

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- October 21, 2022  
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**

**Brian Sanchez, Acting Chairman  
Zurich Esposito  
Ann MacDonald  
Sam Toia**

**Acting Chairman Sanchez called the meeting to order at 9:03 AM. He then designated alternate member MacDonald to fill in Angela Brook’s position as a regular member. 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, Esposito, MacDonald, and Toia).**

**Motion to approve the minutes from the September 16, 2022 regular meeting of the Zoning Board of Appeals (“Board”) made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**Motion to approve the agenda for the October 21, 2022 regular meeting of Board made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**9:00 A.M.**

**Special Use Extension Request**

<b>320-21-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	Pit Stop Lounge, LLC	
<b>OWNER:</b>	Howard Gaddis	
<b>PREMISES AFFECTED:</b>	902 W. 119th Street	
<b>SUBJECT:</b>	Application for a special use to establish a tavern.	
	<b>Motion to approve made by Acting Chairman. Second by Toia.</b>	
	<b>Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.</b>	

**Regular Call**

**342-22-S**   **ZONING DISTRICT: B3-2**                   **WARD: 28**  
**APPLICANT:**                                   Levelz Management  
**OWNER:**                                       Sami Bader  
**PREMISES AFFECTED:**                 4024 W. Madison Street  
**SUBJECT:**                                     Application for a special use to establish a hair salon.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito,**  
**MacDonald, and Toia.**

**343-22-Z**   **ZONING DISTRICT: RT-4**                   **WARD: 45**  
**APPLICANT:**                                   Timothy Kelley  
**OWNER:**                                       Kirkwood Investment Group, LLC  
**PREMISES AFFECTED:**                 5552-56 W. Edmunds Street  
**SUBJECT:**                                     Application for a variation to expand the existing floor area by 956 square feet for a proposed fourth floor addition to the existing three-story, eight dwelling unit building.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito,**  
**MacDonald, and Toia.**

**344-22-Z**   **ZONING DISTRICT: RS-2**                   **WARD: 41**  
**APPLICANT:**                                   Paul & Maureen Gutierrez  
**OWNER:**                                       Same as applicant  
**PREMISES AFFECTED:**                 6950 N. Oleander Avenue  
**SUBJECT:**                                     Application for a variation to reduce the front setback from the required 30.60' to 26.56', combined side yard setback from 16.5' to 13.43' for a proposed second floor addition, front two-story addition, and new front porch to the existing one-story, single-family residence.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito,**  
**MacDonald, and Toia.**

**345-22-S**   **ZONING DISTRICT: B3-3**                   **WARD: 7**  
**APPLICANT:**                                   Pharoh Gentleman Spa  
**OWNER:**                                       Gpk Properties, LLC  
**PREMISES AFFECTED:**                 2672-74 E. 75th Street  
**SUBJECT:**                                     Application for a special use to establish a barber shop / nail salon.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion failed 0-4; yeas – None; nays - Acting Chairman,**  
**Esposito, MacDonald, and Toia.**

**346-22-S**   **ZONING DISTRICT: B3-3**                   **WARD: 7**  
**APPLICANT:**                                   Pharoh Gentleman Spa  
**OWNER:**                                       GPK Properties, LLC  
**PREMISES AFFECTED:**                 2672-74 E. 75th Street  
**SUBJECT:**                                     Application for a special use to establish a massage establishment.

**Motion to approve made by Acting Chairman. Second by Toia. Motion failed 0-4; yeas – None; nays - Acting Chairman, Esposito, MacDonald, and Toia.**

**At 12:11 PM, Acting Chairman made a motion to recess until 12:20 PM. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Esposito, MacDonald, and Toia. The Board then stood in recess until 12:20 PM.**

**At 12:20 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Esposito, MacDonald, and Toia. The Board then reconvened at 12:20 PM.**

**347-22-S                                      ZONING DISTRICT: B1-1                      WARD: 32**  
**APPLICANT:** X & Z Properties, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1359 W. Barry Avenue  
**SUBJECT:** Application for a special use to convert and existing ground floor commercial space to a business / live work unit in an existing three-story, mixed-use building.  
**Motion to approve made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**348-22-S                                      ZONING DISTRICT: B1-2                      WARD: 16**  
**APPLICANT:** Fifth Third Bank, National Association  
**OWNER:** Scg Investments, LLC  
**PREMISES AFFECTED:** 2401 W. 59th Street  
**SUBJECT:** Application for a special use to establish a single lane drive through to serve a proposed bank.  
**Motion to approve made by Acting Chairman. Second by Toia. Motion carried 3-0; yeas – Acting Chairman, Esposito, and Toia (MacDonald recused).**

**349-22-S                                      ZONING DISTRICT: B3-2                      WARD: 32**  
**APPLICANT:** El Magico, LLC  
**OWNER:** Heinz partners, LLC (Series 2)  
**PREMISES AFFECTED:** 2145 N. Western Avenue, Unit 1 F  
**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, Esposito, MacDonald, and Toia.**

**350-22-S                                      ZONING DISTRICT: RM-5                      WARD: 20**  
**APPLICANT:** Bezalel Art Club  
**OWNER:** Narrow Bridge, LLC  
**PREMISES AFFECTED:** 6028-32 S. Champlain Avenue  
**SUBJECT:** Application for a special use to convert an existing three-story religious assembly use into a private arts club with one artist dwelling unit on the ground floor and one dwelling unit on the second and third floors.

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

**351-22-Z**                                  **ZONING DISTRICT: RM-5**                          **WARD: 20**  
**APPLICANT:**                              Narrow Bridge, LLC  
**OWNER:**                                    Same as applicant  
**PREMISES AFFECTED:**                6028-32 S. Champlain Avenue  
**SUBJECT:**                                Application for a variation to reduce the rear yard open space required 562.64 square feet to zero to allow the conversions of an existing three-story religious assembly use building into a private arts club use with one resident artist dwelling unit on the ground floor and one dwelling on the second and third floors.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito,  
MacDonald, and Toia.**

**352-22-Z**                                  **ZONING DISTRICT: RT-4**                          **WARD: 1**  
**APPLICANT:**                              Galiley Holding, LLC  
**OWNER:**                                    Same as applicant  
**PREMISES AFFECTED:**                2820 W. Lyndale Avenue  
**SUBJECT:**                                Application for a variation to reduce the rear setback from the required 30' to 2', south side setback from 5' to zero and north and side setback from 5' to 2.67' for a proposed seven car garage in the rear of a three-story seven dwelling unit building.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito,  
MacDonald, and Toia.**

**353-22-Z**                                  **ZONING DISTRICT: RT-4**                          **WARD: 1**  
**APPLICANT:**                              Galiley\* Holding, LLC  
**OWNER:**                                    Same as applicant  
**PREMISES AFFECTED:**                2820 W. Lyndale Avenue  
**SUBJECT:**                                Application for a variation to reduce the rear yard open space from the required 456 square feet to zero for a proposed seven-car detached garage in the rear of a three-story, seven dwelling unit building.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito,  
MacDonald, and Toia.**

\*Amended at hearing

**354-22-Z**                                  **ZONING DISTRICT: RT-4**                          **WARD: 1**  
**APPLICANT:**                              Nikola Zlatkovic  
**OWNER:**                                    Same as applicant  
**PREMISES AFFECTED:**                838 N. Hermitage Avenue  
**SUBJECT:**                                Application for a variation to reduce the south side setback from 3.25' to 2.5' (opposite street side setback); reduce the rear setback from 39' to 4', for a proposed construction of a one-story, open stair accessing a new additional dwelling unit coach house over a new detached three-car garage accessory to the existing three-

story, four dwelling unit building.

**Withdrawn**

**355-22-Z** **ZONING DISTRICT: RS-3** **WARD: 48**  
**APPLICANT:** Board of Education of the City of Chicago  
**OWNER:** Public building Commission of Chicago  
**PREMISES AFFECTED:** 1518 W. Granville Avenue  
**SUBJECT:** Application for a variation to reduce the west side setback from the required 27.6' to 6.71', for the installation of new fixed benches and bridge at a proposed artificial turf play area accessory to an existing two and four-story school use building.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**356-22-Z** **ZONING DISTRICT: RM-5** **WARD: 43**  
**APPLICANT:** Anat Madanes  
**OWNER:** Madanes Family Irrevocable Trust  
**PREMISES AFFECTED:** 1810 N. Orleans Street  
**SUBJECT:** Application for a variation to reduce the south setback from the required 2.88' to zero (north to be 2.67'), combined side setback from 7.2' to 2.67', rear setback from 35' to 2.5' for a new side second story bay addition, new rear third story dormer additions, one side open parking space on concrete pad accessed from the alley, new 6'\* tall wood fence at the existing three-story, single family residence that is being converted to a three-story with basement building by lowering the basement floor level and converting a portion of the existing attic to a habitable third story.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

\*Amended at hearing

**At 1:48 PM, Acting Chairman made a motion to recess until 2:25 PM. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia. The Board then stood in recess until 2:25 PM.**

**At 2:25 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia. The Board then reconvened at 2:25 PM.**

**357-22-S** **ZONING DISTRICT: DX-5** **WARD: 27**  
**APPLICANT:** The Herbal Care Center, Inc.  
**OWNER:** 222 South Halsted, LLC  
**PREMISES AFFECTED:** 222-24 S. Halsted Street  
**SUBJECT:** Application for a special use to expand an existing adult use cannabis dispensary to the basement of the existing building.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**358-22-S**   **ZONING DISTRICT: C2-1   WARD: 30**  
**APPLICANT:** After School Matters, Inc.  
**OWNER:** ASM QALICB, Inc.  
**PREMISES AFFECTED:** 3401-35 N. Cicero Avenue / 4758-74 W. Roscoe Street  
**SUBJECT:** Application for a special use to expand an existing one-story garage to a community center use.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**359-22-S**   **ZONING DISTRICT: B3-3                         WARD: 3**  
**APPLICANT:** Andre P. Anthony d/b/a/ Success Barber Salon  
**OWNER:** Andre Pierce Anthony  
**PREMISES AFFECTED:** 3951 S. Dr. Martin Luther King Jr. Drive  
**SUBJECT:** Application for a special use to establish a body art service facility (scalp micropigmentation).  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**360-22-S**   **ZONING DISTRICT: B3-2                         WARD: 29**  
**APPLICANT:** Build, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5100 W. Harrison Street  
**SUBJECT:** Application for a special use to expand an existing community center with a proposed third floor addition above the gymnasium with a fifty-three-car parking lot.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 3-0; yeas – Acting Chairman, Esposito, and Toia (MacDonald recused).**

**361-22-S**   **ZONING DISTRICT: C1-3                         WARD: 30**  
**APPLICANT:** Advent Properties, LLC series 2345  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3200-08 N. Kostner Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed five-story, thirty dwelling unit building with an attached thirty car garage.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**362-22-Z**   **ZONING DISTRICT: C1-3                         WARD: 30**  
**APPLICANT:** Advent Properties, LLC Series 2345  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3200-08 N. Kostner Avenue  
**SUBJECT:** Application for a variation to eliminate the one required loading space for a proposed five-story, thirty dwelling unit building with an attached thirty car garage.



**366-22-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 4**  
**APPLICANT:**                                      EXBUD, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                                      4543 S. Ellis Avenue  
**SUBJECT:**                                      Application for a variation to relocate the required 390 square feet of rear yard open space to the car port roof deck for a proposed three-story, six dwelling unit building and three car carport with roof top deck.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**367-22-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 4**  
**APPLICANT:**                                      EXBUD, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                                      4543 S. Ellis Avenue  
**SUBJECT:**                                      Application for a variation to reduce the combined side yard setback from the required 7' to zero for a proposed three-story, six dwelling unit building and three-car carport with roof top deck.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**368-22-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 4**  
**APPLICANT:**                                      EXBUD, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                                      4543 S. Ellis Avenue  
**SUBJECT:**                                      Application for a variation to increase the maximum height from 38' to 41.08' for a proposed three-story, six dwelling unit building and a three-car carport with roof top deck.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**369-22-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 4**  
**APPLICANT:**                                      EXBUD, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                                      4543 S. Ellis Avenue  
**SUBJECT:**                                      Application for a variation to reduce the number of required parking spaces from six to five for a proposed three-story, six dwelling unit building and three-car carport with roof top deck.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**370-22-Z**                                      **ZONING DISTRICT: RT-4**                                      **WARD: 4**  
**APPLICANT:**                                      EXBUD, LLC  
**OWNER:**                                      Same as applicant  
**PREMISES AFFECTED:**                                      4543 S. Ellis Avenue  
**SUBJECT:**                                      Application for a variation to reduce the minimum lot area from



the required 6,000 square feet to 5,740 square feet for a proposed three-story, six dwelling unit building and a three-car carport with rooftop deck.

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

**371-22-Z**  
**APPLICANT:** Creative Coworking, LLC  
**OWNER:** Valwork Properties, LLC  
**PREMISES AFFECTED:** 5940 N. Sheridan Road  
**SUBJECT:** Application for a variation to establish a public place of amusement license to provide small events, room rental, ticket sales, shared workspace and meeting space which is within 125' of a residential zoning district.

**ZONING DISTRICT: B1-1**                        **WARD: 48**

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

**372-22-S**  
**APPLICANT:** Natalie Maxwell  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1910 N. California Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed one-story, single-family residence.

**ZONING DISTRICT: B3-1**                        **WARD: 1**

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

**373-22-S**  
**APPLICANT:** Angels Club Corp. dba Marafet  
**OWNER:** Anzhela Kharlak & Rusian Oliinyk  
**PREMISES AFFECTED:** 3234 N. Central Avenue  
**SUBJECT:** Application for a special use to establish a nail salon.

**ZONING DISTRICT: B2-3**                        **WARD: 30**

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

**374-22-S**  
**APPLICANT:** Buse Acquisition, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2900 W. Belmont Avenue / 3200-10 N. Francisco Avenue  
**SUBJECT:** Application for a special use to establish a roof top patio in conjunction with a restaurant which is located on the first floor of an existing three-story mixed-use building.

**ZONING DISTRICT: B3-3**                        **WARD: 33**

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







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

**388-22-S**  
**APPLICANT:** J & A Development Group, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4021 S. Langley Avenue  
**SUBJECT:** Application for a special use to establish a residential use below the second floor for a proposed single-family residence with an attached two-car garage.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito,  
MacDonald, and Toia.**

**389-22-Z**  
**APPLICANT:** J & A Development Group, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4021 S. Langley Avenue  
**SUBJECT:** Application for a variation to reduce rear setback from the required 30' to 9.83' for a proposed single-family residence with an attached two-car garage.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito,  
MacDonald, and Toia.**

**390-22-S**  
**APPLICANT:** 2327 Fullerton, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2329 W. Fullerton Avenue  
**SUBJECT:** Application for a special use to establish a residential use below the second floor for a proposed three-story\*, four\* dwelling unit building.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito,  
MacDonald, and Toia.**

**391-22-Z**  
**APPLICANT:** 2327 Fullerton, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2329 W. Fullerton Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 5,000 square feet to 4,800 square feet for a proposed three-story\*, four\* dwelling unit building.  
**Withdrawn**

\*Amended at hearing

**392-22-S**  
**APPLICANT:** Salvador Jacobo  
**OWNER:** Same as applicant



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

**397-22-Z    ZONING DISTRICT: RS-3                                  WARD: 11**  
**APPLICANT:** William Tong  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3073 S. Lyman Street  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 225 square feet to zero for a proposed two-story, single-family residence with attached garage and rear deck 4' above ground.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito,  
MacDonald, and Toia.**

**398-22-Z    ZONING DISTRICT: RM-4.5                                  WARD: 47**  
**APPLICANT:** N. Paulina Properties, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4907-15 N. Paulina Street  
**SUBJECT:** Application for a variation to reduce the required rear yard open space from the required 1,614 square feet to zero for a proposed four-story, thirty-two dwelling unit building.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito,  
MacDonald, and Toia.**

**399-22-Z    ZONING DISTRICT: RM-4.5                                  WARD: 47**  
**APPLICANT:** N. Paulina Street Properties, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4907-15 N. Paulina Street  
**SUBJECT:** Application for a variation to reduce the number of required parking spaces from the required thirty-two to twenty-seven for a proposed four-story, thirty-two dwelling unit building.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito,  
MacDonald, and Toia.**

**400-22-Z    ZONING DISTRICT: RM-4.5                                  WARD: 47**  
**APPLICANT:** N. Paulina Street Properties, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4907-15 N. Paulina Street  
**SUBJECT:** Application for a variation to eliminate the one required loading space for a proposed four-story, thirty-two dwelling unit building.  
**Motion to approve made by Acting Chairman. Second by Toia.  
Motion carried 4-0; yeas – Acting Chairman, Esposito,  
MacDonald, and Toia.**

**401-22-S    ZONING DISTRICT: DX-5                                  WARD: 42**  
**APPLICANT:** Estilo Salon, LLC dba Estilo Microblading Salon

**OWNER:** Franklin Transfer, LLC  
**PREMISES AFFECTED:** 750 N. Franklin Street, 2nd Floor  
**SUBJECT:** Application for a special use to establish a body art service.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**402-22-S** **ZONING DISTRICT: C1-3** **WARD: 1**  
**APPLICANT:** Green & Foster, LLC  
**OWNER:** 1212 Ashland, LLC  
**PREMISES AFFECTED:** 1228-30 N. Milwaukee Avenue / 1210-14 N. Ashland 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 3-1; yeas – Acting Chairman, Esposito, and MacDonald; nays - Toia.**

**403-22-S** **ZONING DISTRICT: C1-1** **WARD: 33**  
**APPLICANT:** Green Star  
**OWNER:** CSD Addison EK, LLC  
**PREMISES AFFECTED:** 3545 N. Kedzie 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, Esposito, MacDonald, and Toia.**

**CONTINUANCES**

**285-22-S** **ZONING DISTRICT: B1-1** **WARD: 47**  
**APPLICANT:** Grace Chicago Church c/o Bob Reid (Pastor)  
**OWNER:** 9557, LLC  
**PREMISES AFFECTED:** 3614-16 N. Lincoln Avenue  
**SUBJECT:** Application for a social use to establish a 100-seat religious assembly in an existing one-story building.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**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.  
**Continued to November 18, 2022**

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





