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 <u>IN-PERSON</u> MEETING. THERE WILL BE <u>NO</u> 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

324-22-S ZONING DISTRICT: DC-16 WARD: 34

APPLICANT: TC Applico, LLC **OWNER:** 400 Wells VB Inc. **PREMISES AFFECTED:** 400 S. Wells Street

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary within an existing one and story building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

Regular Call

402-23-A ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Gregory Lemond **OWNER:** Barrett Homes

PREMISES AFFECTED: 1848-50 W. Cuyler Avenue

SUBJECT: Application for an objector's appeal for the granting of an

administrative adjustment to the property located at 1848-50 W.

Cuvler Avenue.

Continued to December 15, 2023 at 9:00am.

403-23-Z ZONING DISTRICT: RS-1 WARD: 46

APPLICANT: Victoria J. Herget and Robert K. Parsons

OWNER: Same as applicant

PREMISES AFFECTED: 826 W. Hutchinson Street

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

required 32.9' to 1', east side setback from 20' to zero, (west to be 40.39'), combined side yard setback from 60' to 40.39', combined side yard setback from 60' to 40.39' to allow a proposed 10.25' tall

fence at the rear of the existing residential building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

404-23-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Willie Brickhouse
OWNER: Same as applicant
PREMISES AFFECTED: 4124 S. Berkley Avenue

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

required 21.64' to 0.35', south side setback from 2' to zero, (north to be zero), combined side yard setback from 4' to zero, the rear property line located 10' from the centerline of the alley from 2' to

0.35' for a rear attached one car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

405-23-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Wilie Brickhouse
OWNER: Same as applicant
PREMISES AFFECTED: 4124 S. Berkley Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 76 square feet to zero for a proposed two-story

addition to an existing single-family residence with rear attached

one car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

406-23-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: KC Hair Studio, LLC

OWNER: Irving Park / Lowell Building, LLC

PREMISES AFFECTED: 4318 W. Irving Park Road

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

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

407-23-S ZONING DISTRICT: B3-1 WARD: 12

APPLICANT: Amparo Murillo **OWNER:** Same as applicant **PREMISES AFFECTED:** 3214 W. 47th Street

SUBJECT: Application for a special use to expand an existing tavern use on

the ground floor to be expanded into another part of the building between the rear of the existing three-story building and the garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

408-23-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3335-57 N. Sheffield, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3341 N. Sheffield Avenue

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

required 27.74' to 17.75' for a proposed four-story, eight dwelling

unit building and four unenclosed parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

409-23-Z ZONING DISTRICT: RM-5 WARD: 44

APPLICANT: 3335-3357 N. Sheffield, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3341 N. Sheffield Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 288 square feet to 239 square feet for a proposed fourstory, eight dwelling unit building and four unenclosed parking

spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

410-23-Z ZONING DISTRICT: RM-5 WARD: 11

APPLICANT: Samantha Chuskas **OWNER:** Same as applicant **PREMISES AFFECTED:** 831 W. 33rd Street

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

required15' to 8.32', west side setback from 2' to zero (east to be 3.38'), combined side yard setback from 5' to 3.38" for a proposed new front open entry stair and third floor dormer additions to an existing three-story, two-dwelling unit front building and to enclose the front porch to the existing three-story, three-dwelling

unit rear building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

411-23-S ZONING DISTRICT: M1-2 WARD: 47

APPLICANT: Ravenswood Golf Club, LLC
OWNER: LSCD of Ravenswood, LLC
PREMISES AFFECTED: 4711 N. Ravenswood Avenue

SUBJECT: Application for a special use to establish a sports and recreation

participant (golf facility) on the second floor of an existing

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia. 412-23-Z ZONING DISTRICT: M1-2 WARD: 47

APPLICANT: Ravenswood Golf Club, LLC **OWNER:** LSCC of Ravenswood, LLC **PREMISES AFFECTED:** 4711 N. Ravenswood Avenue

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

requirement from seven stalls to zero for a proposed second floor sports and recreation participant use (golf facility). This is a transit served location which is located within 2,640 feet of a rail station

entrance.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

413-23-S ZONING DISTRICT: B3-2 WARD: 32 APPLICANT: West Roscoe Street, LLC dba Lush Wine and Spirits

OWNER: Roscoe Investments, LLC **PREMISES AFFECTED:** 2232-40 W. Roscoe Street

SUBJECT: Application for a special use to expand an existing liquor store.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

414-23-Z ZONING DISTRICT: RM-5 WARD: 1

APPLICANT: JMP Development Company

OWNER: Same as applicant **PREMISES AFFECTED:** 529 N. Hartland Court

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

required 22.12' to 5' for a proposed three-story single-family residence with mezzanine, roof top deck, roof top stair enclosure, attached two car garage with roof deck, rear porch at third story

and rear stair at second and third story.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

415-23-Z ZONING DISTRICT: RM-5 WARD: 1

APPLICANT: JMP Development
OWNER: Same as applicant
PREMISES AFFECTED: 529 N. Hartland Court

SUBJECT: Application for a variation to relocate the required 96 square feet

of rear yard open space to a proposed garage roof deck which will

serve a proposed three-story, single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

416-23-S ZONING DISTRICT: B3-2 WARD: 36

APPLICANT: Coacoyula's Beauty Salon Inc.

OWNER: Thomas Flores Jr.

PREMISES AFFECTED: 5823 W. Fullerton Avenue

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

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia. 417-23-S ZONING DISTRICT: B3-2 WARD: 49

APPLICANT: Majur Tier Salon and Spa, LLC **OWNER:** Clark and Touhy Investment, LLC

PREMISES AFFECTED: 7127 N. Clark Street

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

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

418-23-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: American Blues Theater NFP d/b/a/ American Blues Theater

OWNER: Same as applicant

PREMISES AFFECTED: 5627 N. Lincoln Avenue

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

amusement license for a live theater venue which is within 125' of

a residential zoning district.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

419-23-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Maikai Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2462 N. Orchard Street

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

the required 2' to zero (north to be 0.03'), combined side yard setback from 4.99' to 0.03'for a proposed addition of a dwelling unit in the basement of an existing three-story, three dwelling unit building and the construction of three balconies on the south side

of the building. **Withdrawn**

420-23-Z ZONING DISTRICT: RM-5 WARD: 43

APPLICANT: Maikai Capital, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2462 N. Orchard Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 165 square feet to zero for the addition of a dwelling unit in the basement of an existing three-story, three dwelling unit building and the construction of three balconies on the south side

of the building.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

421-23-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Fern Thai Massage & Spa, LLC

OWNER: Nick Saltouros

PREMISES AFFECTED: 3105 N. Ashland Avenue

SUBJECT: Application for a special use to establish a massage establishment.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

422-23-S ZONING DISTRICT: B3-2 WARD: 44

APPLICANT: Diversey Beer wine and Spirits, Inc.

OWNER: Eli Elgazar

PREMISES AFFECTED: 936 W. Diversey Parkway

SUBJECT: Application for a special use to establish a liquor store.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

423-23-S ZONING DISTRICT: B3-3 WARD: 46

APPLICANT: Vandross Hair Design, LLC

OWNER: 4501 Sheridan, LLC **PREMISES AFFECTED:** 4507 N. Sheridan Road

SUBJECT: Application for a special use to establish a hair salon/ barber shop.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

424-23-S ZONING DISTRICT: C1-2 WARD: 27

APPLICANT: Haaayy, LLC

OWNER: Espo Group. LLC 2800 W. Madison Chicago

PREMISES AFFECTED: 2800 W. Madison Street

SUBJECT: Application for a special use to establish an adult use cannabis

dispensary. **Withdrawn**

425-23-S APPLICANT:WARD: 16
Sharon Woodall / J & S Big Fellas Loc's and Fades, LLC

OWNER: Ludmilla Koralewska **PREMISES AFFECTED:** 5407 S. Halsted Street

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

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

426-23-S ZONING DISTRICT: B3-2 WARD: 47

APPLICANT: Irma's Magic Beauty Salon, LLC **OWNER:** Edina Zvizdic and Selma Kulenovic

PREMISES AFFECTED: 4151 N. Western Avenue

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

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

427-23-S ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: Luciana Norwood
OWNER: Same as applicant
PREMISES AFFECTED: 1801-03 W. 87th Street

SUBJECT: Application for a special use to expand an existing tavern at 1801

W. 87th Street to the adjacent space at 1803 W. 87th Street and into a new enclosed rear patio on the ground floor of an existing

one-story commercial building.

Continued to January 19, 2024 at 2:00pm.

428-23-S ZONING DISTRICT: B3-5 WARD: 25

APPLICANT: Pilsen Tattoo, LLC **OWNER:** BR Throop, LLC **PREMISES AFFECTED:** 1259 W. 18th Street

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

shop).

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

A.M. CONTINUANCE

348-23-Z ZONING DISTRICT: B1-2 WARD: 50

APPLICANT: Vaishna Dhaba Inc.

OWNER: Chicago Title and Trust dated 11/30/2021 under trust number

80023827864

PREMISES AFFECTED: 2519 W. Devon Avenue

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

amusement license to be located with 125' of a residential zoning

district.

Continued to January 19, 2024 at 9:00am.

349-23-Z ZONING DISTRICT: B1-2 WARD: 50

APPLICANT: Vaishnav Dhaba Inc.

OWNER: Chicago Title and Trust dated 11/30/2021 under trust number

8002387864

PREMISES AFFECTED: 2519 W. Devon Avenue

SUBJECT: Application for a variation to allow the expansion of the existing

occupancy of an existing non-conforming medium venue (banquet

hall) in an existing two-story.

Continued to January 19, 2024 at 9:00am.

350-23-Z ZONING DISTRICT: B1-2 WARD: 50

APPLICANT: Vaishnav Dhaba, Inc.

OWNER: Chicago Title & Trust dated 11/30/2021 under trust number

80023887864

PREMISES AFFECTED: 2519 W. Devon Avenue

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

parking space for a transit served location from fifteen parking spaces to zero for the expansion of the existing occupancy of an existing non-conforming banquet hall that is within 1,320' of a

CTA bus line corridor along Devon Avenue. Continued to January 19, 2024 at 9:00am.

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 11:01AM.

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 11:09 AM.

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.

At 11:13 AM, Chairman made a motion to recess until 2:00PM. Second by Toia. Motion carried 3-0: yeas – Chairman, Esposito, and Toia. The Board then stood in recess until 2:00 PM.

At 2:03 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, and Toia. The Board then reconvened at 2:03 PM.

2:00 P.M.

SUBJECT:

429-23-S ZONING DISTRICT: B3-5 WARD: 47

APPLICANT: 4640 N Western, LLC

OWNER: BGD Western, LLC and 4640 N Western, LLC

PREMISES AFFECTED: 4632-44 N. Western Avenue / 2402-10 W. Eastwood Avenue **SUBJECT:** Application for a special use to establish residential use below the

second floor with a proposed six-story addition to the existing four-story, mixed-use building which will then contain seventy-four dwelling units, ten parking spaces, ground floor retail use and

dwelling units on the ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

430-23-S ZONING DISTRICT: B3-5 WARD: 47

APPLICANT: 4640 N Western, LLC

OWNER: BGD Western, LLC & 4640 N Western, LLC

PREMISES AFFECTED: 4632-40 N. Western Avenue / 2402-10 W. Eastwood

SUBJECT: Application for a special use to establish three business live/ work

units for a proposed six-story addition to an existing four-story, mixed-use building which will than contain seventy-four dwelling units, ten parking spaces, ground floor retail use and ground floor

dwelling units.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

431-23-Z ZONING DISTRICT: B3-5 WARD: 47

APPLICANT: 4640 N Western, LLC

OWNER: BGD Western, LLC & 4640 N Western, LLC

PREMISES AFFECTED: 4632-44 N. Western Avenue / 2402-10 W. Eastwood Avenue

Application for a variation to reduce the rear setback from the required 30' to zero for a proposed six-story addition to the existing four-story, mixed-use building which will then contain seventy-four dwelling units, ten parking spaces and ground floor retail use.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia. 432-23-Z ZONING DISTRICT: B3-5 WARD: 47

APPLICANT: 4640 N Western, LLC

OWNER: BGD Western, LLC & 4640 N Western, LLC

PREMISES AFFECTED: 4632-44 N. Western Avenue / 2402-10 W. Eastwood Avenue **SUBJECT:** Application for a variation to reduce the number of required off-

street parking spaces from seventy-four to ten for a transit served

location which is within 2,640 from a CTA rail station.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

433-23-Z ZONING DISTRICT: B3-5 WARD: 47

APPLICANT: 4640 N Western, LLC

OWNER: BGD Western, LLC & 4640 N. Western, LLC

PREMISES AFFECTED: 4632-44 N. Western Avenue / 2402-10 W. Eastwood Avenue

SUBJECT: Application for a variation to eliminate the one required loading

space for a proposed six-story addition to an existing four-story, mixed-use building which shall then contain seventy-four dwelling

units, ten parking spaces and ground floor retail use.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

434-23-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: Chick-Fil-A, Inc.

OWNER: Higgins Concorde, LLC

PREMISES AFFECTED: 8151-8221 W. Higgins Avenue

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

serve a proposed one-story, fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

435-23-S ZONING DISTRICT: B3-1 WARD: 7

APPLICANT: 2410 Prop Limited

OWNER: Terrapin Investments, LLC **PREMISES AFFECTED:** 2435-55 E. 95th Street

SUBJECT: Application for a special use to establish a one-story gas station

with a mini mart.

Continued to January 19, 2024 at 2:00pm.

P.M. CONTINUANCES

329-22-S ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: Jann Dragovich **OWNER:** Same as applicant

PREMISES AFFECTED: 2350 N. Clybourn Avenue

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

second floor by converting an existing commercial unit in an existing three-story, two dwelling unit building to a three-story,

three dwelling unit building.

Dismissed

13-23-S 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 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

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.

293-23-Z ZONING DISTRICT: B2-5 WARD: 27

APPLICANT: 1423-1425-1427 N Sedgwick Street, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1421 N. Sedgwick Avenue

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

containing dwelling units from the required 30' to 6.92' for a proposed six-story, twenty-three dwelling unit building with nine

parking spaces and rear raised decks.

Continued to January 19, 2024 at 2:00pm.

294-23-Z ZONING DISTRICT: B2-5 WARD: 27

APPLICANT: 1423-1425-1427 N. Sedgwick Street, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1421 N. Sedgwick Avenue

SUBJECT: Application for a variation to eliminate the one required 10' x 25'

loading berth for a proposed six-story, twenty-three dwelling unit

building with nine parking spaces and rear raised decks.

Continued to January 19, 2024 at 2:00pm.

322-23-S ZONING DISTRICT: B3-2 WARD: 22

APPLICANT: Uruapan Properties, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2548 S. Hamlin Avenue

SUBJECT: Application for a special use to establish a nine-parking space off-

site parking lot to meet the parking requirement for a proposed eight dwelling unit building located at 3801 W. 26th Street which

is less than 600 feet away.

Withdrawn

325-23-Z ZONING DISTRICT: RS-2 WARD: 6

APPLICANT: Kenneth Donner **OWNER:** Same as applicant

PREMISES AFFECTED: 7645 S. St. Lawrence Avenue

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

the required 6' to 5.46' (north to be 2.62'), combined side yard setback from 18' to 8.11' for a proposed swimming pool in the rear

of an existing single-family residence.

Continued to January 19, 2024 at 2:00pm.

336-23-S ZONING DISTRICT: B3-2 WARD: 29

APPLICANT: Taneka Daniels **OWNER:** Same as applicant

PREMISES AFFECTED: 5405-11 W. Madison Street

SUBJECT: Application for a special use to establish an outdoor patio to be

located on the rooftop to serve a proposed restaurant on the ground

floor.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and

Toia.

338-23-S ZONING DISTRICT: C2-2 WARD: 17

APPLICANT: Racine Product, Inc.

OWNER: Chicago Title Land Trust Company u/t/a September 29, and known

as Trust no. 8002384418

PREMISES AFFECTED: 8137-47 Racine Avenue

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

Continued to January 19, 2024 at 2:00pm.

344-23-S ZONING DISTRICT: C1-2 WARD: 16

APPLICANT: McDonald's Corporation OWNER: Corner Lot Properties PREMISES AFFECTED: 6336 S. Ashland Avenue

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

facility to serve an existing fast-food restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

372-23-S APPLICANT:ZONING DISTRICT: B3-2

WARD: 40

Dawat-E-Islami Inc. an Illinois non-for-profit corporation

OWNER: Same as applicant

PREMISES AFFECTED: 6829 N. Western Avenue

SUBJECT: Application for a special use to establish a two-story religious

assembly facility.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

373-23-Z ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Dawat-E-Islami Inc. an Illinois not- for- profit corporation

OWNER: Same as applicant

PREMISES AFFECTED: 6829 N. Western Avenue

SUBJECT: Application for a variation to reduce the number of required

loading berths from one to zero for a proposed two-story religious

assembly.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

385-23-S ZONING DISTRICT: B3-1 WARD: 7

APPLICANT: Shaan 95th and Jeffrey, LLC BSG 95th and Jeffrey, LLC PREMISES AFFECTED: 2115-25 E. 95th Street

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

through to serve a proposed fast-food restaurant. Continued to January 19, 2024 at 2:00pm.

386-23-Z ZONING DISTRICT: B3-1 WARD: 7

APPLICANT: Shaan 95th and Jeffrey, LLC

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.