CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- March 17, 2023 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. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE FEBRUARY 17, 2023, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD'S WEBSITE.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman Angela Brooks Zurich Esposito Sam Toia

Chairman Sanchez called the meeting to order at 9:01 AM. Chairman Sanchez then undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Brooks, Esposito, and Toia).

Motion to approve the agenda for the March 17, 2023 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

9:00 A.M.

75-23-S ZONING DISTRICT: B3-3 WARD: 3

APPLICANT: BabyLuv Beauty Bar, LLC OWNER: Oaklawn Properties, LLC

PREMISES AFFECTED: 114 E. 47th Street

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

Continued to April 21, 2023

76-23-S ZONING DISTRICT: B3-2WARD: 21
APPLICANT:
Howard Jones dba House of Styles Barber Shop

OWNER: Tim Loromer, 8014 South Halsted, LLC

PREMISES AFFECTED: 8020 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 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

77-23-S ZONING DISTRICT: B3-1 WARD: 37

APPLICANT: Laflaire Dolls Hair Boutique and Spa, LLC

OWNER: Courtyard Apartments, LLC **PREMISES AFFECTED:** 5125 W. North Avenue

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, Brooks, Esposito, and

Toia.

78-23-S ZONING DISTRICT: B3-1 WARD: 26

APPLICANT: It's All About You, LLC
OWNER: Robin Ross Collard
PREMISES AFFECTED: 4313 W. North Avenue

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, Brooks, Esposito, and

Toia.

79-23-Z ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: HPL 3355 Southport, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3355 N. Southport Avenue

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

containing dwelling units from the required 30' to 2' for a proposed four-story, six dwelling unit building with retail on the first story.

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

Toia.

80-23-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: Carroll & Justine, LLC

OWNER: LOT 1516, LLC

PREMISES AFFECTED: 1516 W. Carroll Avenue

SUBJECT: Application for a special use to establish a 9,422 square foot

restaurant in a converted existing two-story warehouse and roof top urban farm use building with new third floor story addition into a general restaurant with roof top outdoor patio, retail florist, communication service establishment, office, and roof top urban farm with accessory retail sales of goods produced on site.

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

(Toia recused).

81-23-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: Carroll & Justine, LLC

OWNER: LOT 1516, LLC

PREMISES AFFECTED: 1516 W. Carroll Avenue

SUBJECT: Application for a special use to establish a new roof top outdoor

patio use to convert an existing two-story warehouse and roof top urban farm use building with new third story addition into general restaurant with rooftop outdoor patio, retail florist, communication

service establishment, office, and roof top urban farm with

accessory retail sales of goods produced on site.

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

(Toia recused).

82-23-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: South United Gas, Inc.

OWNER: Chicago Title Land Trust, Trust # 8002371709

PREMISES AFFECTED: 8 E. 76th Street

SUBJECT: Application for a special use to establish a gas station.

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

Toia.

83-23-Z ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: South United Gas, Inc.

OWNER: Chicago Title Land Trust, Trust # 8002371709

PREMISES AFFECTED: 8 E. 76th Street

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

20,000 square feet to 13,723 square feet for a proposed gas station.

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

Toia.

84-23-S ZONING DISTRICT: B1-2 WARD: 40

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

PREMISES AFFECTED: 4936 N. Lincoln Avenue 1N

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

space (office) on the ground floor of an existing mixed-use

building.

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

Toia.

85-23-Z ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Rogers Park Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 135 N. Des Plaines Street

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

required 30' to 0.5' for a proposed nine-story transit served building with retail and thirty-six dwelling units and fourteen

efficiency units.

Continued to April 21, 2023

86-23-Z ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Rogers Park Holdings, LLC

OWNER: Same as applicant.

PREMISES AFFECTED: 135 N. Des Plaines Street

SUBJECT: Application for a variation to establish the driveway and vehicle

access for a proposed nine-story, transit served building with retail

and thirty-six dwelling units and fourteen efficiency units.

Continued to April 21, 2023

87-23-Z ZONING DISTRICT: DX-7 WARD: 42

APPLICANT: Rogers Park Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 135 N. Des Plaines Street

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

parking spaces for a transit served location from eighteen to three for a proposed nine-story building with retail and thirty-six

dwelling units and fourteen efficiency units which shall be located

within 2,640 feet of a CTA rail station.

Continued to April 21, 2023

At 11:26 AM, Chairman made a motion to recess until 11:35 AM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 11:35 AM.

At 11:35 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 11:35 AM.

88-23-S ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: Anwar Consultant Group SC, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1309 N. Wicker Park Avenue

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

second floor to add a dwelling unit to the ground floor and basement in an existing four-story three dwelling unit building.

Motion to approve made by Chairman. Second by Toia.

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

Toia.

89-23-S ZONING DISTRICT: C1-1 WARD:27

APPLICANT: 520 California Gas, LLC

OWNER: Northern Asteri Property Management, LLC

PREMISES AFFECTED: 520 S. California Avenue

SUBJECT: Application for a special use to establish a gas station with an

accessory retail store and car wash.

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

Toia.

90-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Christopher and Mary Cantagallo

OWNER: Same as applicant **PREMISES AFFECTED:** 2030 W. Homer Street

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

required 28.03' to 22', west side setback from 2' to 0.33' (east to be 2.83'), combined side yard setback from 4.82' to 3.16' for a proposed second floor addition, rear raised metal deck over 4',

two-car detached garage with roof deck and access stair to an existing two-story, two dwelling unit building to be deconverted to

a single-family residence.

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

91-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Christopher and Mary Cantagallo

OWNER: Same as applicant **PREMISES AFFECTED:** 2030 W. Homer Street

SUBJECT: Application for a variation to relocate the required 225 square feet

of rear yard open space to a garage roof deck for a proposed second floor addition, rear raised metal deck over 4', two-car garage with roof deck and access stair to an existing two-story, two

dwelling unit building to be deconverted to a single-family

residence.

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

Toia.

92-23-S ZONING DISTRICT: B3-3 WARD: 44

APPLICANT: The Catcade, Inc.

OWNER: 624 Belmont, LLC

PREMISES AFFECTED: 624 W. Belmont Avenue

SUBJECT: Application for a special use to establish an animal shelter.

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

Toia.

93-23-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Austin and Isabel Carpenter

OWNER: Same as applicant PREMISES AFFECTED: 309 W. Eugenie Street

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

required 2.08' to zero (east to be zero), combined side yard setback from 5.2' to zero, rear setback from 29.98' to 2' for a proposed detached two car garage with roof top deck with bridge connection from new garage roof top deck to the landing of the new rear two story open spiral stair for the existing three-story single-family

residence.

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

Toia.

94-23-Z ZONING DISTRICT: RM-5 WARD: 2

APPLICANT: Austin and Isabel Carpenter

OWNER: Same as applicant PREMISES AFFECTED: 309 W. Eugenie Street

SUBJECT: Application for a variation to permit a portion of the 141.28 square

feet of rear yard open space to be located on a deck or patio that is greater than 4' from grade for a proposed detached two-car garage with roof top deck with bridge connection from new garage roof top deck to the landing of the new rear two story open spiral stair

for the existing three-story single-family residence.

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

95-23-S ZONING DISTRICT: B3-2 WARD: 12

APPLICANT: Halo Cosmetics, LLC dba UR Nails

OWNER: ECA Kedzie, LLC

PREMISES AFFECTED: 2807-09 S. Kedzie Avenue

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

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

Toia.

96-23-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Ami Kotecha
OWNER: Same as applicant
PREMISES AFFECTED: 1223 N. Marion Court

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

required 6.62' to 2', north and south side setbacks from 2' to zero, combined side yard setback from 5, to zero for a proposed two-story, single-family residence with an attached two car garage on a

through lot.

Continued to April 21, 2023

97-23-S ZONING DISTRICT:PD 815 as amended (Subarea B) WARD:4

APPLICANT: Family Roots, LLC

OWNER: Wabash / Roosevelt, LLC

PREMISES AFFECTED: 58 E. Roosevelt Road*

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

dispensary.

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

Toia.

At 3:50 PM, Chairman made a motion to recess until 4:31 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 4:31 PM.

At 4:31 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 4:31 PM.

98-23-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 1909 W. Schiller Condominium Association

OWNER: Same as applicant

PREMISES AFFECTED: 1909-11 W. Schiller Street

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

Evergreen Avenue from the required 11.4' to zero, the rear parking setback on from the front property line on W. Evergreen Avenue to prevent obstruction of the sidewalk by parked cars from 20' to zero and to reduce the west side setback from 3.68' to 1.9' (east to be 2.99') combined side yard setback from 9.2' to 4.89' for the as-built three-story, four dwelling unit building with roof top deck and roof top stairway enclosure and as built four car private garage on a

^{*}Amended at hearing

through lot.

Continued to May 19, 2023

99-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1750 W Henderson, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3144 N. Leavitt Street

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

the required 2' to zero (south to be 3.40') combined side yard setback from 5' to 3.40' for proposed third floor dormers and a rear two car garage with roof deck for the 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.

100-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1750 W. Henderson, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3144 N. Leavitt Street

SUBJECT: Application for a variation to increase the maximum floor area

ratio that has existed for more than fifty years from 1.05 to 1.06 for proposed third floor dormers and rear two car garage with roof deck for the 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.

101-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1750 W Henderson, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 3144 N. Leavitt Street

SUBJECT: Application for a variation to increase the building height from the

maximum 30' to 32.93' for proposed third floor dormers and rear two car garage with roof deck for the 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.

102-23-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Andrew and Megan Ciabattari

OWNER: Same as applicant **PREMISES AFFECTED:** 3254 N. Drake Avenue

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

the required 2' to zero (south to be 2.9'), combined side yard setback from 5' to 3.2' for the enclosure of a rear, two-story open porch, and conversion from porch to living space, a rear one-story addition, new rear one-story open deck and conversion of existing attic to habitable third story with new third story dormer additions

at the existing two-story with basement and attic mixed use building that is being converted to two dwelling units. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

103-23-Z ZONING DISTRICT: RS-3 WARD: 35

APPLICANT: Andrew and Megan Ciabattari

OWNER: Same as applicant **PREMISES AFFECTED:** 3254 N. Drake Avenue

SUBJECT: Application for a variation to expand the floor area which has been

in existence for more than 50 years from 2,812.5 square feet to 3,096.3 to enclose a rear two-story open porch and to convert the porch to living space, new rear one-story addition, new rear one-story open deck, and conversion of existing attic to habitable third story with new third story dormer additions at the existing two-story with basement and attic mixed use building that is being converted to two dwelling units.

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

Toia.

104-23-S ZONING DISTRICT: B2-2 WARD: 43

APPLICANT: Patricia Marie Salon, Inc. **OWNER:** New Leaf Acquisitions, LLC

PREMISES AFFECTED: 1820 N. Wells 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, Brooks, Esposito, and

Toia.

*Amended at hearing

105-23-S ZONING DISTRICT: RT-4 WARD: 16

APPLICANT: West Care Illinois, Inc.
OWNER: Catholic Bishop of Chicago
PREMISES AFFECTED: 1850 W. Garfield Boulevard

SUBJECT: Application for a special use to convert an existing two-story

building to a transitional residence for a licensed recovery home

for up to twenty-eight residents. Continued to May 19, 2023

106-23-Z ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Vargas Properties, LLC OWNER: Same as applicant PREMISES AFFECTED: 3452 W. Walnut Street

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

the required 2' to 1.54" (south to be 3.01'), combined side yard setback from 5.0' to 4.55' for a rear two-story open deck at the existing two-story, two dwelling unit building with basement that

is being converted to a three dwelling unit building.

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

107-23-Z ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Vargas Properties, LLC Same as applicant PREMISES AFFECTED: 3452 W. Walnut Street

SUBJECT: Application for a variation to reduce the minimum lot area per unit from the required 1,000 square feet to 907.41 square feet for the

existing two-story, two dwelling unit building with basement to be

converted to a three dwelling unit building.

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

Toia.

108-23-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Jane Wegner
OWNER: Same as applicant
PREMISES AFFECTED: 2159 W. Evergreen
SUBJECT: Application for a va

Application for a variation to reduce the required non-street abutting east side setback from the required 2.5' to zero (non-required west setback will be zero), the rear setback from 45' to 0.06' for a proposed second floor addition for a coach house with one dwelling unit and a covered rear access stair on an existing

four-car detached garage.

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

Toia.

109-23-Z ZONING DISTRICT: RS-3 WARD: 45

APPLICANT: Nicholle Dombrowski
OWNER: Same as applicant
PREMISES AFFECTED: 5856 N. Elston Avenue

SUBJECT: Application for a variation to convert the existing two-story, two

dwelling unit building to a three dwelling unit building by adding

one unit above its original construction.

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

Toia.

110-23-S ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Progressive Baptist Church

OWNER: Same as applicant **PREMISES AFFECTED:** 3924 S. Wells Street

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

center with a proposed rear three-story addition and a new third

story addition to the existing two-story building.

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

Toia.

111-23-Z ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Progressive Baptist Church

OWNER: Same as applicant **PREMISES AFFECTED:** 3924 S. Wells Street

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

the required 2' to zero (south to be 4'), combined side yard setback from 5' to 4' for a proposed rear three-story addition and a third-

story addition to the existing two-story building.

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

Toia.

112-23-Z ZONING DISTRICT: RM-6 WARD:43

APPLICANT: St. James Interests, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 438 W. St. James Place

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

required 43.8' to zero, east side setback from 7.63 to zero, west side from 7.63' to zero for a proposed six story, four dwelling unit

building.

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

Toia.

113-23-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: The Lucky Strike Corporation

OWNER: Altitude Chicago, LLC PREMISES AFFECTED: 415 N. Ashland Avenue

SUBJECT: Application for a special use to establish an accessory outdoor

patio for an adjacent tavern use.

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

Toia.

At 7:11 PM, Chairman made a motion to recess until 7:20 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 7:20 PM.

At 7:20 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 7:20 PM.

114-23-S ZONING DISTRICT: C1-2 WARD: 7

APPLICANT: 2310 E. 79th Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 2310 E. 79th Street

SUBJECT: Application for a special use to establish a gas station with the

replacement of the accessory convenience store with a proposed one-story, 2,095.54 square foot building to serve a four-pump gas

station.

Continued to May 19, 2023

115-23-Z ZONING DISTRICT: C1-2 WARD: 7

APPLICANT: 2310 E. 79th, Inc. **OWNER:** Same as applicant **PREMISES AFFECTED:** 2310 E. 79th Street **SUBJECT:** Application for a variation to reduce the lot area from the required

20,000 square feet to 17,855 square feet for a proposed four-pump

gas station with new one-story accessory convenience store.

Continued to May 19, 2023

116-23-S ZONING DISTRICT: B3-1 WARD: 9

APPLICANT: Ali Musa and Rajesh Sahay

OWNER: Same as applicant **PREMISES AFFECTED:** 452 E. 103rd Street

SUBJECT: Application for a special use to establish a gas station with a

convenience store.

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

Toia.

117-23-Z ZONING DISTRICT: B3-1 WARD: 9

APPLICANT: Ali Musa and Rajesh Sahay

OWNER: Same as applicant **PREMISES AFFECTED:** 452 E. 103rd Street

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

the required 20,000 square feet to 15,748 square feet for a

proposed gas station with a convenience store.

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

Toia.

CONTINUNANCES

11-23-S ZONING DISTRICT: B3-1 WARD: 9

APPLICANT: 103rd St Property, LLC **OWNER:** Mohammed Mohsin **PREMISES AFFECTED:** 511 E. 103rd Street

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

building with a mini mart.

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

Toia.

12-23-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Connolly Brothers, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3135 N. Oakley Avenue

SUBJECT: Application for a variation to convert an existing two-dwelling unit

building to a three-dwelling unit building in an existing two-story

front building

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

Toia.

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.

Continued to June 16, 2023

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.

Continued to June 16, 2023

15-23-S ZONING DISTRICT: PMD-8A WARD: 11

APPLICANT: Artico Cold Storage Chicago, LLC

OWNER: KCS Icebox W. 43rd Street Owner, LLC

PREMISES AFFECTED: 1515 W. 43rd Street

SUBJECT: Application for a special use to establish an off-site parking lot at

1515 W. 43rd Street to serve an existing cold storage warehouse

and distribution facility located at 1556 W. 43rd Street.

Motion to approve made by Chairman. Second by Toia.

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

Toia.

16-23-S ZONING DISTRICT: PMD8-A WARD: 11

APPLICANT: Artico Cold Storage Chicago, LLC **OWNER:** KCS Icebox W. 43rd Street Owner, LLC

PREMISES AFFECTED: 1515 W. 43rd Street

SUBJECT: Application for a special use to establish a fleet storage yard

(vehicle storage and towing).

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

Toia.

17-23-Z ZONING DISTRICT: PMD8-A WARD: 11

APPLICANT: Artico Cold Storage Chicago, LLC **OWNER:** KCS Icebox W. 43rd Street Owner, LLC

PREMISES AFFECTED: 1515 W. 43rd Street

SUBJECT: Application for a variation to reduce the interior trees from the

required thirty-nine to twenty-four* and to allow the existing ornamental fence to remain at the property line instead of the required 5' setback from the property line and to eliminate hose bib requirements every 100' throughout perimeter landscape area for the required off-site parking lot to serve an existing cold storage warehouse and distribution facility at 1556 W. 43rd Street.

Motion to approve made by Chairman Second by Toia

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

^{*}Amended at hearing

24-23-S ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Connections for Abused Women and their Children

OWNER: 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

SUBJECT: Application for a special use to establish a community center in an

existing one- and two-story building with a proposed three-story

addition.

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

Toia.

25-23-S ZONING DISTRICT: RT-4 WARD: 28 APPLICANT: Connections for Abused Women and their Children

OWNER: 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

SUBJECT: Application for a special use to establish a domestic violence

shelter in an existing one and two-story building with a proposed

three-story addition.

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

Toia.

26-23-Z APPLICANT:ZONING DISTRICT: RT-4 WARD: 28
Connections for Abused Women and their Children

OWNER: 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

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

required 45' to zero for a proposed three-story addition to an existing one and two-story building to be used as a community

center and domestic violence shelter.

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

Toia.

27-23-Z APPLICANT:ZONING DISTRICT: RT-4 WARD: 28
Connections for Abused Women and their Children

OWNER: 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

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

the required 1,248 square feet to zero for a proposed three-story addition to an existing one and two-story building to be used as a

community center and domestic violence shelter.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, 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 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting went into closed session at 10:37 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting returned to open session at 11:06 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, Brooks, Esposito, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its January 20, 2023 regular meeting. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its February 17, 2023 regular meeting, with the exception of Board Cal. Nos. 49-23-Z, 50-23-Z, 56-23-S, and 57-23-Z. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

Motion to adjourn the meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas- Chairman, Brooks, Esposito, and Toia.

Adjournment at 11:14 PM.