

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- January 15, 2021
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
Jolene Saul
Sam Toia**

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

Motion to approve the minutes from the December 18, 2020 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the agenda for the January 15, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

9:00 A.M.

1-21-S	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	R & G Collective Inc.	
OWNER:	Damen Bldg, LLC	
PREMISES AFFECTED:	4633 N. Damen Avenue	
SUBJECT:	Application for a special use to establish a body art service.	
	Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.	

2-21-S	ZONING DISTRICT: B1-3	WARD: 43
APPLICANT:	Scotfree Chicago, LLC	
OWNER:	Crilly Retail, LLC	
PREMISES AFFECTED:	1710 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 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

3-21-S ZONING DISTRICT: B3-2 WARD:26
APPLICANT: Francisco's Barber Shop Inc.
OWNER: Ramon A. Souchet
PREMISES AFFECTED: 3214 W. North Avenue
SUBJECT: Application for a special use to establish a barber shop.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

4-21-S ZONING DISTRICT: B1-1 WARD: 4
APPLICANT: Meesha B Luxury Nail Lounge
OWNER: Accurate Property, LLC
PREMISES AFFECTED: 646 E. 43rd Street
SUBJECT: Application for a special use to establish a nail salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

5-21-Z ZONING DISTRICT: RT-4 WARD: 27
APPLICANT: Greg Milsk
OWNER: Icon Broadway, LLC
PREMISES AFFECTED: 2658 W. Maypole Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 2,000 square feet to 1,998.75 square feet for a proposed two-story, two dwelling unit building with two unenclosed parking spaces on-site.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

6-21-Z ZONING DISTRICT: RT-4 WARD: 25
APPLICANT: Greg Milsk
OWNER: Icon Broadway, LLC
PREMISES AFFECTED: 1017 W. 16th Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 8,000 square feet to 7,929 square feet for a proposed four-story, eight dwelling unit building with roof deck, trash enclosure, eight open parking spaces inside and rear and two new driveways from 16th Street.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

7-21-Z ZONING DISTRICT: RT-4 WARD: 25
APPLICANT: Greg Milsk
OWNER: Icon Broadway, LLC

PREMISES AFFECTED: 1017 W. 16th Street
SUBJECT: Application for a variation to reduce the west side setback from the required 7.97' to zero (east to be zero), the minimum required setback from the front building line front roof top elements exceeding the maximum building height from 20' to 8.5' for a proposed four-story, eight dwelling unit building with roof deck, trash enclosure, eight open parking spaces inside and rear and two new driveways from 16th Street.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

8-21-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Greg Milsk
OWNER: Icon Broadway, LLC
PREMISES AFFECTED: 1017 W. 16th Street
SUBJECT: Application for a variation to relocate the required 520 square feet of rear yard open space to a proposed roof deck that will serve a proposed four-story, eight dwelling unit building with roof deck, trash enclosure, eight open parking spaces in the side and rear and two new driveways from 16th Street.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

9-21-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Greg Milsk
OWNER: Broadway Icon, LLC
PREMISES AFFECTED: 1017 W. 16th Street
SUBJECT: Application for a variation to increase the building height from the maximum 38' to 40' for a proposed four-story, eight dwelling unit building with roof deck, trash enclosure, eight open parking spaces inside and rear and two new driveways from 16th Street.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

10-21-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Greg Milsk
OWNER: Icon Broadway, LLC
PREMISES AFFECTED: 1017 W. 16th Street
SUBJECT: Application for a variation to permit direct access to off-street parking when alley access is prevented by a utility pole for a proposed four-story, eight dwelling unit building with a roof deck, trash enclosure, eight open side and rear parking spaces and two new driveways from W. 16th Street.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

At 11:24 AM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, 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 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 11:35 AM.

11-21-S **ZONING DISTRICT: B3-2** **WARD: 43**
APPLICANT: ARC 4, LLC
OWNER: Megara Properties, LLC
PREMISES AFFECTED: 2735 N. Lincoln Avenue
SUBJECT: Application for a special use to establish a barber shop.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

12-21-S **ZONING DISTRICT: M1-2** **WARD: 25**
APPLICANT: Chicago Egret Badminton, LLC
OWNER: 1930 W. 17th, LLC
PREMISES AFFECTED: 1936 W. 17th Street
SUBJECT: Application for a special use to establish a badminton (sports and recreation participant) facility.
Continued to March 19, 2021.

13-21-Z **ZONING DISTRICT: RM-5** **WARD: 12**
APPLICANT: Cloud Property Management, LLC 2459 Series
OWNER: Same as applicant
PREMISES AFFECTED: 2459 S. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the on-site parking by two spaces for an existing three-story, three dwelling unit building to be converted to a five dwelling unit building with one on-site parking space.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

14-21-S **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: Consignment Lounge, LLC
OWNER: 3520 W. Diversey, LLC
PREMISES AFFECTED: 3520 W. Diversey Avenue
SUBJECT: Application for a special use to establish a tavern on the ground floor and non-public accessory storage in the basement of an existing two-story mixed use building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

15-21-S **ZONING DISTRICT: C1-2** **WARD: 26**
APPLICANT: PH Chicago, LLC-2610 W Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 2606 W. Chicago Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with an open elevated bridge to access the roof deck of the detached six-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

16-21-Z **ZONING DISTRICT: C1-2** **WARD: 26**
APPLICANT: PH Chicago, LLC- 2610 W. Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 2606 W. Chicago
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2' for a proposed three-story, six dwelling unit building with an open elevated bridge to access the roof deck of the detached six car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays - Saul.

17-21-S **ZONING DISTRICT: C1-2** **WARD: 26**
APPLICANT: PH Chicago-LLC-2610 W. Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 2612 W. Chicago Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with an open elevated bridge to access the roof deck of the detached six-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

18-21-Z **ZONING DISTRICT: C1-2** **WARD: 26**
APPLICANT: PH Chicago, LLC 2610 Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 2612 W. Chicago 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 three-story, six dwelling unit building with an open elevated bridge to access the roof deck on the detached six-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and Toia; nays - Saul.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,
and Toia.**

23-21-S ZONING DISTRICT: B3-1 WARD: 26
APPLICANT: 3238 W. Armitage, Inc.
OWNER: Ana Laboy
PREMISES AFFECTED: 3238 W. Armitage Avenue
SUBJECT: Application for a special use to establish a hair salon.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,
and Toia.**

24-21-Z ZONING DISTRICT: RT-3.5 WARD: 32
APPLICANT: James R, Nelson
OWNER: Same as applicant
PREMISES AFFECTED: 1541 W. George Street
SUBJECT: Application for a variation to relocate the required 203.17 square
feet of rear yard open space onto the roof of an existing two-car
garage for a proposed new rear patio with side stairs and new
unenclosed access stairs and walkway to the garage roof deck at
the rear of the existing two-story, single family residence.
Continued to February 19, 2021.

25-21-Z ZONING DISTRICT: RM-5 WARD: 44
APPLICANT: Buckingham 825, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 825 W. Buckingham Place
SUBJECT: Application for a variation to reduce the rear setback from the
required 37.29' to 24.33' for a proposed four-story, three- dwelling
unit building, roof top deck with a pergola and two stairway
enclosures, detached three-car garage with a roof top deck and
pergola and with and a three-story porch with stairs connecting the
principal building to the garage roof top.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-1; yeas – Chairman, Esposito, Sanchez, and
Toia; nays - Saul.**

26-21-S ZONING DISTRICT: B1-2 WARD: 43
APPLICANT: Halsted 2215, LLC
OWNER: 2215 Halsted Glascott FLP
PREMISES AFFECTED: 2215 N. Halsted Street
SUBJECT: Application for a special use to establish residential use below the
second floor of a proposed four-story, eight dwelling unit building
with roof top deck with pergolas, attached four car garage with
underground parking and rooftop deck with pergolas, 6' wood
fence and 6' masonry wall.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,
and Toia.**

27-21-Z **ZONING DISTRICT: B1-2** **WARD: 43**
APPLICANT: Halsted 2215, LLC
OWNER: 2215 Halsted Glascott FLP
PREMISES AFFECTED: 2215 N. Halsted Street
SUBJECT: Application for a variation to reduce the north side setback from the required 5' to zero, rear setback from 30' to 3.08' for a proposed four-story, eight-dwelling unit building with roof top deck with pergolas, attached four car garage with eight underground parking spaces and rooftop deck with pergolas, 6' wood fence and 6' masonry wall.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

28-21-Z **ZONING DISTRICT: B1-2** **WARD: 43**
APPLICANT: 2215, LLC
OWNER: 2215 Halsted Glascott FLP
PREMISES AFFECTED: 2215 N. Halsted Street
SUBJECT: Application for a variation to increase the building height from the maximum 45' to 47' for a proposed four-story, eight-dwelling unit building, roof top deck with pergolas, attached four car garage with eight underground parking spaces and roof top pergolas, 6' wood fence and 6' masonry wall.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

29-21-Z **ZONING DISTRICT: RM-6** **WARD: 46**
APPLICANT: 712-20 W. Grace Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 712-20 W. Grace Avenue
SUBJECT: Application for a variation to reduce the required number of required off-street parking spaces from thirty-eight to thirty-four for the conversion of an existing three-story, thirty-four dwelling unit building to a thirty-eight dwelling unit building by adding units to the basement.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

30-21-Z **ZONING DISTRICT: B3-2** **WARD:44**
APPLICANT: Chicago 3700 Clark, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3700 N. Clark Street
SUBJECT: Application for a variation to reduce the required off-street parking from one stall to zero to allow a dwelling unit located with the second and third floor on an existing three-story building.

SUBJECT: Application for a variation to reduce the front setback from the required 12.30' to zero, rear setback from 23.06' to zero, east and west side setbacks from 15.75' to zero for a proposed two story building (minor utilities and service building).
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, Saul (Toia absent).

36-21-Z **ZONING DISTRICT: RS-3** **WARD: 35**
APPLICANT: Chicago Transit Authority
OWNER: Same as applicant
PREMISES AFFECTED: 3401 W. Barry Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 225 square feet to zero for a proposed two-story building (minor utilities and service).
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, Saul (Toia absent).

At 4:50 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 5:00 PM.

At 5:00 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 5:00 PM.

37-21-S **ZONING DISTRICT: PMD-9** **WARD: 28**
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis craft grower.
Continued to February 19, 2021.

38-21-S **ZONING DISTRICT: PMD-9** **WARD: 28**
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis processor facility.
Continued to February 19, 2021.

39-21-S **ZONING DISTRICT: C2-3** **WARD: 32**
APPLICANT: PC AU 2, LLC
OWNER: Logan Square Lofts, LLC
PREMISES AFFECTED: 2551 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish an adult use cannabis dispensary.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

40-21-S ZONING DISTRICT: C2-2 WARD: 47
APPLICANT: Gentle Ventures, LLC dba Dispensary 33
OWNER: 5001 Clark Properties
PREMISES AFFECTED: 5001-09 N. Clark Street
SUBJECT: Application for a special use to expand an existing medical cannabis dispensary.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

41-21-S ZONING DISTRICT: C2-2 WARD:47
APPLICANT: Gentle Ventures, LLC dba Dispensary 33
OWNER: 5001 N. Clark Properties
PREMISES AFFECTED: 5001-09 N. Clark Street
SUBJECT: Application for a special use to expand an existing adult use cannabis dispensary.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

CONTINUANCES

404-20-S ZONING DISTRICT: PMD-4A WARD: 27
APPLICANT: Public Building Commission of Chicago
OWNER: City of Chicago
PREMISES AFFECTED: 2555 W. Grand Avenue
SUBJECT: Application for a special use to establish a major utilities and services.
Continued to February 19, 2021.

405-20-Z ZONING DISTRICT: PMD-4A WARD: 27
APPLICANT: Public Building Commission of Chicago
OWNER: City of Chicago
PREMISES AFFECTED: 2555 W. Grand Avenue
SUBJECT: Application for a variation to retain the existing conditions that includes twenty-three trees within the landscape setback instead of ornamental fencing and to reduce the number of trees from 157 to 94. Applicant is providing alternative treatments that exceed the required interior green space.
Continued to February 19, 2021.

420-20-S ZONING DISTRICT: B3-1 WARD: 1
APPLICANT: Fuzzy Urban Tails, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2608 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a dog boarding kennel

and daycare.
Continued to March 19, 2021.

VOTE ONLY

416-20-S	ZONING DISTRICT: B3-2	WARD: 47
APPLICANT:	2604 North Campbell Avenue, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3604 N. Campbell Avenue / 2502-10 W. Addison Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, twelve dwelling unit building.	
	Motion to approve made by Chairman. Second by Toia.	
	Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, 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 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 5:56 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting returned to open session at 6:35 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 306-20-Z, 252-20-S, 253-20-Z, 332-20-Z, 345-20-S, 348-20-Z, 349-20-Z, 277-20-S, 278-20-Z, 279-20-Z, 280-20-Z, 290-20-S, 369-20-S, 378-20-Z, 394-20-S, and 403-20-S made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of December 18, 2020, with the exception of Board Cal Nos. 409-20-Z, 413-20-Z, 418-20-S, 421-20-Z, and 422-20-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 6:49 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.