

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- November 17, 2023  
IN-PERSON MEETING  
121 N. LaSalle Street, Second Floor, City Council Chambers**

**THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, SECOND FLOOR, CITY COUNCIL CHAMBERS, CITY HALL.**

**PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS**

**Brian Sanchez, Chairman  
Zurich Esposito  
Sam Toia**

**Chairman Sanchez called the meeting to order at 9:08 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with three members present (Chairman, Esposito, and Toia).**

**Motion to approve the minutes for the October 20, 2023 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.**

**Motion to approve the agenda for the November 17, 2023 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.**

**9:00 A.M.**

**Special Use Extension Request**

<b>324-22-S</b>	<b>ZONING DISTRICT: DC-16</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	TC Applico, LLC	
<b>OWNER:</b>	400 Wells VB Inc.	
<b>PREMISES AFFECTED:</b>	400 S. Wells Street	
<b>SUBJECT:</b>	Application for a special use to establish an adult use cannabis dispensary within an existing one and story building.	
	<b>Motion to approve made by Chairman. Second by Toia.</b>	
	<b>Motion carried 3-0; yeas – Chairman, Esposito, and Toia.</b>	

**Regular Call**

<b>402-23-A</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Gregory Lemond	
<b>OWNER:</b>	Barrett Homes	
<b>PREMISES AFFECTED:</b>	1848-50 W. Cuyler Avenue	
<b>SUBJECT:</b>	Application for an objector's appeal for the granting of an administrative adjustment to the property located at 1848-50 W. Cuyler Avenue.	
	<b>Continued to December 15, 2023 at 9:00am.</b>	



















**OWNER:** 59th Property, LLC  
**PREMISES AFFECTED:** 72 E. 51st Street  
**SUBJECT:** Application for a special use to establish a gas station.  
**Withdrawn**

**14-23-Z** **ZONING DISTRICT: B3-3** **WARD: 3**  
**APPLICANT:** Maria Black Gold 721, Inc.  
**OWNER:** 59th Property, LLC  
**PREMISES AFFECTED:** 72 E. 51st Street  
**SUBJECT:** Application for a variation to reduce the minimum lot area for a proposed gas station from the required 20,000 square feet to 15,975.5 square feet.  
**Withdrawn**

**271-23-S** **ZONING DISTRICT: B3-3** **WARD: 28**  
**APPLICANT:** 2037 N Kenneth, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2351 W. Flournoy Street  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-0; yeas – Chairman, Esposito, and Toia.**

**272-23-Z** **ZONING DISTRICT: B3-3** **WARD: 28**  
**APPLICANT:** 2037 N Kenneth, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2351 W. Flournoy Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story, eight dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-0; yeas – Chairman, Esposito, and Toia.**

**273-23-S** **ZONING DISTRICT: B3-3** **WARD: 28**  
**APPLICANT:** 2037 N Kenneth Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2355 W. Flournoy Street  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-0; yeas – Chairman, Esposito, and Toia.**

**274-23-Z** **ZONING DISTRICT: B3-3** **WARD: 28**  
**APPLICANT:** 2037 N Kenneth, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2355 W. Flournoy Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 20' on floors containing dwelling units for a





**OWNER:** BSG 95th and Jeffrey, LLC  
**PREMISES AFFECTED:** 2115-25 E. 95th Street  
**SUBJECT:** Application for a variation to eliminate shrubs and ornamental fence at required 7' landscape setback along E. 95th Street for a proposed one-story restaurant with a single drive through facility with on-site parking.  
**Continued to January 19, 2024 at 2:00pm.**

**389-23-S** **ZONING DISTRICT:** M3-3 **WARD:** 32  
**APPLICANT:** Mastoura Corporation  
**OWNER:** Convention Center Drive, LLC  
**PREMISES AFFECTED:** 2355-57 N. Damen Avenue  
**SUBJECT:** Application for a special use to establish a cannabis infuser facility.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-0; yeas – Chairman, Esposito, and Toia.**

**398-23-S** **ZONING DISTRICT:** C1-2 **WARD:** 25  
**APPLICANT:** Green & Randle, LLC /  
Nature's Grace & Wellness, LLC (co-applicants)  
**OWNER:** 2605 W Cermak, LLC  
**PREMISES AFFECTED:** 2601-07 W. Cermak Road  
**SUBJECT:** Application for a special use to establish an adult use cannabis dispensary.  
**Continued to January 19, 2024 at 2:00pm.**

**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 3-0; yeas – Chairman, Esposito, and Toia. Meeting went into closed session at 3:43 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia. Meeting returned to open session at 4:28 PM.**

**Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.**

**Motion to approve all withdrawal requests made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.**

**Motion to approve all dismissals on the Boards own motion made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its October 20, 2023 regular meeting.**

**Motion to adjourn the meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas- Chairman, Esposito, and Toia.**

**Adjournment at 4:30 PM.**