

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- August 19, 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.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

**Brian Sanchez, Acting Chairman
Angela Brooks
Zurich Esposito
Vaishali Rao
Sam Toia**

Acting Chairman Sanchez called the meeting order to order at 9:08 AM. Prior to the meeting, Chairman Knudsen designated; (1) alternate member Rao to fill in the Chairman Knudsen’s position as a regular member; (2) regular member Sanchez to serve as Acting Chairman in Chairman Knudsen’s absence. Acting Chairman Sanchez then undertook a role call vote to establish the presence of a quorum. The hearings commenced with five members present (Acting Chairman, Brooks, Esposito, Rao, and Toia).

Motion to approve the minutes from the July 15, 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, Rao, and Toia (Brooks abstained).

Motion to approve the agenda for the August 19, 2022 regular meeting of Board made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

9:00 A.M.

REMANDED CASE

61-21-S	ZONING DISTRICT: C1-2	WARD: 19
APPLICANT:	Vidhi Properties, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1943 W. Monterey Avenue	
SUBJECT:	Application for a special use to establish a one-lane drive through to serve a proposed fast-food restaurant.	
	Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.	

269-22-S ZONING DISTRICT: DX-12 WARD: 42
APPLICANT: Green & Bransford, LLC
OWNER: Ontario Chicago, LLC
PREMISES AFFECTED: 212 E. Ontario Street
SUBJECT: Application for a special use to establish an adult use cannabis dispensary.
Motion to approve made by Acting Chairman. Second by Toia.
Motion failed 1-4; yeas – Brooks; nays – Acting Chairman, Esposito, Rao, and Toia.

270-22-S ZONING DISTRICT: B2-2 WARD: 24
APPLICANT: These Blessed Handz, LLC / Eudenah Evans
OWNER: Ruby Hooker
PREMISES AFFECTED: 3610 W. 15th Street
SUBJECT: Application for a special use to establish a beauty salon.
Motion to approve made by Acting Chairman. Second by Toia.
Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

271-22-Z ZONING DISTRICT: B2-3 WARD: 34
APPLICANT: Joseph Caldwell Jr.
OWNER: Kavern Limited Corporation
PREMISES AFFECTED: 901 W. 129th Place
SUBJECT: Application for a variation to reduce the west side setback from the required 6.84' to zero, east side setback from 6.84' to zero for a proposed two-story addition, one-story addition, attached three-car garage and a 6' solid masonry wall to the existing single-family residence to be converted to a two dwelling unit building.
Motion to approve made by Acting Chairman. Second by Toia.
Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

272-22-S ZONING DISTRICT: B3-1 WARD: 30
APPLICANT: Linea Fina
OWNER: Juan Tenemaza
PREMISES AFFECTED: 3540 N. Pulaski Road
SUBJECT: Application for a special use to establish a barber shop.
Motion to approve made by Acting Chairman. Second by Toia.
Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

At 1:20 PM, Acting Chairman made a motion to recess until 2:01 PM. Second by Toia.
Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia. The Board then stood in recess until 2:00 PM.

At 2:00 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia.
Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and Toia (Rao absent). The Board then reconvened at 2:00 PM.

273-22-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Norman W. Clark
OWNER: BCL-JV Vincennes, LLC
PREMISES AFFECTED: 4601 S. Vincennes Avenue
SUBJECT: Application for a variation to reduce the required off-street parking for residential use from seven to six for the conversion of an existing three-story single-family residence to a seven dwelling unit building with six parking stalls.
Dismissed on the Board’s own motion.

274-22-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Norman W. Clark
OWNER: BCL-JV Vincennes, LLC
PREMISES AFFECTED: 4601 S. Vincennes Avenue
SUBJECT: Application for a variation to relocate the required 317 square feet of rear yard open space to garage roof deck to allow for the conversion of a three-story, single-family residence to a seven dwelling unit building with six parking stalls.
Dismissed on the Board’s own motion.

275-22-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Moco Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4055 S. Prairie Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 177.33 square feet to 162.75 square feet for a proposed three-story, three dwelling unit building with open parking spaces which will access from under an elevated CTA rail line to a public alley.
Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

276-22-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Moco Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4055 S. Prairie Avenue
SUBJECT: Application for a variation to reduce the required parking from three spaces to two stalls for a proposed three-story, three-dwelling unit building with open parking which will access from under an elevated CTA rail line to a public alley.
Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

277-22-Z **ZONING DISTRICT: B3-3** **WARD: 39**
APPLICANT: 4251 Harding Ave, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4251 N. Harding Avenue
SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 8.58' for a proposed second floor addition with two dwelling units to an existing one-story building with office use on the ground floor.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

278-22-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RT-4

WARD: 32

Robert Giannoni and Eileen Giannoni as tenants by the Entirety

Same as applicant

2700-02 N. Greenview Avenue

Application for a variation to reduce the front setback from the required 14.79' to 7.65' for the division of an improved zoning lot for the existing two-story single-family residence. A three-story single-family residence is proposed for the newly created lot at 2702 N. Greenview.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

279-22-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-3

WARD: 32

Ian Russell & Karla Melendez in joint tenancy

Same as applicant

2044 N. Oakley Avenue

Application for a variation to reduce the north side setback from the required 2' to zero (south to be 2.8') combined side yard setback from 4.8' to 2.8', rear setback from 28' to zero for a proposed rear three-story addition, new third story addition and new side secondary entrance to basement for the existing two-story single-family residence.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

280-22-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-3

WARD: 32

Ian Russell and Karla Melendez in joint tenancy

Same as applicant

2044 N. Oakley Avenue

Application for a variation to increase the building height from the maximum 30' to 33' for a proposed rear three-story addition, new third story addition and a new side secondary entrance to basement at an existing two-story single-family residence.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

281-22-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

ZONING DISTRICT: RS-3

WARD: 32

Ian Russell And Karla Melendez in joint tenancy

Same as applicant

2044 N. Oakley Avenue

SUBJECT: Application for a variation to expand the existing floor area by 166 square feet of the 1,391.5 square feet that has existed for more than fifty years for a proposed rear three-story addition, third story addition, new side secondary entrance to basement for the existing two-story, single-family residence.
**Motion to approve made by Acting Chairman. Second by Toia.
 Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.**

282-22-Z ZONING DISTRICT: RT-4 WARD: 27
APPLICANT: Magnums Homes, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 450 N. Racine Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 31.5' to 4', north side setback from 2' to zero, combined side yard setback from 4.8' to zero for a proposed detached two car garage with roof deck.
**Motion to approve made by Acting Chairman. Second by Toia.
 Motion failed 1-4; yeas – Brooks; nays – Acting Chairman, Esposito, Rao, and Toia.**

283-22-Z ZONING DISTRICT: RT-4 WARD: 27
APPLICANT: Magnum Homes, LLC
OWNER: same as applicant
PREMISES AFFECTED: 450 N. Racine Avenue
SUBJECT: Application for a variation to relocate 163.8 square feet of rear yard open space to a proposed deck located on a proposed detached two car garage.
**Motion to approve made by Acting Chairman. Second by Toia.
 Motion failed 1-4; yeas – Brooks; nays – Acting Chairman, Esposito, Rao, and Toia.**

284-22-S ZONING DISTRICT: C2-3 WARD: 1
APPLICANT: Canna Ventures, LLC
OWNER: 1914 East Village, LLC
PREMISES AFFECTED: 1914 W. Chicago 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 Rao (Toia recused).**

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.
Continued to October 21, 2022

286-22-Z **ZONING DISTRICT: RM-5** **WARD: 4**
APPLICANT: Marshall and Stephanie Porter
OWNER: Same as applicant
PREMISES AFFECTED: 3651 S. Dr. Martin Luther King Jr. Dr.
SUBJECT: Application for a variation to reduce the rear setback from 34.69' to 30.83', north side setback from 2' to zero, (south to be 3.6'), combined side yard setback from 4' to 3.6' for a third-floor addition with rooftop deck, a three-story rear elevator shaft addition and a new open rear deck for an existing three-story, single-family residence.
Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

287-22-Z **ZONING DISTRICT: RT-4** **WARD: 12**
APPLICANT: Jose and Elizabeth Guerra
OWNER: Same as applicant
PREMISES AFFECTED: 3827-29 S. Wood Street
SUBJECT: Application for a variation to reduce the front setback from the required 14.99' to 7.81', north side setback from 2.16' to 0.29' (south to be 2.96'), combined side setback from 5.4' to 3.25' for the subdivision of one zoning lot into two lots. The three-story, two dwelling unit building shall remain. A one-story, single-family residence is proposed for 3829 S. Wood Street.
Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

288-22-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: The Emil Garlati and Laura Nelson Garlati Joint Living Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2149 W. Warner Avenue
SUBJECT: Application for a variation to relocate 225 square feet of rear yard open space for a proposed rear one-story enclosed porch addition to the existing two-story single-family residence and one-story access stair to access an existing garage roof top deck on the existing detached two car garage.
Motion to approve made by Acting Chairman. Second by Toia. Motion failed 1-4; yeas – Brooks; nays – Acting Chairman, Esposito, Rao, and Toia.

289-22-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Justin Redeker and Catherine Kelly
OWNER: Same as applicant
PREMISES AFFECTED: 1331 W. Nelson Street
SUBJECT: Application for a variation to increase the floor area ratio from the existing 2,515.8 square feet by 376 square feet for a total of 2,891.8 square feet for a proposed third story addition to the

existing three-story, single-family residence.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

290-22-Z

ZONING DISTRICT: RS-3

WARD: 32

APPLICANT:

Justin Redeker and Catherine Kelly

OWNER:

Same as applicant

PREMISES AFFECTED:

1331 W. Nelson Street

SUBJECT:

Application for a variation to reduce the west side yard setback from the required 2' to 0.4' (east side setback shall be 2.7'), combined side yard setback from 4.8' to 3.1' for a proposed third story addition to the existing three-story single-family residence.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

At 4:13 PM, Acting Chairman made a motion to recess until 4:25 PM. Second by Toia. Motion carried 5-0: yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia. The Board then stood in recess until 4:25 PM.

At 4:25 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia. The Board then reconvened at 4:25 PM.

291-22-Z

ZONING DISTRICT: RT-4

WARD: 4

APPLICANT:

Lisa Gant Parker

OWNER:

Same as applicant

PREMISES AFFECTED:

4029 S. Vincennes Avenue

SUBJECT:

Application for a variation to reduce the rear setback from the required 39' to 36.19', south side setback from 2' to zero (north to be 2.70'), combined side yard setback from 4' to 2.70' for a proposed rear two-story addition with rear open deck and stairs to an existing two-story single-family residence to be converted to two dwelling units.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

292-22-Z

ZONING DISTRICT: RT-4

WARD: 4

APPLICANT:

Lisa Gant Parker

OWNER:

Same as applicant

PREMISES AFFECTED:

4029 S. Vincennes Avenue

SUBJECT:

Application for a variation to reduce the rear yard open space from the required 164.02 to zero for a proposed rear two-story addition with rear open deck and stairs to an existing two-story single-family residence to be converted to two dwelling units.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, 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 October 21, 2022

294-22-S **ZONING DISTRICT: DX-7** **WARD: 42**
APPLICANT: PTS Corp.
OWNER: 605 N. Clark Street
PREMISES AFFECTED: 605 N. Clark Street
SUBJECT: Application for a special use to establish an adult use cannabis dispensary.
Continued to October 21, 2022

CONTINUANCES

32-22-S **ZONING DISTRICT: DX-5** **WARD: 25**
APPLICANT: 1010 W Madison Partners, LLC
OWNER: 1010 W Madison Partners, LLC
PREMISES AFFECTED: 1000-14 W. Madison Street / 2-10 N. Morgan Street
SUBJECT: Application for a special use to establish residential accessory uses on the ground floor of a proposed ten-story, twenty-five-unit residential building with a two-level parking garage (ground and second level).
Motion to approve made by Acting Chairman. Second by Toia.
Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

221-22-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Full Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2351 N. Cambridge Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 50' to 28.46', south side setback from 5' to zero (north to be 15.52') for a proposed four-story, nine dwelling unit building with eighteen- parking space garage.
Motion to approve made by Acting Chairman. Second by Toia.
Motion carried 4-1; yeas – Acting Chairman, Brooks, Rao, and Toia; nays - Esposito.

222-22-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Full Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2351 N. Cambridge Avenue
SUBJECT: Application for a variation to increase the building height from the

maximum 47' to 50.79' for a proposed four-story, nine dwelling unit building with eighteen-parking space garage.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 4-1; yeas – Acting Chairman, Brooks, Rao, and Toia; nays - Esposito.

223-22-Z

ZONING DISTRICT: RM-5

WARD: 43

APPLICANT:

Full Park, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

2351 N. Cambridge Avenue

SUBJECT:

Application for a variation to eliminate the one required loading space for a proposed four-story, nine dwelling unit building with an eighteen-parking space garage.

Motion to approve made by Acting Chairman. Second by Toia. Motion carried 4-1; yeas – Acting Chairman, Brooks, Rao, and Toia; nays - Esposito.

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 – Acting Chairman, Brooks, Esposito, Rao, and Toia. Meeting went into closed session at 6:59 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia. Meeting returned to open session at 8:32 PM.

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

Motion to approve all dismissals on the Board's own motion made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, and Toia.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 152-22-Z, 162-22-S, and 137-22-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, Rao, 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 15, 2022, with the exception of Board Cal. Nos. 231-22-S, 233-22-S, 234-22-S, 235-22-Z, 236-22-Z, 237-22-S, 146-22-S, 188-22-S, 189-22-Z, and 190-22-Z made by the Chairman. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Esposito, Rao, and Toia (Brooks abstained).

The Chairman moved to adjourn at 8:47 PM. Second by Toia. Motion carried 5-0; yeas- Acting Chairman, Brooks, Esposito, Rao, and Toia.

Adjournment.