CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY - May 21, 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 9:05 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 April 16, 2021 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 May 21, 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.

187-21-S ZONING DISTRICT: B1-1 WARD: 18

APPLICANT: Nail Riot Corporation
OWNER: Macero Investments, Inc.
PREMISES AFFECTED: 2643 W. 79th 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.

188-21-S ZONING DISTRICT: B1-1 WARD: 18

APPLICANT: Urban Luxe Salon Inc.
OWNER: Macero Investments, Inc.
PREMISES AFFECTED: 2645 W. 79th Street

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

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

189-21-S ZONING DISTRICT: DX-5 WARD: 42
APPLICANT: Constance M. Latham dba Maven Esthetics, LLC
OWNER: Kirby Cannon dba Wisteria Holdings, LLC

PREMISES AFFECTED: 708 N. Wells Street

SUBJECT: Application for a special use to establish a body art service

(microblading).

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

190-21-S ZONING DISTRICT: B3-1 WARD: 8

APPLICANT: Cantrell Streeter dba Cutz to Perfection

OWNER: Larry Hicks

PREMISES AFFECTED: 1937 E. 87th Street

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

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

191-21-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Ryan Mc Govern
OWNER: Same as applicant
PREMISES AFFECTED: 1944 N. Albany Avenue

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

required 16' to 13.99" north side setback from 2' to 0.86', south side setback from 2' to 0.65', combined side setback from 5' to 1.51' for a proposed covered front porch, exterior renovations, replacement of existing rooftop deck surface of existing three-story / two-

dwelling unit building.

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

192-21-Z ZONING DISTRICT: B3-2 WARD: 25

APPLICANT: Daniel Nieto

OWNER: Daniel and Olivia Nieto **PREMISES AFFECTED:** 2140 W. 21st Street

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

the required 3,000 square feet to 2,995.2 square feet for a proposed second and third floor addition to the existing residential building being converted from two dwelling units to three dwelling units.

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

Carrieu 3-0, yeas – Chairman, Esposito, Sanchez, Saul, and To

193-21-Z ZONING DISTRICT: RS-2 WARD: 33

APPLICANT: Jennifer Eisenberg, Logan Stillwell

OWNER: Same as applicant

PREMISES AFFECTED: 2860 W. Giddings Street

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

required 35.02' to 25.7', east side setback from 6.66' to 2.9' (west to

be 22.25') for a proposed second story addition and a rear two story addition to the existing two-story, single family residence.

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

194-21-Z ZONING DISTRICT: RT-4 WARD: 22

APPLICANT: Maricela Silva

OWNER: Maricela Silva and Teresa Munoz **PREMISES AFFECTED:** 2422 S. Central Park Avenue

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

the required 2' to zero, south side setback from 2' to 0.3', combined side setback from 5' to 0.3' for a proposed rear two-story addition

to the existing single-family residence.

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

195-21-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Robert and Marie Weissbourd

OWNER: Same as applicant

PREMISES AFFECTED: 1914-24 N. Kenmore Avenue

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

required 12.05' to zero, north side setback rom 5' to 4.87', rear setback from 28.14' to 2', alley access garage setback from 2' to 0.57' for a proposed two-story, single family residence with an attached two-car garage and a 6' high masonry fence on the front

property line.

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

196-21-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Robert & Marie Weissbourd

OWNER: Same as applicant

PREMISES AFFECTED: 1914-24 N. Kenmore Avenue

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

the required 328.35 to zero for a proposed two-story, single-family residence with an attached garage and 6' high masonry fence on the

front property line.

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

197-21-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Jeffrey J. Pratt and Robyn Donner

OWNER: Same as applicant **PREMISES AFFECTED:** 3329 N. Seeley Avenue

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

the required 2' to 1' (north to be 3'), combined side setback from 5' to 4', rear setback from 34.7' to 23.17' for a proposed streel rear deck connected to rooftop deck/stairs on the existing two-car garage which serves an existing two-story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays - Chairman, Esposito, Sanchez, Saul, and Toia.

198-21-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Jeffrey J. Pratt and Robyn Donner

OWNER: Same as applicant **PREMISES AFFECTED:** 3329 N. Seeley Avenue

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

the required 201.4 square feet to zero for a proposed steel rear deck connected to roof top for a proposed steel rear deck connected to rooftop deck/stairs on existing two-car garage serving an existing

two-story single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays - Chairman, Esposito, Sanchez,

Saul, and Toia.

At 10:55 AM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas — Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 11:10 AM.

At 11:10 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 11:10 AM.

199-21-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Starbucks Corporation

OWNER: Harlem Avenue Retail Management, LLC

PREMISES AFFECTED: 3657-59 N. Harlem Avenue / 7183-95 W. Waveland Avenue

SUBJECT: Application for a special use to establish a one-lane drive-through

facility to serve a proposed 2,280* square foot fast food restaurant. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

200-21-S ZONING DISTRICT: B3-1 WARD: 16

APPLICANT: Board of Education of City of Chicago

OWNER: Elzie Higginbottom **PREMISES AFFECTED:** 3001 W. 59th Street

SUBJECT: Application for a special use to convert an existing day care use to

a school use in an existing one-story building.

Withdrawn

201-21-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Space Time Love, LLC

OWNER: Nicolette Kencos

PREMISES AFFECTED: 1953 W. Chicago Avenue

SUBJECT: Application for a special use to establish a body art service (tattoo

facility).

^{*}Amended at hearing

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

202-21-S ZONING DISTRICT: C1-2 WARD: 32

APPLICANT: Wintrust Financial Corporation **OWNER:** Dynamic Enterprises, Inc.

PREMISES AFFECTED: 3144-70 N. Clybourn / 3145 N. Western Avenue

SUBJECT: Application for a special use to establish two drive-through lanes

and an ATM which will serve a proposed one-story bank building.

Withdrawn

203-21-S ZONING DISTRICT: C1-1 WARD: 31

APPLICANT: Cicero Food Mart, Inc OWNER: H Y Properties, LLC PREMISES AFFECTED: 2734-58 N. Cicero Avenue

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

accessory car wash, convenience store and retail store.

Continued to July 16, 2021

204-21-S ZONING DISTRICT: C1-3 WARD: 10

APPLICANT: Raina Ave O, LLC

OWNER: East Side Plaza Management, LLC

PREMISES AFFECTED: 11701 S. Avenue O

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 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

205-21-S ZONING DISTRICT: B3-1 WARD: 22

APPLICANT: NRSNA Cicero, LLC dba Dunkin Donuts

OWNER: Same as applicant **PREMISES AFFECTED:** 4649 S. Cicero Avenue

SUBJECT: Application for a special use to establish a one-lane drive through

to serve a fast-food restaurant. Continued to July 16, 2021

206-21-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Dan Salon, LLC OWNER: Dara C. Dan

PREMISES AFFECTED: 5870 N. Lincoln Avenue

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

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

207-21-Z ZONING DISTRICT: RT-4 WARD: 43
APPLICANT: Chicago Title Land trust Co. ATUT #8002376295
OWNER: Bissell Wisconsin Mall Condominium Association

PREMISES AFFECTED: 919 W. Wisconsin Street

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

required 37.5' to 20.97' for a proposed spiral staircase and an

elevated walkway connecting to the garage roof top.

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

208-21-Z ZONING DISTRICT: RT-4 WARD: 43
APPLICANT: Chicago Title and Land Trust Co. ATUT # 8002376295
OWNER: Bissell Wisconsin Mall Condominium Association

PREMISES AFFECTED: 919 W. Wisconsin Street

SUBJECT: Application for a variation to relocate the required rear yard open

space of 324 square feet to a garage roof deck to allow a proposed new spiral staircase and construction of an elevated walkway

connecting the building to the garage roof top.

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

209-21-S ZONING DISTRICT: C1-2 WARD: 8

APPLICANT: A.I.M. (Art in Motion)
OWNER: Galactica Partners, LLC
PREMISES AFFECTED: 7401-45 S. East End Avenue

SUBJECT: Application for a special use to expand an existing school use in an

existing one-story building and outdoor courtyard with a proposed partial second story with auditorium space and a one-story entry

vestibule.

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

210-21-Z ZONING DISTRICT: C1-2 WARD: 8

APPLICANT: A.I.M. (Art in Motion)
OWNER: Galactica Partners, LLC
PREMISES AFFECTED: 7401-45 S. East End Avenue

SUBJECT: Application for a variation to reduce the interior landscape area of

6,753 square feet by providing required landscape in a plaza as shown on plans and to reduce the number of interior trees from fifty-four to thirty-eight for the proposed expansion of an existing

school.

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

211-21-Z ZONING DISTRICT: RM-5.5 WARD: 11

APPLICANT: Kelsey and William Elliott

OWNER: Same as applicant **PREMISES AFFECTED:** 3084 S. Lock Street

SUBJECT: Application for a variation to reduce the required off-street parking

from three spaces to zero to convert a garage to habitable space and an increase from two dwelling units to four dwelling units in

the existing two-story building.

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

212-21-Z ZONING DISTRICT: RM-5.5 WARD: 50

APPLICANT: Fitch Investment Partners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2411 W. Fitch Avenue

SUBJECT: Application for a variation to reduce the required off-street parking

from seven spaces to four to increase the dwelling units from twenty-six to thirty-three in an existing four-story building.

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

213-21-Z ZONING DISTRICT: RM-5.5 WARD: 50

APPLICANT: Fitch Investment Partners, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2411 W. Fitch Avenue

SUBJECT: Application for a variation to eliminate the one required loading

space to convert a twenty-six dwelling unit building to a thirty-three dwelling unit building in an existing four-story building.

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

At 12:45 PM, Chairman made a motion for a forty-five (45) minute recess. Second by Saul. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 1:30 PM.

At 1:30 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 1:30 PM.

214-21-Z ZONING DISTRICT: RM-6 WARD: 1

APPLICANT: Campbell Ventures, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2655 W. Haddon Avenue

SUBJECT: Application for a variation to reduce the required on-site parking

spaces from five to zero to convert the existing four dwelling unit building to a nine-dwelling unit building for the existing front fourstory two dwelling unit building and the existing rear two story,

two-dwelling unit coach house.

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

215-21-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: Antonio Rendon
OWNER: Same as applicant
PREMISES AFFECTED: 2863 S. Keeley Street

SUBJECT: Application for a variation to reduce the required parking setback

from the front property line on Medill Avenue to prevent

obstruction of the sidewalk by parked cars from the require 20' to 1.08', north side setback from 2' to 0.7', south side setback from 2' to 1', combined side setback from 4.8' to 0.8, for a proposed second floor addition, detached two-car garage to serve the existing two dwelling unit building to be deconverted to a single-family

residence.

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

216-21-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Patricia and Monte Luzadder

OWNER: Same as applicant **PREMISES AFFECTED:** 3531 N. Paulina Street

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

the required 2.4' to 0.27' (south to be 5.57') combined side setback from 6' to 5.84' for a proposed rear addition to the existing two-

story, single family residence.

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

217-21-Z ZONING DISTRICT: RT-3.5 WARD: 44

APPLICANT: Courtney Thayer & Catherine Blaisdell

OWNER: Same as applicant

PREMISES AFFECTED: 3635 N. Janssen Avenue

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

the required 3.2' to 0.46' (south will be 4.29'), combined side setback from 8' to 4.75', rear setback from 33.66' to 2.19' for a proposed rear below grade passage to a new rear one-story enclosed stair addition, new attached three-car garage with roof deck and attached chimney that exceeds 15' in height, rear open garage rood deck with access stair above new rear enclosed stair addition and a new rear raised patio above the below grade passage

addition for the existing three-story single family residence.

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

218-21-Z ZONING DISTRICT: B3-3 WARD: 47

APPLICANT: SNS Realty Group, LLC

OWNER: Sewickley, LLC

PREMISES AFFECTED: 4008-12 N. Lincoln Avenue

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

required 30' to 10.25' for a proposed five-story, mixed-use building with attached nine car-garage at ground floor and one parking

space in the rear.

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

219-21-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: John Morgan
OWNER: Same as applicant
PREMISES AFFECTED: 1912 N. Orchard Street

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

required 15' to 13.5', south side setback from 4.66' to 0.58', north side setback from 4.66' to zero, combined side yard setback from 11.65' to 0.58', rear setback from 36.74' to 0.2 for a proposed four-

story, single family residence with four car oversized garage with accessory storage under the rear open terrace, basement and roof

deck.

Continued to July 16, 2021

ZONING DISTRICT: RS-3 220-21-Z **WARD: 47**

APPLICANT: Robert Bernstein Same as applicant **OWNER: PREMISES AFFECTED:** 2432 W. Dakin Avenue

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

required 11.33' to 2.67' for a proposed second story addition to the

existing two-story single-family residence.

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

ZONING DISTRICT: B1-2 WARD: 26 221-21-S

APPLICANT: 3239 Division, LLC

OWNER: Dickens Central Properties, Inc.

PREMISES AFFECTED: 3239 W. Division Street

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

> second floor for a proposed four-story, four dwelling unit building with roof top deck, front and rear balconies, trash enclosures, attached two-car garage and two car-garage with roof deck.

Continued to June 18, 2021

222-21-**Z ZONING DISTRICT: B1-2 WARD: 26**

APPLICANT: 3239 Division, LLC

Dickens Central Properties, Inc. **OWNER:**

PREMISES AFFECTED: 3239 W. Division Street

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

> the required 4,000 square feet to 3,950 square feet for a proposed four-story, four dwelling unit building with roof deck, front and rear balconies, trash enclosures, attached two car garage and two

car detached garage with roof deck.

Continued to June 18, 2021

ZONING DISTRICT: RS-3 223-21-Z **WARD: 26**

APPLICANT: Carlos Lara Same as applicant **OWNER:** PREMISES AFFECTED: 2424 W. Huron Street

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

> required 2' to 0.28' (west to be 2.09'), combined side setback from 4.8' to 2.37' for a proposed third floor addition and rear deck for

the existing two-story, two dwelling unit building.

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

WARD: 26 224-21-Z **ZONING DISTRICT: RS-3**

APPLICANT: Carlos Lara **OWNER:**

Same as applicant

PREMISES AFFECTED: 2424 W. Huron Street

SUBJECT: Application for a variation to expand the existing 2,399 square feet

of floor area which has been in existence for more than 50 years to 3,007 square feet for a proposed third floor addition and a rear deck for the existing two-story, two dwelling unit building.

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

225-21-S ZONING DISTRICT: DX-16 WARD: 42

APPLICANT: Chicago Pawnbroker, Inc.

OWNER: Traditional Realtor Investment, LLC **PREMISES AFFECTED:** 54 E. Madison Street, Suite 206

SUBJECT: Application for a special use to establish a pawn shop.

Dismissed on the Board's Own Motion

226-21-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Evoke Tattoos, LLC

OWNER: Phaser, LLC

PREMISES AFFECTED: 5400-02 N. Clark Street

SUBJECT: Application for a special use to establish a body art service (body

piercing and tattooing).

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

227-21-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1909 N Leavitt, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1909 N. Leavitt Street

SUBJECT: Application for a variation to reduce the north and south side

setback from 2' each to zero, combined side yard setback from 4.8' to zero for a proposed third floor dormer addition, two-story rear addition, raised rear patio with fence above and a detached two-car garage with roof deck that will serve an existing building three story building to be deconverted to a single family residence.

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

228-21-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1909 N Leavitt, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1909 N. Leavitt Street

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

of rear yard open space above the proposed detached garage that will serve an existing three-story building to be deconverted to a

single-family residence.

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

229-21-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1909 N Leavitt, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1909 N. Leavitt Street

SUBJECT: Application for a variation to exceed the floor area ratio of 2,349

square feet which has been existence for more than fifty years by 275 square feet for a proposed third floor dormer addition, a two-story rear addition, to the existing three-story three dwelling unit

building to be deconverted to a single-family residence.

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

230-21-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: 1909 N Leavitt, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1909 N. Leavitt Street

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

maximum 30' to 31.16' for a proposed third floor dormer addition, a two-story rear addition to an existing three-story, three dwelling unit building to be deconverted to a single-family residence.

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

At 3:40 PM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 3:55 PM.

At 3:55 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 3:55 PM.

231-21-S ZONING DISTRICT: B3-2 WARD: 29

APPLICANT: Taneka Daniels **OWNER:** Same as applicant

PREMISES AFFECTED: 5405-11 W. Madison Street

SUBJECT: Application for a special use to establish an outdoor patio to be

located on the roof top to serve a proposed restaurant on the

ground floor.

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

232-21-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: 2338 Dickens, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2338 W. Dickens Avenue

SUBJECT: Application for a variation to reduce the required 234 square feet

of rear yard open space to zero for a proposed three-car detached garage with roof deck and access stair to serve the existing three-

unit residential building.

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

CONTINUANCES

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.

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

135-21-S ZONING DISTRICT: B3-5 WARD: 43

APPLICANT: Board of Education City of Chicago **OWNER:** Hemingway Associates, LLC

PREMISES AFFECTED: 1840 N. Clark Street

SUBJECT: Application for a special use to establish a school.

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 6:39 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 6:59 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 106-21-Z, 121-21-S, and 45-21-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 April 16, 2021, with the exception of Board Cal. Nos. 130-21-S, 60-21-Z, 80-21-S, 107-21-S, 108-21-Z, 109-21-S, and 110-21-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 7:10 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.