

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY – August 20, 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.**

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 9:00 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 July 16, 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 August 20, 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

205-20-S	ZONING DISTRICT: PMD-4B	WARD: 27
APPLICANT:	Growen, LLC	
OWNER:	309 Justine, LLC	
PREMISES AFFECTED:	309-19 N. Justine Avenue	
SUBJECT:	Application for a special use to establish a cannabis infuser. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.	

206-20-S	ZONING DISTRICT: PMD-4B	WARD: 27
APPLICANT:	Growen, LLC	
OWNER:	309 Justine, LLC	
PREMISES AFFECTED:	309-19 N. Justine Street	

SUBJECT: Application for a special use to establish a cannabis craft grower.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

207-20-S **ZONING DISTRICT: PMD-4B** **WARD: 27**
APPLICANT: Growen, LLC
OWNER: 309 Justine, LLC
PREMISES AFFECTED: 309-19 N. Justine Street
SUBJECT: Application for a special use to establish a cannabis processor.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

REGULAR CALL

322-21-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Candice Macis dba Salon Aster, LLC
OWNER: Patrick Gibbons dba Briar Management, LLC
PREMISES AFFECTED: 2825 N. Southport Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

323-21-S **ZONING DISTRICT: B1-1** **WARD: 30**
APPLICANT: Jasmine's Boutique Inc.
OWNER: Ampol Development
PREMISES AFFECTED: 3905 W. Belmont Avenue
SUBJECT: Application for a special use to establish a nail salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

324-21-S **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: Rebel Barbershop Inc.
OWNER: Katherine N. Brow
PREMISES AFFECTED: 6700 N. Northwest Highway
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

325-21-Z **ZONING DISTRICT: RT-3.5** **WARD: 30**
APPLICANT: Aditya Ramani
OWNER: Same as applicant
PREMISES AFFECTED: 2440 N. Lorel Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 300 square feet to zero for the conversion of the two-story, two-dwelling unit building to a three dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

326-21-Z **ZONING DISTRICT: B3-3** **WARD: 2**
APPLICANT: 1445 N Ashland Ave, LLC
OWNER: Same as applicant

330-21-S **ZONING DISTRICT: B3-3** **WARD: 32**
APPLICANT: Supplementary, LLC
OWNER: 1879 N. Milwaukee, LLC
PREMISES AFFECTED: 1879 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a body art service (tattoo studio).
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

331-21-S **ZONING DISTRICT: B1-2** **WARD: 40**
APPLICANT: Malgorzata Wojdyla dba HG Studio
OWNER: Southport Avenue Properties, LLC-135
PREMISES AFFECTED: 2010 W. Foster Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

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.
Continued to October 15, 2021

333-21-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: 2115 Damen, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2115 N. Damen Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, three-dwelling unit building with an attached garage with roof deck.
Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays - Chairman, Esposito, Sanchez, Saul, and Toia.

334-21-Z **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: 2115 Damen, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2115 N. Damen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, three dwelling unit building with an attached garage with roof deck.
Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays - Chairman, Esposito, Sanchez, Saul, and Toia.

335-21-Z **ZONING DISTRICT: C1-2** **WARD: 25**
APPLICANT: 1600 Pilsen, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1606 -10 S. Ashland Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from the required 24,000 square feet to 23,380 square feet for a proposed four-story, twenty-four dwelling unit building with thirty-four parking spaces and retail use.
Continued to October 15, 2021

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.
Continued to October 15, 2021

337-21-S ZONING DISTRICT: B3-1 WARD: 8
APPLICANT: Natural Roots Kids Hair, LLC
OWNER: Chicago Land Trust No. 8002379284
PREMISES AFFECTED: 1851-55 E. 87th Street
SUBJECT: Application for a special use to establish a hair and nail salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

At 1:05 PM, Chairman made a motion for a thirty (30) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 1:35 PM.

At 1:35 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 1:35 PM.

338-21-Z ZONING DISTRICT: RT-4 WARD: 2
APPLICANT: Salomon Properties, LLC- Designated Series D
OWNER: Same as applicant
PREMISES AFFECTED: 2231 N. Wayne Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.9' to 10.67', north side setback from 2' to 0.67' (south side setback will be 3'), combined side yard setback from 4.8' to 3.7' for a proposed third story dormer addition, new one-story open deck, and new basement addition under the existing front three-story residential two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

339-21-S ZONING DISTRICT: B3-1 WARD: 10
APPLICANT: Samo Food Inc.
OWNER: Emaar Properties, LLC
PREMISES AFFECTED: 10535 S. Torrence Avenue
SUBJECT: Application for a special use to establish a drive through facility for a proposed restaurant in an existing one-story building.

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

340-21-S
APPLICANT: Starbucks Corporation
OWNER: Jeffcat, LLC and BBCH2001, LLC
PREMISES AFFECTED: 2001 N. Harlem Avenue / 7176-78 W. Armitage Avenue
SUBJECT: Application for a special use to establish a drive through facility to serve a proposed one-story restaurant.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

341-21-S
APPLICANT: Tim Pomaville
OWNER: 4013 Pulaski, LLC
PREMISES AFFECTED: 4013-15 N. Pulaski Road
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with four required on-site parking spaces.
Continued to October 15, 2021

342-21-S
APPLICANT: Starbucks Coffee Company
OWNER: atef and Mayada Shamaileh
PREMISES AFFECTED: 5801-07 S. Western Avenue
SUBJECT: Application for a special use to establish a drive-through facility to serve a proposed one-story restaurant.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

343-21-S
APPLICANT: Tri City Foods of Illinois, LLC
OWNER: Lydia Capps Trust/ Capps Loving Family trust
PREMISES AFFECTED: 3728 S. Archer Avenue
SUBJECT: Application for a special use to expand an existing single lane drive-through to a dual lane drive through to serve an existing fast-food restaurant.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

344-21-Z
APPLICANT: Michael Nemlich
OWNER: Same as applicant
PREMISES AFFECTED: 2012 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.17' to zero, south side setback from 2' to 0.25' (north to be 2.75'), combined side yard setback from 5' to 3' to allow an upper storage level addition to an existing detached garage with a proposed 17.40' overall height to serve an existing three-dwelling unit building.

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

345-21-Z	ZONING DISTRICT: RS-3	WARD: 1
APPLICANT:	1942 N. Whipple, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1942 N. Whipple Street	
SUBJECT:	Application for a variation to reduce the north side setback from the required 2' to zero (south to be zero), combined side yard setback from 5' to zero, rear setback from 46.65' to zero for a proposed detached three-car garage with roof deck and one-story open roof deck access stair and new three-car carport to serve the four-story residential building.	

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

346-21-Z	ZONING DISTRICT: RS-3	WARD: 1
APPLICANT:	1942 N. Whipple, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1942 N. Whipple Street	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 1,575 square feet to zero for a proposed detached three car garage with roof deck, and one-story open roof deck access stair and a new three car carport to serve the four-story residential building.	

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

At 3:00 PM, 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 3:15 PM.

At 3:15 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 3:15 PM.

347-21-Z	ZONING DISTRICT: RM-5	WARD: 1
APPLICANT:	Variable Properties, LLC	
OWNER:	Metro Praise International	
PREMISES AFFECTED:	1358 W. Ohio Street	
SUBJECT:	Application for a variation to reduce the rea setback from the required 21.60' to 2.25', west side setback from 2.0' to zero (east to be zero), combined side yard setback from 2.25' to zero for a proposed four-story. two dwelling unit with roof top deck and two-car garage with roof top deck.	

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

348-21-Z	ZONING DISTRICT: RM-5	WARD:1
APPLICANT:	Variable Properties, LLC	

OWNER: Metro Praise International
PREMISES AFFECTED: 1358 W. Ohio Street
SUBJECT: Application for a variation to relocate the required 95 square feet of required rear yard open space to the garage roof deck that is over 4' above grade for a proposed four-story, two-dwelling unit building with roof top deck, and two car garage with roof top deck.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

349-21-Z **ZONING DISTRICT: RM-6.5** **WARD: 43**
APPLICANT: Richard and Laura Krakum
OWNER: Richard Kracum
PREMISES AFFECTED: 1555 N. Astor Street
SUBJECT: Application for a variation to reduce the minimum lot area from 34,200 to 31,350 square to allow the conversion of a 113 dwelling to a 114 dwelling by splitting a single unit into two dwelling units.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays - Saul.

350-21-Z **ZONING DISTRICT: B2-3** **WARD: 47**
APPLICANT: 3817 N. Ashland, LLC
OWNER: Calabrese Enterprises, Inc.
PREMISES AFFECTED: 3821 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per unit from 300 square feet to 293.45 square feet for a proposed five-story, forty-eight dwelling unit building with an attached twenty-two car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

351-21-Z **ZONING DISTRICT: B2-3** **WARD: 47**
APPLICANT: 3817 N. Ashland, LLC
OWNER: Calabrese Enterprises, Inc.
PREMISES AFFECTED: 3821 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 0.69' for a proposed five-story, forty-eight dwelling unit building with an attached twenty-two car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

352-21-Z **ZONING DISTRICT: B2-3** **WARD: 47**
APPLICANT: 3817 N. Ashland, LLC
OWNER: Calabrese Enterprises, Inc.
PREMISES AFFECTED: 3821 N. Ashland Avenue
SUBJECT: Application for a variation to allow a 24% reduction to the amount of street facing transparent window area required from 306 square feet to 233.44 square feet for a proposed five-story, forty-eight dwelling unit building with attached twenty-two car private garage.

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

CONTINUANCES

37-21-S
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis craft grow facility.
Continued to October 15, 2021

38-21-S
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis processor facility.
Continued to October 15, 2021

149-21-S
APPLICANT: Marine Drive Business, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 755 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a gas station with accessory retail and office space in a new two-story building.
Dismissed

150-21-Z
APPLICANT: Marine Drive Business Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 755 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 16,961 square feet for a proposed gas station with accessory retail and office space within a new two-story building.
Dismissed

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 4:04 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 4:35 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 all dismissals on the Board’s own motion. 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. 197-21-Z, 198-21-Z, 238-21-Z, 247-21-S, 248-21-Z, 269-21-Z, 68-21-Z, and 69-21-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 July 16, 2021, with the exception of Board Cal. Nos. 287-21-S, 300-21-S. and 301-21-Z made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to amend and reissue the Board’s Rules of Procedure made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 4:49 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.