

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- December 16, 2022  
VIRTUAL MEETING**

**THE ACTING 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](http://WWW.CHICAGO.GOV/ZBA).**

**VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS**

**Brian Sanchez, Acting Chairman  
Zurich Esposito  
Ann MacDonald  
Sam Toia**

**Acting Chairman Sanchez called the meeting to order at 9:04 AM. Acting Chairman Sanchez then undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Acting Chairman, Esposito, MacDonald, and Toia).**

**Motion to approve the minutes from the November 18, 2022 regular meeting of the Zoning Board of Appeals (“Board”) made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**Motion to approve the agenda for the December 16, 2022 regular meeting of Board made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**9:00 A.M.**

<b>456-22-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	KJD Salon Suites, LLC	
<b>OWNER:</b>	KJD Unlimited, LLC	
<b>PREMISES AFFECTED:</b>	4211 W. Madison Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon.	
	<b>Motion to approve made by Acting Chairman. Second by Toia.</b>	
	<b>Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.</b>	

<b>457-22-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 34</b>
<b>APPLICANT:</b>	The Legacy Suites	
<b>OWNER:</b>	Early Achievers Academy, LLC	
<b>PREMISES AFFECTED:</b>	816 W. 103rd Street	

**SUBJECT:** Application for a special use to establish a hair salon.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**458-22-S** **ZONING DISTRICT: B3-2** **WARD: 25**  
**APPLICANT:** G.M. @ Nails, LLC  
**OWNER:** Denise Garcia  
**PREMISES AFFECTED:** 2042 W. Cermak Road  
**SUBJECT:** Application for a special use to establish a nail salon.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**459-22-S** **ZONING DISTRICT: B3-1** **WARD: 16**  
**APPLICANT:** Antoinette Hightower dba Networkz Beauty Bar  
**OWNER:** MRJP Ventures, LLC  
**PREMISES AFFECTED:** 6554 S. Western Avenue  
**SUBJECT:** Application for a special use to establish a hair salon.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**460-22-Z** **ZONING DISTRICT: RT-4** **WARD: 27**  
**APPLICANT:** Becky Keeler  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1628 W. Warren Boulevard  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 35' to 3', west side setback from 2.56' to zero (west to be zero), combined side yard setback from 6.4' to zero for a proposed two-story rear addition, 10.83' raised deck, stair over 6', garage roof deck with pool and access stair to an existing two-story, single-family residence.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**461-22-Z** **ZONING DISTRICT: RT-4** **WARD: 27**  
**APPLICANT:** Becky Keeler  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1628 W. Warren Boulevard  
**SUBJECT:** Application for a variation to relocate the required 260 square feet of rear yard open space to a garage roof deck for a proposed rear-two-story addition, 10.83' raised deck, stair over 6', garage roof deck with pool and access stair to an existing two-story, single-family residence.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**





required 37.58' to 1.94', north side setback from 2' to 0.98' (south to be 3.79') combined side yard setback from 4.92' to 4.77' for a proposed exterior entrance stair which is more than 6' above grade for a new coach house in the new second story addition on an existing one-story accessory building containing two parking spaces with a new first story addition in the rear of a lot with an existing two-story four dwelling unit building.

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

**470-22-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RS-2**

**WARD: 41**

Agim Purelku

Same as applicant

5532 N. Olcott Avenue

Application for a variation to increase the floor area ratio by 449.4 square feet for a proposed second and third floor addition, a three-story covered open rear egress stair and to allow the as-built building conditions on the existing three-story, single-family residence.

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

**471-22-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RS-2**

**WARD: 41**

Agim Purelku

Same as applicant

5532 N. Olcott Avenue

Application for a variation to reduce the front setback from the required 20.19' to 16.11', south side setback from 4' to 2.82' (north to be 12.03'), combined side yard setback to be 14.85' for a proposed second and third floor rear addition, three-story covered open rear egress stair and to allow the as built building conditions of the existing three-story, single-family residence.

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

**472-22-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RS-2**

**WARD: 41**

Agim Purelku

Same as applicant

5532 N. Olcott Avenue

Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed second and third floor rear addition, a three-story covered open rear egress stair and to allow the as built building conditions of the existing three-story, single-family residence.

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



required 27.95' to 0.33', north side setback from 3.85' to zero (south to be zero), combined side yard setback from 9.62' to zero for a proposed two-story addition with roof deck and access stair to the existing two-story, single-family residence.

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

**476-22-Z**

**ZONING DISTRICT: RS-3**

**WARD: 32**

**APPLICANT:**

Kevin and Rachel Price

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

1839 N. Leavitt Street

**SUBJECT:**

Application for a variation to relocate the required 312 square feet of rear yard open space to a roof deck for a proposed two-story addition with roof deck and access stair to the existing two-story, single-family residence.

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

**477-22-Z**

**ZONING DISTRICT: RM-4.5**

**WARD: 2**

**APPLICANT:**

Cory Faulkner & Melissa Sweazy

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

1714 W. Beach Avenue

**SUBJECT:**

Application for a variation to reduce the rear setback from 28' to 21.98', east side setback from 2' to 0.20' (west side to be 3.50'), combined side yard setback from 4.80' to 3.70' for a proposed third story addition, three-story rear addition, rear deck and attached garage with roof deck for the existing two-story, single-family residence.

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

**478-22-Z**

**ZONING DISTRICT: RM-4.5**

**WARD: 2**

**APPLICANT:**

Cory Faulkner & Melissa Sweazy

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

1714 W. Beach Avenue

**SUBJECT:**

Application for a variation to relocate the required 156 square feet of rear yard open space to the garage roof deck for a proposed third-story addition, three-story rear addition, rear deck and attached garage with roof deck for an existing two-story, single-family residence.

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

**479-22-Z**

**ZONING DISTRICT: RS-3**

**WARD: 11**

**APPLICANT:**

Roshan and Jennifer Alvares

**OWNER:**

Same as applicant

**PREMISES AFFECTED:** 3544 S. Union Avenue  
**SUBJECT:** Application for a variation to reduce the north side setback from 2' to 1.02' (south to be 2.11'), combined side yard setback from 4.8' to 3.13' for a proposed third floor upper story addition, three-story rear addition, and a third-floor rear roof deck and first floor open rear deck to an existing two-story, two dwelling unit building that is being renovated.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**480-22-S** **ZONING DISTRICT:** C2-2 **WARD:** 6  
**APPLICANT:** 6901 Prop, Ltd.  
**OWNER:** LP 6900, LLC  
**PREMISES AFFECTED:** 6905 S. State Street  
**SUBJECT:** Application for a special use to establish a gas station with twelve fueling pumps and a 3,000 square feet retail building.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**481-22-Z** **ZONING DISTRICT:** RS-1 **WARD:** 50  
**APPLICANT:** Anne Garr and Paul Kraemer  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2122 W. Pratt Boulevard  
**SUBJECT:** Application for a variation to reduce the east side setback from the required 6.25' to 5.28' (west to be 24.64') combined side yard setback to be 29.92' for a proposed rear one-story addition and new patio and stairs for the existing two-story, single-family residence.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**482-22-Z** **ZONING DISTRICT:** RS-3 **WARD:** 21  
**APPLICANT:** Forever Young Homes, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 8720 S. May Street  
**SUBJECT:** Application for a variation to increase the non-conforming floor area from 2,837 square feet to 2,944 square feet (107 square feet) to allow the as-built rear one-story addition and a new rear porch and stairs on the existing two-story, two dwelling unit building.  
**Motion to approve made by Acting Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**483-22-Z** **ZONING DISTRICT:** RT-3.5 **WARD:** 32  
**APPLICANT:** Alpesh Amin & Laura Amin  
**OWNER:** Alpesh Amin Trust dated February 10, 2015  
**PREMISES AFFECTED:** 3124 N. Leavitt Street  
**SUBJECT:** Application for a variation to reduce the south side setback from



3.29' to zero, rear setback from 35' to 1.44', the garage feature setback from 2' to 1.44' to allow an as built 836.10 square foot attached garage with roof deck, and a new pergola on the garage roof deck and new pergola on the existing three-story single-family residence.

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

**484-22-Z  
APPLICANT:  
OWNER:  
PREMISES AFFECTED:  
SUBJECT:**

**ZONING DISTRICT: RS-3**  
Marc Tovar  
Same as applicant  
4224 N. Hermitage Avenue

**WARD: 47**

Application for a variation to reduce the north side setback from the required 2' to 1', south side setback from 2' to 1.83', combined side yard setback from 5' to 2.83' for a proposed three-story rear addition and a first floor open rear deck to the existing two-story, detached single family house.

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

**485-22-S  
APPLICANT:  
OWNER:  
PREMISES AFFECTED:  
SUBJECT:**

**ZONING DISTRICT: C1-1 WARD: 47**

Botavi Wellness, LLC  
Lawlin Associates, LLC  
2301-05 W. Lawrence Avenue / 4748-56 N. Oakley Boulevard  
Application for a special use to establish an adult use cannabis dispensary.

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

**CONTINUANCES**

**379-22-S  
APPLICANT:  
OWNER:  
PREMISES AFFECTED:  
SUBJECT:**

**ZONING DISTRICT: B3-2**  
6617 South Ashland, LLC  
Same as applicant  
6617 S. Ashland Avenue

**WARD: 16**

Application for a special use to establish residential use below the second floor within an existing two-story building containing six dwelling units on the second story and offices on the first story to convert to ten dwelling units.

**Continued to January 20, 2023**

**432-22-S  
APPLICANT:  
OWNER:  
PREMISES AFFECTED:  
SUBJECT:**

**ZONING DISTRICT: C1-2**  
World of Weed, Inc.  
Dae Kim  
3115 W. Armitage Avenue

**WARD: 1**

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

**Motion to approve made by Acting Chairman. Second by Toia. Motion carried 3-1; yeas – Acting Chairman, Esposito, and Toia; nays - MacDonald..**

**Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia. Meeting went into closed session at 5:05 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia. Meeting returned to open session at 5:18PM.**

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

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

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 188-22-S, 189-22-Z, 190-22-Z, 358-22-S, and 365-22-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of November 18, 2022, with the exception of Board Cal. Nos. 294-22-S, 404-22-Z, and 405-22-Z made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**Motion to destroy the verbatim record for all closed meetings of the Board from August 21, 2020 through April 16, 2021 made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Esposito, MacDonald, and Toia.**

**The Acting Chairman moved to adjourn at 5:24 PM. Second by Toia. Motion carried 4-0; yeas- Acting Chairman, Esposito, MacDonald, and Toia.**

**Adjournment.**