

deck and stair to a proposed rooftop deck on an existing detached two car garage with roof top pergola with screen walls that are greater than 50% opaque accessory to an existing three-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

8-24-S

ZONING DISTRICT: B3-1

WARD: 30

APPLICANT:

Jump Start Early Learning Academy

OWNER:

Diversey Plaza Building, Limited Partnership

PREMISES AFFECTED:

5719 W. Diversey Avenue

SUBJECT:

Application for a special use to establish an off-site parking lot containing five parking stalls to accommodate the required parking to serve a proposed day care center located at 5644 W. Diversey Avenue which is less than 600 feet away.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

9-24-Z

ZONING DISTRICT: B3-1

WARD: 30

APPLICANT:

Jump Start Early Learning Academy

OWNER:

Chicago Title Land Trust 008002389769

PREMISES AFFECTED:

5644 W. Diversey Avenue

SUBJECT:

Application for a variation to reduce the required bicycle parking from four spaces to zero to establish a new day care center in an existing one-story building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

10-24-S

ZONING DISTRICT: B3-1

WARD: 14

APPLICANT:

AK & Associates, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

4919-27 S. Cicero Avenue

SUBJECT:

Application for a special use to establish a one-lane drive-through facility for a proposed restaurant.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-0; yeas – Chairman, Esposito, and Toia (Brooks absent).

11-24-Z

ZONING DISTRICT: RM-5

WARD: 4

APPLICANT:

KBM Holdings, LLC - Series C

OWNER:

Same as applicant

PREMISES AFFECTED:

3638 S. Dr. Martin Luther King Jr. Drive

SUBJECT:

Application for a variation to reduce the rear yard open space from 196 square feet to zero for the interior alterations of a vacant four-story residential building to convert to a four-story, four dwelling unit building with an attached two-car garage accessed by a public alley.

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 February 16, 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 February 16, 2024 at 2:00pm.

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 February 16, 2024 at 2:00pm.

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 February 16, 2024 at 2:00pm.

385-23-S **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 special use to establish a single lane drive-through to serve a proposed fast-food restaurant.
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia.

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.

Motion to approve made by Chairman. Second by Toia.

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

398-23-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: C1-2

WARD: 25

Green & Randle, LLC /

Nature's Grace & Wellness, LLC (co-applicants)

2605 W Cermak, LLC

2601-07 W. Cermak Road

Application for a special use to establish an adult use cannabis dispensary.

Continued to February 16, 2024 at 2:00pm.

427-23-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-1

WARD: 18

Luciana Norwood

Same as applicant

1801-03 W. 87th Street

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.

Motion to approve made by Chairman. Second by Toia.

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

435-23-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-1

WARD: 7

2410 Prop Limited

Terrapin Investments, LLC

2435-55 E. 95th Street

Application for a special use to establish a one-story gas station with a mini mart.

Continued to February 16, 2024 at 2:00pm.

465-23-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RT-4

WARD: 43

Denis Nam & Anna Jeong

Same as applicant

2235 N. Fremont Street

Application for a variation to reduce the south side setback from the required 3.84' to zero (north side setback to be 0.95), combined side yard setback from 9.6' to 0.95', rear setback from 34.72' to 22' for a proposed bay window addition on the first story and additions to the existing parapet walls on both second and third portions of existing four dwelling unit building that is being deconverted to a single-family residence.

Motion to approve made by Chairman. Second by Toia.

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

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 3:30 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 3:42 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 the written resolutions containing findings of fact consistent with the votes of the Board at its December 15, 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 3:46 PM