CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – June 18, 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 Ann MacDonald Sam Toia

Chairman Knudsen called designated alternate Zoning Board of Appeals ("Board") member Ann MacDonald to fill the position of regular Board member Jolene Saul. The Chairman called the meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Esposito, Sanchez, MacDonald, and Toia).

Motion to approve the minutes from the May 21, 2021 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

Motion to approve the agenda for the June 18, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

176-20-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: 5828 N Lincoln, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5824 N. Lincoln Avenue

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

second floor for a proposed three-story, six dwelling unit building.

Withdrawn

177-20-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: 5828 N. Lincoln Avenue

OWNER: Same as applicant

PREMISES AFFECTED: 5830 N. Lincoln Avenue

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

second floor for a propose three-story, nine dwelling unit building. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald,

and Toia.

REGULAR CALL

233-21-S ZONING DISTRICT: B3-3 WARD: 49

APPLICANT: Juan Rivera dba Legacy Barber College

OWNER: Broadmoor Partners **PREMISES AFFECTED:** 1546 W. Howard Street

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, MacDonald,

and Toia.

234-21-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Richard Garza Garcia De La Vega

OWNER: Same as applicant

PREMISES AFFECTED: 2621 S. Homan Avenue

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

required 30' to zero, west setback from 3' to (east to be zero), combined side yard setback from 7.5' to zero for a proposed carport and fence with rolling gate at 7.59' in height for the

existing single- family residence.

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

and Toia.

235-21-S ZONING DISTRICT: B3-1.5 WARD: 47
APPLICANT: Lien Huynh Khanh Hung, LLC dba Ravenswood Nail I

OWNER: Rayan Bros. Enterprises **PREMISES AFFECTED:** 1716 W. Lawrence 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, MacDonald,

and Toia.

236-21-Z ZONING DISTRICT: B3-1 WARD: 23

APPLICANT: Bishop Street Holdings, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3530 W. 63rd Street

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

amusement license to provide an event space which is located

within 125' of a residential zoning district.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald, and Toia.

237-21-S ZONING DISTRICT: B3-1 WARD: 30 APPLICANT: Leroy Avenue, LLC dba Leroy Avenue Barbershop

OWNER: Leroy & Illiana Silva PREMISES AFFECTED: 6136 W. Belmont Avenue

SUBJECT: Application for a special use to expand an existing barber shop

with a proposed second floor addition.

Continued to July 16, 2021

238-21-Z ZONING DISTRICT: C1-1 WARD: 39

APPLICANT: Color Club, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4108-16 N. Hamlin Avenue

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

amusement license for a proposed banquet hall / event space with

sales of tickets for events which is located within 125' of a

residential district.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito,

Sanchez, MacDonald, and Toia.

239-21-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Clark Apartments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3833 N. Clark Street

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

second floor for a proposed four-story rear addition and two new floors to the existing two-story, two dwelling unit building to be converted to a three-dwelling unit building with an attached three-

car garage.

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

MacDonald, and Toia.

240-21-Z ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Clark Apartments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3833 N. Clark Street

SUBJECT: Application for a variation to

Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story rear addition and to add two new floors to the existing two-story, two dwelling unit building to be converted to a three-dwelling unit building with a

three-car attached garage.

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

and Toia.

At 11:05 AM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Sanchez, MacDonald, and Toia. The Board then stood in recess until 11:20 AM.

At 11:20 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia. The Board then reconvened at 11:20 AM.

241-21-Z ZONING DISTRICT: B2-3 WARD: 47

APPLICANT: Paulina Flats, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3419 N. Paulina Street

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

required 30' to 23' for a proposed four-story, fourteen dwelling unit

building with a rooftop deck.

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

and Toia.

242-21-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Marco and Patricia Iannessa

OWNER: 2442 W. Thomas Condominium Association

PREMISES AFFECTED: 2442 W. Thomas Street

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

required 36' to 1.1', east side yard setback from 2' to zero, west to 0.1', combined side yard setback from 5' to 01.' for a proposed stair connecting three-story deck to a proposed garage rooftop deck on the existing garage which serves the existing three-story, three-

unit residential building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald,

and Toia.

243-21-S ZONING DISTRICT: PMD-9 WARD: 37

APPLICANT: Healthcare Alternative Systems **OWNER:** Hispanic Management Organization

PREMISES AFFECTED: 4734 W. Chicago Avenue

SUBJECT: Application for a special use to establish a new medical service in

an existing two-story building.

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

and Toia.

244-21-Z ZONING DISTRICT: PMD-9 WARD: 37

APPLICANT: Healthcare Alternative Systems
OWNER: Hispanic Management Organization

PREMISES AFFECTED: 4734 W. Chicago Avenue

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

required twenty-nine stalls to twenty-three stalls, to serve a

proposed medical service facility in an existing two-story building. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald, and Toia.

245-21-Z ZONING DISTRICT: PMD-9 WARD: 37

APPLICANT: Healthcare Alternative Systems **OWNER:** Hispanic Management Organization

PREMISES AFFECTED: 4731 W. Rice Street

SUBJECT: Application for a variation to allow an accessory off-site parking

twenty-three space parking lot to serve a proposed medical service

facility at 4734 W. Chicago Avenue.

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

MacDonald, and Toia.

246-21-S ZONING DISTRICT: B1-2 WARD: 11

APPLICANT: Raina 31st Halsted, LLC

OWNER: CKC Enterprises (an unincorporated Business Trust Org)

PREMISES AFFECTED: 3121 S. Halsted Street

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

to serve a proposed one-story restaurant.

Continued to July 16, 2021

247-21-S ZONING DISTRICT: B1-3 WARD: 32

APPLICANT: Barrett Properties, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3113 N. Lincoln Avenue / 3118 N. Greenview Avenue

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

second floor for a proposed four-story, ten dwelling unit building

with five off-street parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas — none; nays - Chairman, Esposito, Sanchez,

MacDonald, and Toia.

248-21-Z ZONING DISTRICT: B1-3 WARD: 32

APPLICANT: Barrett Properties, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3113 N. Lincoln Avenue / 3118 N. Greenview Avenue

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 0.33' for a proposed four-story, ten dwelling unit building with five off-street

parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald,

and Toia.

At 1:10 PM, Chairman made a motion for a thirty (30) minute recess. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Sanchez, MacDonald, and Toia. The Board then stood in recess until 1:40 PM.

At 1:40 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, MacDonald and Toia. The Board then reconvened at 1:40 PM.

249-21-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Kevin and Rachel Price OWNER: Same as applicant PREMISES AFFECTED: 1839 N. Leavitt Street

SUBJECT: Application for a variation to reduce the rear setback from 27.95'to

0.33', north side setback from 3.85' to zero, (south to be zero), combined side setback from 9.62' to zero for a proposed one-story addition with roof deck and access stair to the existing single-

family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald,

and Toia.

250-21-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Kevin and Rachel Price OWNER: Same as applicant PREMISES AFFECTED: 1839 N. Leavitt Street

SUBJECT: Application for a variation to relocate the required 312 square feet

of rear yard open space to a roof top deck for a proposed one-story addition with roof deck and access stair for the existing single-

family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald,

and Toia.

251-21-Z ZONING DISTRICT: RM-4.5 WARD: 26

APPLICANT: Kranti Kambhampati **OWNER:** Same as applicant

PREMISES AFFECTED: 1325-29 N. Artesian Avenue

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

required 8.3' to zero, north side setback from 2' to zero, south from 2' to 0.1', combined side yard setback from 4.8' to 0.1' for the existing three dwelling unit building at 1329 N. Artesian to permit the division of one zoning lot into two zoning lots. The existing three-story, three dwelling unit building shall remain. A four-story, three dwelling unit building with on-site parking is proposed for

the newly created lot.

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

and Toia.

252-21-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1822 North Kedzie Condominium

OWNER: Same as applicant PREMISES AFFECTED: 1822 N. Kedzie Avenue

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

required 50' to zero for a proposed 10' metal fence and gate at the

rear of the existing four dwelling unit building.

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

and Toia.

253-21-Z ZONING DISTRICT: RM-4.5 WARD: 36

APPLICANT: 4342 Shakespeare, LLC

OWNER: (2106) 4342 W. Shakespeare, LLC (2108) Janet Martinez

PREMISES AFFECTED: 2106-08 N. Laramie Avenue

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

the required 2' to 0.64' (south side to be 3.23'), combined side setback from 5' to 3.87' to permit the subdivision of one zoning lot into two lots. The existing three-story two dwelling unit building shall remain. A three-story, three dwelling unit building with a

parking pad is proposed for the newly created lot.

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

and Toia.

254-21-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Oleander Tattoo, LLC **OWNER:** Hayes Properties, Inc. **PREMISES AFFECTED:** 5254 N. Damen Avenue

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

shop).

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

and Toia.

255-21-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Andersonville 5310, LLC

OWNER: Angeline Stotis

PREMISES AFFECTED: 5308-12 N. Clark Street

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

amusement license to provide entertainment performances within

125' of a residential district.

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

and Toia.

256-21-Z ZONING DISTRICT: RM-5.5 WARD: 7

APPLICANT: Elam Industries, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3006-12 E. 78th Street

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

required 5' to 0.5', west side setback to be 29' combined side yard setback to be 29.5' rear setback from 41.1' to 1.6' for a proposed four-story, ten dwelling unit building with east balconies and

attached eight car garage.

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

257-21-Z ZONING DISTRICT: RS-2 WARD: 10

APPLICANT: Jaime Robles
OWNER: Same as applicant
PREMISES AFFECTED: 13050 S. Avenue M

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

the required 6' to 5.22' (north to be 12'), combined side yard setback from 18' to 17.22' for a proposed one-story addition to the

existing one-story single-family residence.

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

and Toia.

258-21-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: KA Development, LLC OWNER: Same as applicant PREMISES AFFECTED: 3025 N. Sawyer Avenue

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

the required 2' to 0.68' (south to be 1.68'), combined side setback from 5.01' to 2.36' to allow the subdivision of one zoning lot into two zoning lots. The lot is currently improved with a two story,

single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald,

and Toia.

259-21-S ZONING DISTRICT: B1-2 WARD: 43

APPLICANT: Vasiliiki Lukidis **OWNER:** Same as applicant

PREMISES AFFECTED: 2703 N. Clark Street (2nd and 3rd Floor)

SUBJECT: Application for a special use to establish a single room occupancy

on the second and third floor in an existing building.

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

and Toia.

260-21-S ZONING DISTRICT: B3-2 WARD: 28

APPLICANT: Reborn Ministries/ Reborn Community Church

OWNER: Same s applicant 4000 W. Wilcox Street

SUBJECT: Application for a special use to expand an existing religious

assembly facility with a proposed front, two-story and rear two-

story addition to the existing two-story building.

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

and Toia.

ZONING DISTRICT: B3-2 WARD: 28 APPLICANT: Reborn Ministries / Reborn Community Church

OWNER: Same as applicant **PREMISES AFFECTED:** 4000 W. Wilcox Street

SUBJECT: Application for a variation to reduce the front setback from 6.92' to

zero for a proposed front two-story addition and a rear two-story addition to an existing religious assembly in an existing two-story

building.

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

and Toia.

At 3:35 PM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia. The Board then stood in recess until 3:50 PM.

At 3:50 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia. The Board then reconvened at 3:50 PM.

262-21-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: 1326 West George Street, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1326 W. George Street

SUBJECT: Application for a special use to expand an existing ground floor

dwelling unit in an existing three-story, four dwelling unit

building.

Continued to September 17, 2021

263-21-Z ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: 1326 W George, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1326 W. George Street

SUBJECT: Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 28' for a threestory addition for the existing three-story, four dwelling unit

building.

Continued to September 17, 2021

264-21-S ZONING DISTRICT: DX-5 WARD: 27

APPLICANT: Joni Tattoo, Inc.

OWNER: Chicago Title Land Trust Company, Trust No. 30307

PREMISES AFFECTED: 805 W. Randolph Street

SUBJECT: Application for a special use to establish a body art / tattoo salon.

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

and Toia.

265-21-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Wassim Kmeid
OWNER: Same as applicant
PREMISES AFFECTED: 1446 W. Huron Street

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

required 26.04' to 14.25' for a proposed third floor addition to an

existing two-story single-family residence.

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

and Toia.

266-21-S ZONING DISTRICT: DX-5 WARD: 25

APPLICANT: Jessica and Steven Garten

OWNER: Same as applicant **PREMISES AFFECTED:** 22 N. Morgan Street

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

second floor by converting an existing two-story, twenty-eight dwelling unit building to a twenty-nine dwelling unit building by

converting ground floor office space to a dwelling unit.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald,

and Toia.

267-21-Z ZONING DISTRICT: DX-3 WARD: 25

APPLICANT: Jessica & Steven Garten
OWNER: Same as applicant
PREMISES AFFECTED: 22 N. Morgan Street

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

for residential use from the required twenty-nine stalls to twentyeight stalls for the conversion of an existing two-story, twentyeight dwelling unit building to a twenty-nine dwelling unit

building.

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

and Toia.

268-21-S ZONING DISTRICT: B3-3 WARD: 46

APPLICANT: Just Pawn, Inc.

OWNER: Nguyen Properties, LLC **PREMISES AFFECTED:** 4445 N. Broadway

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

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

and Toia.

269-21-Z ZONING DISTRICT: RT-4 WARD: 44

APPLICANT: Diane Foote
OWNER: Same as applicant
PREMISES AFFECTED: 846 W. Oakdale

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

required 35' to 23.25' for a proposed elevated walkway for access

to the garage rooftop deck from the existing two-story, single

family residence.

Motion to approve made by Chairman. Second by Toia. Motion failed 1-4; yeas — Esposito; nays - Chairman, Sanchez, MacDonald, and Toia.

270-21-S ZONING DISTRICT: B1-3 WARD: 49

APPLICANT: Dmitriy Voskoboynik
OWNER: Dupk Homes Inc.
PREMISES AFFECTED: 1437 W. Howard Street

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

second floor to convert a three dwelling unit building to a four dwelling unit building in an existing four-story residential

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald,

and Toia.

271-21-S ZONING DISTRICT: RS-3 WARD: 45

APPLICANT: Catholic Bishop of Chicago

OWNER: Same as applicant

PREMISES AFFECTED: 6037 W. Ardmore Avenue*

SUBJECT: Application for a special use to establish a non-required off-site

accessory parking lot to serve the existing religious assembly and

school uses at 5843-59 N. Moody Avenue.

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

and Toia.

272-21-Z ZONING DISTRICT: RS-3 WARD: 45

APPLICANT: Catholic Bishop of Chicago

OWNER: Same as applicant

PREMISES AFFECTED: 6037 W. Ardmore Avenue*

SUBJECT: Application for a variation to reduce the front setback from 14.5' to

7' for a proposed non-required off-site accessory parking lot to serve the religious assembly and school uses at 5843-59 N. Moody

Avenue.

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

and Toia.

273-21-Z ZONING DISTRICT:RM-4.5 WARD: 27

APPLICANT: Ashley Wendela and Brendan Metzger

OWNER: Same as applicant **PREMISES AFFECTED:** 816 N. May Street

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

required 6.76' to zero, north side setback from 5.06' to 0.67', no

^{*}Amended at hearing

^{*}Amended at hearing

south setback required, combined side setback from 5.06' to 0.67' for a proposed second story addition and a partially rebuilt first

story front wall on the existing single-family residence.

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

and Toia.

274-21-S **ZONING DISTRICT: M2-2** WARD: 6

APPLICANT: Guaranteed Investments, Inc.

OWNER: LP 7400, LLC PREMISES AFFECTED: 7401 S. State Street

SUBJECT: Application for a special use to establish a cannabis craft grower

facility.

Continued to September 17, 2021

ZONING DISTRICT: C3-1 275-21-S WARD: 8

APPLICANT: Sea Craft, LLC **OWNER:** JFA real Estate, LLC

PREMISES AFFECTED: 9933 S. Cottage Grove Avenue

Application for a special use to establish a cannabis craft grower **SUBJECT:**

facility.

Continued to July 16, 2021

276-21-S **ZONING DISTRICT: C3-1** WARD: 8

APPLICANT: Sea Craft, LLC

JFA Real Estate, LLC **OWNER:**

PREMISES AFFECTED: 9933 S. Cottage Grove Avenue

Application for a special use to establish a cannabis processor **SUBJECT:**

facility.

Continued to July 16, 2021

ZONING DISTRICT: C3-1 277-21-S WARD: 8

APPLICANT: Sea Craft, LLC

OWNER: JFA Real Estate, LLC

PREMISES AFFECTED: 9933 S. Cottage Grove Avenue

Application for a special use to establish a cannabis infuser **SUBJECT:**

facility.

Continued to July16, 2021

278-21-S **ZONING DISTRICT: B3-1 WARD: 29**

APPLICANT: Hayley Ashby dba The Beauty Castle

Belmont Rentals OWNER:

PREMISES AFFECTED: 7061-63 W. Belmont Avenue

Application for a special use to establish a hair salon. **SUBJECT:**

> Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas - Chairman, Esposito, Sanchez, MacDonald,

and Toia.

279-21-S **ZONING DISTRICT: B3-1 WARD: 29**

Hayley Ashby dba The Beauty Castle **APPLICANT:**

OWNER: Belmont Rentals, LLC

PREMISES AFFECTED: 7061-63 W. Belmont Avenue

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

blading with machinery).

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald,

and Toia.

280-21-Z ZONING DISTRICT: RS-3 WARD: 37

APPLICANT: Maldonado Properties
OWNER: Same as Applicant
PREMISES AFFECTED: 1505 N. Central Avenue

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

the required 2.4' to 0.43' (south to be 3.21'), combined side yard setback from 6' to 3.64', front setback from 12.73' to 9.97' for a proposed two-story, single family residence with front porch.

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

and Toia.

CONTINUANCES

33-21-S ZONING DISTRICT: M1-1 WARD: 24

APPLICANT: Govind Associates, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3501-05 W. Roosevelt / 1200-14 S. St. Louis 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 Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald,

and Toia.

37-21-S ZONING DISTRICT: PMD-9 WARD: 28

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 August 20, 2021

38-21-S ZONING DISTRICT: PMD-9 WARD: 28

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 August 20, 2021

68-21-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3,893 square feet for a proposed addition of a fourth dwelling unit to an existing three-story, three

dwelling unit building.

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

MacDonald, and Toia

69-21-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series

OWNER: Same as applicant

PREMISES AFFECTED: 2711 N. Washtenaw Avenue

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

parking from four spaces to three spaces for the proposed addition

to an existing three-story, three dwelling unit building.

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

MacDonald, and Toia

131-21-S ZONING DISTRICT: B1-1 WARD: 7

APPLICANT: Krishonna Griffin DBA K Elements **OWNER:** East Seventy Ninth Street, LLC

PREMISES AFFECTED: 2247 E. 73rd Street

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, MacDonald,

and Toia.

138-21-S ZONING DISTRICT: B3-1 WARD: 16

APPLICANT: AZSPE, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 2806 W. 63rd Street

SUBJECT: Application for a special use to expand an existing one-story retail

convenience store building with a new two-story addition which will contain 1,720 square feet of retail space and two office units

above. **Withdrawn**

149-21-S ZONING DISTRICT: B3-2 WARD: 46

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.

Continued to August 20, 2021

150-21-Z ZONING DISTRICT: B3-2 WARD: 46

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.

Continued to August 20, 2021

183-21-Z ZONING DISTRICT: C2-1 WARD: 21

APPLICANT: Exquisite Concepts Meeting Event Center

OWNER: Robin Wright

PREMISES AFFECTED: 9001 S. Halsted Street

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

amusement license for a proposed banquet hall (medium venue)

which is located within 125' of a residential district.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito,

Sanchez, MacDonald, and Toia.

221-21-S ZONING DISTRICT: B1-2 WARD: 26

APPLICANT: 3239 Division, LLC

OWNER: Dickens Central Properties, Inc.

PREMISES AFFECTED: 3239 W. Division Street

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

second floor for a proposed four-story, four dwelling unit building with roof top deck, front and rear balconies, trash enclosures, attached two-car garage and two car-garage with roof deck.

Withdrawn

222-21-Z ZONING DISTRICT: B1-2 WARD: 26

APPLICANT: 3239 Division, LLC

OWNER: Dickens Central Properties, Inc.

PREMISES AFFECTED: 3239 W. Division Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 4,000 square feet to 3,950 square feet for a proposed four-story, four dwelling unit building with roof deck, front and rear balconies, trash enclosures, attached two car garage and two

car detached garage with roof deck.

Withdrawn

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, MacDonald, and Toia. Meeting went into closed session at 6:50 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia. Meeting returned to open session at 7:31 PM.

Motion to approve the previous continuance requests to the dates stated by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 115-21-Z, 122-21-Z, 107-21-S, 108-21-Z, 109-21-S, and 110-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas — Chairman, Esposito, Sanchez, MacDonald, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of May 21, 2021, with the exception of Board Cal. Nos. 197-21-Z, 198-21-Z, and 135-21-S made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

The Chairman moved to adjourn at 7:48 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Sanchez, MacDonald, and Toia.

Adjournment.