a proposed transit served, four-story, thirty-two dwelling unit (twenty-seven dwelling units and five efficiency units) building with sixteen parking spaces and thirty-two bicycle

spaces on-site.

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

and Toia.

453-22-S ZONING DISTRICT: M2-3 WARD: 25

APPLICANT: Raina 24th Western, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2448 W. 24th Street

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

to serve a proposed fast-food restaurant.

Continued to January 20, 2023

454-22-S ZONING DISTRICT: DX-7 WARD: 3

APPLICANT: Westside Visionaries, LLC **OWNER:** Michael J. O' Malley

PREMISES AFFECTED: 1233 S. Wabash Avenue

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

dispensary.

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

At 6:53 PM, Acting Chairman made a motion to recess until 7:00 PM. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 7:00 PM.

At 7:00 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 7:00 PM.

CONTINUANCES

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

APPLICANT: PTS Corp. and Bio-Pharm, LLC

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 with conditions made by Acting Chairman. Second by Toia. Motion carried 3-1; yeas – Acting Chairman,

Brooks, and Toia; nays - Esposito.

310-22-Z ZONING DISTRICT: RS-2 WARD: 21 APPLICANT: LeAnthony Brown / Fathers, Brothers, Sons, Inc.

OWNER: Same as applicant **PREMISES AFFECTED:** 8215 S. LaSalle Street

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

to 1.82' (south to be 3.71') combined side yard setback from 9' to 5.53' for a proposed second floor addition and a rear two-story addition with open deck and balcony for the existing single-family

residence.

Continued to February 17, 2023

329-22-S ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: Jann Dragovich **OWNER:** Same as applicant

PREMISES AFFECTED: 2350 N. Clybourn Avenue

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

second floor by converting an existing commercial unit in an existing three-story, two dwelling unit building to a three-story,

three dwelling unit building.

Continued to February 17, 2023

330-22-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3615 N. Wilton, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3615 N. Wilton Avenue

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

required 36.08' to 22', north side setback from 2.5' to zero (no south side setback required which abuts an alley), for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing threestory, three dwelling unit building to be converted to five dwelling units.

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

331-22-Z **ZONING DISTRICT: RM-5 WARD: 44**

APPLICANT: 3615 N. Wilton, LLC **OWNER:** Same as applicant PREMISES AFFECTED: 3615 N. Wilton Avenue

SUBJECT:

Application for a variation to relocate the required 180 square feet of rear yard open space onto a proposed garage roof deck, for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.

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

and Toia.

ZONING DISTRICT: RM-5 WARD: 44 332-22-Z

APPLICANT: 3615 N. Wilton, LLC **OWNER:** Same as applicant 3615 N. Wilton Avenue PREMISES AFFECTED:

SUBJECT:

Application for a variation to increase the floor area that has been in existence for more than 50 years from 6,014 square feet to 6,581 square feet (567 square feet) for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.

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

and Toia.

ZONING DISTRICT: RM-5 WARD: 44 333-22-Z

APPLICANT: 3615 N. Wilton, LLC Same as applicant **OWNER:** 3615 N. Wilton Avenue PREMISES AFFECTED:

SUBJECT:

Application for a variation to reduce the off-street required parking spaces from five to three for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.

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

and Toia.

339-22-Z **ZONING DISTRICT: RS-3 WARD: 30**

APPLICANT: 3425 Lawndale Apartments, LLC The Catholic Bishop of Chicago **OWNER:**

PREMISES AFFECTED: 3401 N. Lawndale Avenue

Application for a variation to reduce the rear setback from the **SUBJECT:** required 50' to 9.83', north side setback from 51.5' to 0.58', south

side setback from 51.5' to 5.36' to permit the division of an

improved zoning lot where the existing church, school and rectory

shall remain.

Motion to approve made by Acting Chairman. Second by Toia. Motion failed 2-2; yeas – Acting Chairman and Toia; nays –

Brooks and Esposito.

340-22-Z **ZONING DISTRICT: RS-3 WARD: 30**

APPLICANT: 3425 Lawndale Apartments, LLC Catholic Bishop of Chicago **OWNER:** PREMISES AFFECTED: 3401 N. Lawndale Avenue

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

the required 3,468.43 feet to 2,179.03 square feet to allow the division of an improved zoning lot. The existing church, rectory

and school shall remain.

Motion to approve made by Acting Chairman. Second by Toia. Motion failed 2-2; yeas – Acting Chairman and Toia; nays –

Brooks and Esposito.

341-22-Z **ZONING DISTRICT: RS-3** WARD:30

APPLICANT: 3425 Lawndale Apartments, LLC

Same as applicant **OWNER:**

3425 N. Lawndale Avenue PREMISES AFFECTED:

Application for a variation to reduce the front setback on N. **SUBJECT:**

> Monticello from the required 14.27' to 8.47', south side setback from 18' to 12.32' to allow the division of an improved zoning lot.

The existing church, school and rectory shall remain.

Motion to approve made by Acting Chairman. Second by Toia. Motion failed 2-2; yeas – Acting Chairman and Toia; nays –

Brooks and Esposito.

342-22-Z **ZONING DISTRICT: RS-3 WARD: 30**

APPLICANT: 3425 Lawndale Apartments, LLC

Same as applicant **OWNER:**

3425 N. Lawndale Avenue PREMISES AFFECTED:

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

> non-residential use from 0.9 to 1.29 to allow the division of an improved zoning lot. The existing church, school and rectory shall

remain.

Motion to approve made by Acting Chairman. Second by Toia. Motion failed 2-2; yeas – Acting Chairman and Toia; nays –

Brooks and Esposito.

At 5:03 PM, Acting Chairman made a motion to recess until 5:11 PM. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 5:11 PM.

At 5:11 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 5:11 PM.

Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and Toia. Meeting went into closed session at 11:26 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and Toia. Meeting returned to open session at 12:41 AM.

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 199-22-Z, 200-22-Z, 210-22-S, 216-22-Z, 11-22-S, 231-22-S, 61-21-S, 269-22-S, 282-22-Z, 283-22-Z, and 288-22-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas — Acting Chairman, Brooks, Esposito, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of October 21, 2022, with the exception of Board Cal. Nos. 345-22-S, 346-22-S, 358-22-S and 365-22-Z made by the Acting Chairman. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia.

Motion to approve the Board's written closed session minutes from May 2022 through October 2022 made by the Acting Chairman. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia.

The Acting Chairman moved to adjourn at 12:56 AM. Second by Toia. Motion carried 4-0; yeas- Acting Chairman, Brooks, Esposito, and Toia.

Adjournment.