

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- June 17, 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

**Timothy Knudsen
Zurich Esposito
Brian Sanchez
Sam Toia**

The Chairman called the meeting to order at 9:00 AM. The Chairman then undertook a roll call to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Esposito, Sanchez, and Toia).

Motion to approve the minutes from the May 20, 2022 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

Motion to approve the agenda for the June 17, 2022 regular meeting of Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

9:00 A.M.

171-22-S	ZONING DISTRICT: B1-1	WARD: 34
APPLICANT:	Deon Marshall, C& D Suites and Events	
OWNER:	Chiana Marshall	
PREMISES AFFECTED:	304 W. 119th Street	
SUBJECT:	Application for a special use to establish a hair and nail salon. Continued to July 15, 2022	

172-22-S	ZONING DISTRICT: B3-2	WARD: 40
APPLICANT:	CO & AG Inc.	
OWNER:	Barbara Myint-Leong Ong	
PREMISES AFFECTED:	6551-53 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 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.	

173-22-S ZONING DISTRICT: B3-1 WARD: 38
APPLICANT: Angel Sanchez (dba Angel's Shop, LLC)
OWNER: Irving Menard Building Complex, LLC
PREMISES AFFECTED: 5752 W. Irving Park Road
SUBJECT: Application for a special use to establish a hair and nail salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

174-22-S ZONING DISTRICT: B3-2 WARD: 34
APPLICANT: RCCG Grace Tabernacle & Greater Works
OWNER: Same as applicant
PREMISES AFFECTED: 1201 W. 115th Street
SUBJECT: Application for a special use to convert an existing day care facility into a three-hundred and twenty-eight seat religious assembly facility with existing retail space and one hundred and one parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

175-22-S ZONING DISTRICT: B3-1 WARD: 41
APPLICANT: Chicago Realism, LLC
OWNER: RJP Properties, LLC
PREMISES AFFECTED: 7040 W. Higgins Avenue
SUBJECT: Application for a special use to establish a body art / tattoo salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

176-22-Z ZONING DISTRICT: B2-2 WARD: 25
APPLICANT: 554 W Cullerton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 554 W. Cullerton Street
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 27.67' for a proposed two-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

177-22-Z ZONING DISTRICT: RM-5 WARD: 27
APPLICANT: Nathan Binkley and Emily Abramsohn
OWNER: Same as applicant
PREMISES AFFECTED: 10 N. Throop Street
SUBJECT: Application for a variation to reduce the north setback from 2' to zero (south setback shall be zero), combined side yard setback from 4.3 to zero for a proposed rear four story addition and new attached two car private garage accessed from a private alley at the existing two-story family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

178-22-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: Nathan Binkley and Emily Abramsohn
OWNER: Same as applicant
PREMISES AFFECTED: 10 N. Throop Street
SUBJECT: Application for a variation to relocate the required 101.47 square feet of rear yard open space to be located to a deck or patio that is four feet above grade for a proposed rear four-story addition and new two car detached garage for the existing two-story single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

179-22-Z **ZONING DISTRICT: RS-2** **WARD: 45**
APPLICANT: Kevin and Heather Youngman
OWNER: Same as applicant
PREMISES AFFECTED: 4053 W. Warwick Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 24.38' to 22', east setback from 5.1' to 3.68' (west to be 24.54') for a combined side yard setback of 28.22' for a proposed new front and rear third story addition, a new rear one story addition, a new rear covered deck and a new rear open deck on the existing three-story single family residence with front porch.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

180-22-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: 1643 N Bell, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1643 N. Bell Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero, (south shall be zero), combined side yard setback from 5' to zero, rear yard setback from 37.43' to zero for a proposed open stair entry that exceeds 6' from grade for access to an existing two-story dwelling unit in an existing rear two-story, non-conforming coach house with rear two car garage at ground floor.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

181-22-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: 2134 W Pierce Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2134 W. Pierce Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required minimum from 48.6' to 6.75', east side setback from 5' to 1' (west to be 7.06'), combined side setback from 10' to 8.06' for a proposed elevated walkway connecting the existing coach house to the roof top deck of a proposed three-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

182-22-S **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Congregation Shaarei Tfilo Bnez Ruven Nusach Hoari
OWNER: Same as applicant
PREMISES AFFECTED: 6334-56 N. Whipple Street / 3035-47 W. Devon Avenue
SUBJECT: Application for a special use to expand an existing high school in an existing one-story high school and religious assembly use building with a new one- and two-story addition.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

183-22-S **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Congregation Shaarei Tfilo Bnez Ruven Nusach Hoari
OWNER: Same as applicant
PREMISES AFFECTED: 6334-56 N. Whipple Street / 3035-47 W. Devon Avenue
SUBJECT: Application for a special use to expand an existing religious in an existing one-story high school and religious assembly use building with one- and two-story addition.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

184-22-Z **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Congregation Shaarei Tfilo Bnez Ruven Nusach Hoari
OWNER: Same as applicant
PREMISES AFFECTED: 6334-56 N. Whipple Street / 3035-47 W. Devon Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 9.97' to 7.5' to allow the expansion of an existing high school and religious assembly facility with a proposed one- and two-story addition with thirteen on-site parking spaces with an accessory roof deck.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

185-22-Z **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Congregation Shaarei Tfilo Bnez Ruven Nusach Hoari
OWNER: Same as applicant
PREMISES AFFECTED: 6334-56 N. Whipple Street / 3035-47 W. Devon Avenue
SUBJECT: Application for a variation to reduce the off-street parking required for the expanded religious facility from fourteen spaces to thirteen spaces a proposed one- and two-story addition with an attached twelve car garage with an accessory amenity roof deck above and one open parking space at the rear of the existing one-story high school and religious assembly.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

186-22-Z **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Congregation Shaarei Tfilo Bnez Ruven Nusach Hoari
OWNER: Same as applicant
PREMISES AFFECTED: 6334-56 N Whipple Street / 3035-47 W. Devon Avenue
SUBJECT: Application for a variation to reduce the required off-street loading

space from one to zero for the expanded high school for a proposed one- and two-story addition with an attached twelve car garage with an accessory amenity roof deck above and one open parking space at the rear of the existing one-story high school and religious assembly.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

187-22-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-2

WARD: 50

Congregation Shaarei Tfilo Bnez Ruven Nusach Hoari

Same as applicant

6334-56 N. Whipple Street / 3035-47 W. Devon Avenue

Application for a variation to allow shared parking arrangement between the high school and the religious assembly uses with different hours to use thirteen proposed off-street parking spaces to meet their off-street parking requirements for a proposed one and two story with an attached twelve car garage with an accessory amenity roof deck above and one open parking space at the rear of the existing one-story high school and religious assembly.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

188-22-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-2

WARD: 32

Development Group, LLC - Bucktown

Same as above

2020 W. Webster Avenue

Application for a special use to establish residential use below the second floor for a four-story, six dwelling unit building with roof deck and six-car detached garage in rear.

Continued to July 15, 2022

189-22-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-2

WARD: 32

Development Group LLC - Bucktown

Same as applicant

2020 W. Webster Street

Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,450 square feet for a proposed four-story, six dwelling unit building with roof deck and six-car detached garage.

Continued to July 15, 2022

190-22-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-2

WARD: 32

Development Group, LLC - Bucktown

Same as applicant

2020 W. Webster Avenue

Application for a variation to increase the maximum area for an accessory building located in the rear setback from the required 900 square feet to 984 square feet for a proposed four-story, six dwelling unit building with roof deck and six-car detached garage in rear.

Continued to July 15, 2022

191-22-S **ZONING DISTRICT: B1-1** **WARD: 13**
APPLICANT: Starbucks Corporation
OWNER: City of Chicago
PREMISES AFFECTED: 6417 S. Cicero 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 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

At 11:15 AM, Chairman made a motion to recess until 11:30 AM. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. The Board then stood in recess until 11:30 AM.

At 11:30 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. The Board then reconvened at 11:30 AM.

192-22-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Amy Enneser and Daniel Engel
OWNER: Same as applicant
PREMISES AFFECTED: 2028 N. Fremont Street
SUBJECT: Application for a variation to reduce the north side setback from the required 4' to 1.65' (south to be 26.94) combined side yard setback to be 28.59 for a proposed third floor rear addition to an existing three-story, single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

193-22-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Amy Essesser & Daniel Engel
OWNER: Same as applicant
PREMISES AFFECTED: 2028 N. Fremont Street
SUBJECT: Application for a variation to increase the maximum building height from 38' to 41.75' for a proposed third floor rear addition to the existing three-story, single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

194-22-S **ZONING DISTRICT: B1-1** **WARD: 23**
APPLICANT: Emanuel Marneris
OWNER: Demetrios Marneris
PREMISES AFFECTED: 5954 S. Kedzie Avenue
SUBJECT: Application for a special use to establish a one lane drive-through with two order boards and two pick up windows to serve a proposed fast-food restaurant.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

195-22-Z **ZONING DISTRICT: B2-2** **WARD: 32**
APPLICANT: Roscoe-Bell Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2237 W. Roscoe Street
SUBJECT: Application for a variation to reduce the minimum lot area per unit from the required 1,400 square feet to 1,285.71 square feet for a proposed three-story, seven dwelling unit building with an attached three-car garage and detached four-car garage.
Continued to July 15, 2022

196-22-Z **ZONING DISTRICT: RM-5** **WARD: 35**
APPLICANT: Daniel Tonoco
OWNER: Same as above
PREMISES AFFECTED: 2200 N. Keeler Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 36 square feet to zero for the proposed conversion of an existing two-story, four dwelling unit building to a five dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

197-22-S **ZONING DISTRICT: B1-2** **WARD: 32**
APPLICANT: 2010 Leavitt Development, LLC
OWNER: Marguerite Silencieux
PREMISES AFFECTED: 2010 N. Leavitt Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, two dwelling unit building with roof top deck and a detached two car garage with roof top deck.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

198-22-Z **ZONING DISTRICT: M1-2** **WARD: 10**
APPLICANT: Belen Garibay
OWNER: Same as applicant
PREMISES AFFECTED: 9238-40 S. Baltimore Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 19.73' for a proposed one-story addition to an existing one-story warehouse/office building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

199-22-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Andrew and Abbey Watson
OWNER: Same as applicant
PREMISES AFFECTED: 1926 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.44 to zero, north side setback from 2' to zero (south to be 2.7'), combined side yard setback from 4.8' to 2.7' for a proposed cover over the proposed garage roof deck on the existing

garage, a new raised open deck with roof access stair to the garage roof deck for the existing single-family residence.

Motion to approve made by Chairman. Second by Toia.

Motion failed 0-4; yeas – none; nays - Chairman, Esposito, Sanchez, and Toia.

200-22-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Andrew and Abbey Watson
OWNER: Same as applicant
PREMISES AFFECTED: 1926 N. Sedgwick Street
SUBJECT: Application for a variation to relocate the rear yard open space on a proposed open roof deck with access stair to the proposed garage roof deck which is above six feet in height to serve the existing single-family residence.
Motion to approve made by Chairman. Second by Toia.
Motion failed 0-4; yeas – none; nays - Chairman, Esposito, Sanchez, and Toia.

201-22-S **ZONING DISTRICT: B3-1** **WARD: 21**
APPLICANT: Hollywood Kids Salon
OWNER: Jamar Group Properties, LLC
PREMISES AFFECTED: 1755 W. 87th Street
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

202-22-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: 4927 N Claremont, Inc.
OWNER: Catholic Bishop of Chicago
PREMISES AFFECTED: 2306-20 W. Ainslie Street
SUBJECT: Application for a variation to reduce the rear setback from the required 50' to 3.43', west from 75.25' to 4.81', east from 75.25' to 51.79', to subdivide an existing improved zoning lot of 52,787 square feet into two lots of 10,938 square feet and 41,849 square feet.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

203-22-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: 4927 N Claremont Inc.
OWNER: Catholic Bishop of Chicago
PREMISES AFFECTED: 2306-20 W. Ainslie Street
SUBJECT: Application for a variation to reduce the rear yard open space from the minimum required 1,717 square feet to zero to subdivide an existing improved zoning lot into two zoning lots.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

204-22-Z **ZONING DISTRICT: B2-3** **WARD: 40**
APPLICANT: 4927 N Claremont, Inc.

OWNER: Same as applicant
PREMISES AFFECTED: 4927 N. Claremont Avenue
SUBJECT: Application for a variation to eliminate the 5' high wooden screening fence requirement along the adjacent lot located in the residential zoning district for the multi-unit residential building with on-site parking.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

205-22-Z **ZONING DISTRICT: B2-3** **WARD: 40**
APPLICANT: 4927 N Claremont, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4927 N. Claremont Avenue
SUBJECT: Application for a variation to reduce the minimum rear setbacks on floors containing dwelling units from 30' to 11.70', north side setback from 75.25' to 3.81', south from 75.25' to 12.35' to subdivide an existing zoning lot to construct a new third floor addition to the existing two-story building to be converted to a sixteen dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

At 1:40 PM, Chairman made a motion to recess until 2:10 PM. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. The Board then stood in recess until 2:10 PM.

At 2:10 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. The Board then reconvened at 2:10 PM.

206-22-S **ZONING DISTRICT: B3-5** **WARD: 21**
APPLICANT: Reverend Thomas A. Barclay
OWNER: Progressive Beulah Pentecostal Church
PREMISES AFFECTED: 1219 W. 87th Street
SUBJECT: Application for a special use to establish a community center with a proposed three-story addition to the existing one-story community center building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

207-22-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Nicholas VanderVoort
OWNER: Same as applicant
PREMISES AFFECTED: 1300 N. Maplewood Avenue
SUBJECT: Application for a variation to reduce the south side setback from the required 20' to zero (north to be 3'), combined side yard setback from 5' to 3' for a proposed two-story, single-family residence with a detached two-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

208-22-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Nicholas VanderVoort
OWNER: Same as applicant
PREMISES AFFECTED: 1300 N. Maplewood Avenue
SUBJECT: Application for a variation to increase the maximum building height from 30' to 33' for a proposed two-story, single-family residence with a detached two car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

209-22-Z **ZONING DISTRICT: RS-2** **WARD: 8**
APPLICANT: Gregory Williamson
OWNER: Same as applicant
PREMISES AFFECTED: 8636 S. Blackstone Avenue
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback from the maximum allowable area of 626.47 to 675 square feet for a proposed detached two-car garage to serve an existing one-story single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

210-22-S **ZONING DISTRICT: C2-1** **WARD: 34**
APPLICANT: Mohammad Abdallah
OWNER: One West Property, LLC
PREMISES AFFECTED: 1-7 W. 103rd Street
SUBJECT: Application for a special use to establish a gas station with accessory retail and walk-in restaurant.
Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – none; nays - Chairman, Esposito, Sanchez, and Toia.

211-22-S **ZONING DISTRICT: C1-5** **WARD: 25**
APPLICANT: ME Wentworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2325-59 S. Wentworth Avenue
SUBJECT: Application for a special use to expand an existing one-hundred forty-nine room hotel to a one hundred fifty-one room hotel including three penthouse dwelling units in an existing seven-story mixed use building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

212-22-S **ZONING DISTRICT: B3-1** **WARD: 34**
APPLICANT: No Other Place Hair Salon & Day Spa, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 11135 S. Halsted Street
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

213-22-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: Gregory and Sara Davey
OWNER: Same as applicant
PREMISES AFFECTED: 3537 N. Racine Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero, (south to be zero), combined side yard setback from 5' to zero, rear setback from 37.5' to 1.98' to allow an as built rear three-story open deck attached to an existing rear four-story open stair, and as built stair bridge connection from the existing rear four-story open stair to an as built garage roof deck over the existing detached three car garage for the existing three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

214-22-Z **ZONING DISTRICT: RM-4.5** **WARD: 44**
APPLICANT: Gregory and Sara Davey
OWNER: Same as applicant
PREMISES AFFECTED: 3537 N. Racine Avenue
SUBJECT: Application for a variation to relocate the 203.13 square feet of rear yard open space to an as built rear three-story open deck attached to an existing rear four-story open stair to an as built garage roof deck over the existing detached three car private garage at an existing three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

215-22-S **ZONING DISTRICT: B3-2** **WARD: 50**
APPLICANT: Jaine Gutierrez dba Esmeralda's Beauty Salon
OWNER: Razes Homes, LLC- Clark
PREMISES AFFECTED: 6142 N. Clark Street
SUBJECT: Application for a special use to establish a hair salon.
Continued to July 15, 2022

216-22-Z **ZONING DISTRICT: B3-2** **WARD:8**
APPLICANT: Stony Fuel Mart Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 9155 S. Stony Island Avenue
SUBJECT: Application for a variation to reduce the minimum lot area for a gas station from the required 20,000 square feet to 18,750 square feet.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

At 4:50 PM, Chairman made a motion to recess until 5:00 PM. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 5:00 PM.

Continued to September 16, 2022

11-22-S
APPLICANT: **ZONING DISTRICT:** B3-2 **WARD:** 8
OWNER: Stony Fuel Mart, Inc.
PREMISES AFFECTED: Same as applicant
SUBJECT: 9155 S. Stony Island Avenue
Application for a special use to expand an existing gas station building from 1,019 square feet to 1,632 square feet which is 60% increase in floor area.
Motion to approve with the Department of Planning and Development’s full recommendation made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

45-22-S
APPLICANT: **ZONING DISTRICT:** B3-2 **WARD:** 32
OWNER: Chipotle Mexican Grill Inc.
PREMISES AFFECTED: GW North & Western, LLC
SUBJECT: 1615-19 N. Western Avenue
Application for a special use to establish a drive through facility to serve a proposed fast-food restaurant.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

49-22-S
APPLICANT: **ZONING DISTRICT:** C1-2 **WARD:** 27
OWNER: Mohammad Shaikh
PREMISES AFFECTED: Same as applicant
SUBJECT: 33 N. Western Avenue
Application for a special use to expand an existing gas station from 1,000 square feet to 1,700 square feet.
Withdrawn.

116-22-Z
APPLICANT: **ZONING DISTRICT:** RT-4 **WARD:** 11
OWNER: LocHomes, LLC
PREMISES AFFECTED: Same as applicant
SUBJECT: 1946 S. Des Plaines Street
Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,925 square feet for a proposed three-story, three-dwelling unit building with detached three-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

117-22-Z
APPLICANT: **ZONING DISTRICT:** RT-4 **WARD:** 11
OWNER: LocHomes, LLC
PREMISES AFFECTED: Same as applicant
SUBJECT: 1946 S. Des Plaines Street
Application for a variation to reduce the front setback from 10.97' to 8', rear setback from 29.25' to 2.08', north setback from 2.4' to zero (south to be zero), combined side yard setback from 6' to zero for a proposed three-story, three dwelling unit building with

detached three-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

118-22-Z
APPLICANT: LocHomes, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2000 S. Des Plaines Street
SUBJECT: Application for a variation to reduce the lot area from the required 3,000 square feet to 2,925 square feet for a proposed three-story, three dwelling unit building with detached three-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

119-22-Z
APPLICANT: LocHomes, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2000 S. Des Plaines Street
SUBJECT: Application for a variation to reduce the front setback from the required 12.27 to 8', rear setback from 29.25' to 2.08', north side setback from 2.4' to zero (south to be zero), combined side yard setback from 6' to zero for a proposed three-story, three dwelling unit building with detached three-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

155-22-Z
APPLICANT: Real Vet west Loop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 451-57 N. Elizabeth Street
SUBJECT: Application for a variation to reduce the front setback from the required 12' to zero, rear setback from 30' to 12' for a proposed two-story veterinary establishment and fifteen-car unenclosed parking lot.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, 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 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. Meeting went into closed session at 6:28 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. Meeting returned to open session at 7:07 PM.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

**Motion to approve all withdrawal requests made by the Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 75-22-S made by the Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, 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 20, 2022, with the exception of Board Cal. Nos. 152-22-Z, 162-22-S, and 137-22-Z made by the Chairman. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia.

The Chairman moved to adjourn at 7:17 PM. Second by Toia. Motion carried 4-0; yeas- Chairman, Esposito, Sanchez, and Toia.

Adjournment.