

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY – DECEMBER 17, 2021  
VIRTUAL MEETING**

**THE 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](http://WWW.CHICAGO.GOV/ZBA).**

**VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS**

**Timothy Knudsen  
Zurich Esposito  
Brian Sanchez  
Jolene Saul  
Sam Toia**

**The Chairman called the meeting to order at 9:05 AM and then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Esposito, Sanchez, Saul, and Toia).**

**Motion to approve the minutes from the November 19, 2021 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**Motion to approve the agenda for the December 17, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**9:00 A.M.**

**SPECIAL USE EXTENSION REQUEST**

<b>288-20-S</b>	<b>ZONING DISTRICT: C2-1</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Chicago Alternative Health Center dba Midway Dispensary	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5648-50 S. Archer Avenue	
<b>SUBJECT:</b>	Application for a special use to expand an existing medical cannabis dispensary.	
	<b>Motion to approve made by Chairman. Second by Toia.</b>	
	<b>Motion carried 4-0; yeas – Chairman, Esposito, Saul, and Toia (Sanchez recused).</b>	

<b>289-20-S</b>	<b>ZONING DISTRICT: C2-1</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	Chicago Alternative Health Center dba Midway Dispensary	

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5648-50 S. Archer Avenue  
**SUBJECT:** Application for a special use to expand an existing adult use recreational cannabis dispensary.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Saul, and Toia (Sanchez recused).**

**REGULAR CALL**

**491-21-Z** **ZONING DISTRICT: RS-2** **WARD:34**  
**APPLICANT:** Herbert Johnson  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 9936 S. Aberdeen Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 33.75' to 12', south side setback from 4' to 1.68' (north to be 1.9'), combined side yard setback from 8.7' to 3.58' for a proposed second floor addition, rear open wood decks and stair and rear detached three-car garage on an existing one-story single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-1; yeas – Chairman, Sanchez, Saul, and Toia; nays - Esposito.**

**492-21-Z** **ZONING DISTRICT: RS-1** **WARD: 39**  
**APPLICANT:** Therese C. Glab  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5626 N. Kerbs Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.21' to 21.83' for a proposed one-story addition to the existing single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**493-21-Z** **ZONING DISTRICT: RT-4** **WARD: 2**  
**APPLICANT:** Panoptic Group, LLC  
**OWNER:** Panoptic Group, LLC\*  
**PREMISES AFFECTED:** 2132 W. Rice Street  
**SUBJECT:** Application for a variation to reduce minimum lot area from the required 3,000 square feet to 2,953 square feet for a proposed three-story, three-dwelling unit building with three-story covered porch and a three-parking space parking pad.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**\*Amended at hearing**

**494-21-S**                                        **ZONING DISTRICT: PMD-4**                        **WARD: 27**  
**APPLICANT:**                                Baked Buds Company, LLC  
**OWNER:**                                        Lake Industrial Park, LLC  
**PREMISES AFFECTED:**                    1958 W. Lake Street  
**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 – Esposito, Sanchez, Saul, and Toia (Chairman absent).**

**495-21-Z**                                        **ZONING DISTRICT: B2-3**                                **WARD: 47**  
**APPLICANT:**                                3244 Lincoln, LLC  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                    3244-46 N. Lincoln Avenue  
**SUBJECT:**                                    Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 1' for a proposed four-story, seven dwelling unit building with roof deck and ground floor retail use.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Esposito, Sanchez, Saul, and Toia (Chairman absent).**

**At 10:45 AM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 11:00 AM.**

**At 11:00 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 11:00 AM.**

**496-21-Z**                                        **ZONING DISTRICT: RM-4.5**                                **WARD: 26**  
**APPLICANT:**                                Noel Roma, Jr.  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                    1628 N. Harding Avenue  
**SUBJECT:**                                    Application for a variation to reduce the north side setback from the required 2' to zero (south side setback to be 2.01'), combined side yard setback from 4.80' to 2.01' for a proposed third floor north/south side dormers to the existing three-story, two dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**497-21-S**                                        **ZONING DISTRICT: M1-1**                                **WARD: 13**  
**APPLICANT:**                                JRA Holdings, LLC  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                    5914 S. Central Avenue  
**SUBJECT:**                                    Application for a special use to establish a non-accessory parking lot with sixty\* parking spaces.

**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, Saul;  
nays - Toia.**

**\*Amended at hearing**

**498-21-Z ZONING DISTRICT: RS-3 WARD: 32**  
**APPLICANT:** Dana Westfall and Nicole Van Haverbeke  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1909 W. Cortland Avenue  
**SUBJECT:** Application for a variation to reduce the west side setback from the required 2' to 0.2' (east to be 2.8'), combined side yard setback from 4.8' to 3' for a proposed two-story rear addition and two car garage with rooftop deck to the existing three-story, single-family residence.

**Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,  
and Toia.**

**499-21-Z ZONING DISTRICT: RS-3 WARD: 32**  
**APPLICANT:** Dana Westfall and Nicole Van Haverbeke  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1909 W. Cortland Street  
**SUBJECT:** Application for a variation to increase the floor area ratio from 0.9 to 1.0 for a proposed two-story rear addition and two car garage with rooftop deck to an existing three-story, single-family residence.

**Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,  
and Toia.**

**500-21-S ZONING DISTRICT: B3-2 WARD: 1**  
**APPLICANT:** Lux Living 4U, LLC  
**OWNER:** Estate of John J. Lo Galbo & Estate of Mary R. Lo Galbo  
**PREMISES AFFECTED:** 605 N. Ashland Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with an attached four car garage.

**Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,  
and Toia.**

**501-21-Z ZONING DISTRICT: B3-2 WARD: 1**  
**APPLICANT:** Lux Living 4U, LLC  
**OWNER:** Estate of John J. Lo Galbo & Mary R. Lo Galbo  
**PREMISES AFFECTED:** 605 N. Ashland Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 3', east side setback from 2.8' to zero for a proposed four-story, four dwelling unit building with an attached four-car garage.

**Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,  
and Toia.**

**502-21-S**                                        **ZONING DISTRICT: M3-3**                                        **WARD: 32**  
**APPLICANT:**                                        Elston Petroleum, Ltd.  
**OWNER:**    MRR 525 Kedzie, LLC  
**PREMISES AFFECTED:**                                1940 N. Elston Avenue  
**SUBJECT:**    Application for a special use to establish a gas station with six pumps and an accessory retail convenience store.  
**Continued to February 18, 2022**

**503-21-Z**                                        **ZONING DISTRICT: M3-3**                                        **WARD: 32**  
**APPLICANT:**                                        Elston Petroleum, Ltd.  
**OWNER:**    MRR 525 Kedzie, LLC  
**PREMISES AFFECTED:**                                1940 N. Elston Avenue  
**SUBJECT:**    Application for a variation to reduce the lot area from the required 20,000 square feet to 16,834 square feet for a proposed gas station with six pumps with an accessory convenience store on the first floor of an existing two-story building with office use on the second floor.  
**Continued to February 18, 2022**

**504-21-Z**                                        **ZONING DISTRICT: RT-4**                                        **WARD: 21**  
**APPLICANT:**                                        Lawndale Educational and Regional Network  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                1700 W. 83rd Street  
**SUBJECT:**    Application for a variation to reduce the rear setback from the required 37.5' to 0.69' for a proposed two-story addition to an existing three-story school.  
**Continued to February 18, 2022**

**505-21-Z**                                        **ZONING DISTRICT: RT-4**                                        **WARD: 21**  
**APPLICANT:**                                        Lawndale Educational and Regional Network  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                1700 W. 83rd Street  
**SUBJECT:**    Application for a variation to increase the floor area ratio from 1.2 (39,816 square feet) to 1.64 (54,336 square feet) for a proposed two-story addition to an existing three-story school.  
**Continued to February 18, 2022**

**506-21-Z**                                        **ZONING DISTRICT: RT-4**                                        **WARD: 21**  
**APPLICANT:**                                        Lawndale Educational and Regional Network  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                                1700 W. 83rd Street  
**SUBJECT:**    Application for a variation to reduce the rear yard open space from the required 2,157 square feet to zero for a proposed two-story addition to an existing three-story school.  
**Continued to February 18, 2022**

**507-21-Z   ZONING DISTRICT: RT-4                         WARD: 21**  
**APPLICANT:** Lawndale Educational and Regional Network  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1700 W. 83rd Street  
**SUBJECT:** Application for a variation to reduce the length of the required loading space from 50' to 25' for a proposed two-story addition to the existing three-story school.  
**Continued to February 18, 2022**

**508-21-S   ZONING DISTRICT: RT-4                         WARD: 21**  
**APPLICANT:** Lawndale Educational and Regional Network  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 8255 S. Paulina Street  
**SUBJECT:** Application for a special use to establish an accessory off-site parking lot for an existing school located at 1700 W. 83rd Street, which is not more than 600' from the use served for a proposed two-story addition to an existing three-story school.  
**Continued to February 18, 2022**

**509-21-S   ZONING DISTRICT: RT-4                         WARD: 21**  
**APPLICANT:** Lawndale Educational and Regional Network  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 8255 S. Paulina Street  
**SUBJECT:** Application for a special use to establish a non-accessory parking lot with twenty-four parking stalls.  
**Continued to February 18, 2022**

**510-21-Z   ZONING DISTRICT: RT-4                         WARD: 21**  
**APPLICANT:** Lawndale Educational and Regional Network  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 8255 S. Paulina Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 15' to 4.61' for a proposed non-accessory parking lot with twenty-four parking spaces.  
**Continued to February 18, 2022**

**511-21-Z   ZONING DISTRICT: RT-4                         WARD: 21**  
**APPLICANT:** Lawndale Educational and Regional Network  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 8255 S. Paulina Street  
**SUBJECT:** Application for a variation to reduce the required 7' landscape setback to 4.61' along 83rd Street and to allow ornamental fence to be installed at the property line instead of 5' from property line along 83rd Street and to waive required hose bibs for the required accessory off-site parking lot for an existing parking lot for an existing school at 1700 W. 83rd Street.  
**Continued to February 18, 2022**

**512-21-Z   ZONING DISTRICT: RT-4                         WARD: 7**  
**APPLICANT:** Board of Education for the City of Chicago



**516-21-Z**   **ZONING DISTRICT: RS-3**   **WARD: 47**  
**APPLICANT:**   Matthew Madden  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   1906 W. Warner Avenue  
**SUBJECT:**   Application for a variation to reduce the east side setback from 4' to 2.86' (west to be 18.83'), combined side yard setback to be 21.69', rear setback from .35.05' to 29.02' for a proposed one-story rear addition to the existing single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**517-21-S**   **ZONING DISTRICT: DX-5**   **WARD: 27**  
**APPLICANT:**   Luxe suites Chicago, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   812 W. Adams Street  
**SUBJECT:**   Application for a special use to reduce the required parking from the required eighty on-site parking spaces to twenty-seven spaces for a proposed seven-story retail, eighty dwelling unit building. This is a transit served location.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-1; yeas – Chairman, Sanchez, Saul, and Toia; nays - Esposito.**

**518-21-Z**   **ZONING DISTRICT: DX-5**   **WARD: 27**  
**APPLICANT:**   Luxe Suites Chicago, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   812 W. Adams Street  
**SUBJECT:**   Application for a variation to reduce the rear setback from the required 30' to zero for a proposed seven-story retail and eighty dwelling unit building. This is a transit served location.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-1; yeas – Chairman, Sanchez, Saul, and Toia; nays - Esposito.**

**At 3:20 PM, Chairman made a motion for a twenty-five (25) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 3:45 PM.**

**At 3:45 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 3:45 PM.**

**519-21-S**   **ZONING DISTRICT: B3-1**   **WARD: 38**  
**APPLICANT:**   Austin Donuts, Inc.  
**OWNER:**   Dharmesh Purohit  
**PREMISES AFFECTED:**   4825 N. Austin Avenue  
**SUBJECT:**   Application for a special use to establish a one-lane drive through facility to serve a proposed fast-food restaurant in an existing one-story building which is being converted from a bank to a





**332-21-S** **ZONING DISTRICT: B3-2** **WARD: 7**  
**APPLICANT:** Toyin Omolasho dba Ty African Hair Braiding  
**OWNER:** Yehuda Reich, BSD realty Essex, LLC  
**PREMISES AFFECTED:** 2602 E. 79th Street  
**SUBJECT:** Application for a special use to establish a hair (braiding) salon.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**336-21-S** **ZONING DISTRICT: B3-2** **WARD: 34**  
**APPLICANT:** Easyway Property  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 11100 S. State Street  
**SUBJECT:** Application for a special use to expand the floor area of an existing gas station from 437 square feet to 893 square feet.  
**Motion to approve with condition made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays - Saul.**

**418-21-S** **ZONING DISTRICT: B3-1** **WARD: 45**  
**APPLICANT:** Thaibinh Nguyen Hernandez dba Beauty Bladed Company  
**OWNER:** Thaibinh Hernandez, Dong Nguyen, Ricardo Do, William Do  
**PREMISES AFFECTED:** 4360 N. Milwaukee, Unit 1  
**SUBJECT:** Application for a special use to establish a permanent make-up and body art tattoo facility.  
**Continued to January 21, 2022**

**432-21-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** Tim and Danielle Frank  
**OWNER:** Barrett Homes, LLC  
**PREMISES AFFECTED:** 2130 N. Kenmore  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.68' to 2', north setback from 4.8' to zero (south to be 19.33') for a proposed rear access stair, new fireplace on the garage rooftop deck and new basement addition to connect the house to the garage for the existing three-story single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays - Saul.**

**437-21-S** **ZONING DISTRICT: C2-1** **WARD: 32**  
**APPLICANT:** Howard Orloff Imports, Inc.  
**OWNER:** Peoria Enterprises, LLC  
**PREMISES AFFECTED:** 1804 W. Armitage Avenue  
**SUBJECT:** Application for a special use to permit a vehicle outdoor storage to serve an auto dealership located at another location.  
**Continued to February 18, 2022**

**438-21-Z** **ZONING DISTRICT: C2-1** **WARD: 32**  
**APPLICANT:** Howard Orloff Imports, Inc.  
**OWNER:** Peoria Enterprises, LLC  
**PREMISES AFFECTED:** 1804 W. Armitage Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from 1.31' to zero, west side setback from 2' to 1.82' for a proposed 6' high privacy fence and vehicular outdoor storage to serve an auto dealership located at another location.  
**Continued to February 18, 2022**

**At 5:18 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 5:28 PM.**

**At 5:28 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 5:28 PM.**

**444-21-S** **ZONING DISTRICT: C1-2** **WARD: 7**  
**APPLICANT:** Esther and Eugen Chukudebelu  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 8108 S. Exchange Avenue  
**SUBJECT:** Application for a special use to establish an additional dwelling unit in the basement of a two-story, two dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**446-21-Z** **ZONING DISTRICT: RS-3** **WARD: 33**  
**APPLICANT:** Luis Cuzco  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3343 W. Warner Avenue  
**SUBJECT:** Application for a variation to reduce the west side setback from the required 2.8' to 1.12' (east to be 10.97'), combined side yard setback to be 12.09' for a proposed one-story rear addition to the first-floor unit to the existing two-story, two dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, 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 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 5:42 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting returned to open session at 6:10 PM.**

**Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**Motion to approve all withdrawal requests. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 447-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 19, 2021, with the exception of Board Cal. Nos. 467-21-S, 468-21-S, 469-21-Z, 482-21-Z, 483-21-Z and 395-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**The Chairman moved to adjourn at 6:21 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Sanchez, Saul, and Toia.**

**Adjournment.**