

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY – May 20, 2022
VIRTUAL MEETING**

**THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD’S WEBSITE:
WWW.CHICAGO.GOV/ZBA.**

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

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

The Chairman called the meeting to order at 9:02 AM. The Chairman then undertook a roll call to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Esposito, Sanchez, and Toia).

Motion to approve the minutes from the April 22, 2022 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

Motion to approve the agenda for the May 20, 2022 regular meeting of Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

9:00 A.M.

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|---------------------------|--|-----------------|
| 141-22-Z | ZONING DISTRICT: RS-2 | WARD: 50 |
| APPLICANT: | Cheryl Hope Millunchick | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 3012 W. Chase Avenue | |
| SUBJECT: | Application for a variation to increase the maximum floor area from 0.65 to 0.68 for a proposed two-story rear addition to the existing two-story single-family residence. | |
| | Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. | |

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| 142-22-Z | ZONING DISTRICT: RS-2 | WARD: 50 |
| APPLICANT: | Cheryl Hope Millunchick | |

OWNER: Same as applicant
PREMISES AFFECTED: 3012 W. Chase Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 34.84' to 30.01', east side setback from 4' to 3.08' (west to be 2.93'). combined side yard setback from 9' to 6.01 for a proposed two-story, rear addition to an existing two-story single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

143-22-S **ZONING DISTRICT: B3-1** **WARD: 30**
APPLICANT: Enrique Prado
OWNER: Same as applicant
PREMISES AFFECTED: 5325 W. Belmont Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

144-22-Z **ZONING DISTRICT: RS-3** **WARD: 43**
APPLICANT: 1220 W Draper TIC, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 W. Draper Street
SUBJECT: Application for a variation to reduce the east side setback from the required 4' to zero (west side setback to be zero), combined side yard setback from 10' to zero, rear setback from 18.04' to 6.16' for a proposed rear open stair and raised deck with parking stall under a new carport.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

145-22-Z **ZONING DISTRICT: RS-3** **WARD: 43**
APPLICANT: 1220 W Draper TIC, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1220 W. Draper Street
SUBJECT: Application for a variation to increase the floor area by no more than 15% of the existing floor area by 424 square feet to the existing four-story, four dwelling unit building with a proposed raised roof deck and stairs and one parking stall under the proposed car port.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

146-22-S **ZONING DISTRICT: B1-1** **WARD: 18**
APPLICANT: Kendrick Brooks dba KMB Grooming Lounge
OWNER: Same as applicant
PREMISES AFFECTED: 8128 S. Western Avenue

SUBJECT: Application for a special use to establish a barber shop.
Continued to July 15, 2022

147-22-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Nozar Amiran
OWNER: Same as applicant
PREMISES AFFECTED: 2214 W. Dickens Street
SUBJECT: Application for a variation to reduce the west side yard setback from the required 2' to 0.76' (east to be 2.42'), combined side yard setback from 4.8' to 3.18' for a proposed second story addition, new rear two story addition, new front porch and new detached two car garage with rooftop deck for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.
Continued to July 15, 2022

148-22-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Nozar Amiran
OWNER: Same as applicant
PREMISES AFFECTED: 2214 W. Dickens Street
SUBJECT: Application for a variation to increase the maximum floor area that has been in existence for fifty years by 16.92 square feet for a total of 2,176.92 square feet for a proposed second story addition, new rear two story addition, new front porch and new detached two car garage with rooftop deck for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.
Continued to July 15, 2022

149-22-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Nozar Amiran
OWNER: Same as applicant
PREMISES AFFECTED: 2214 W. Dickens Street
SUBJECT: Application for a variation to relocate the required 225 square feet of rear yard open space to a proposed roof deck of the two-car detached garage for a proposed second story addition, new rear two story addition, new front porch and new detached two car garage with rooftop deck for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.
Continued to July 15, 2022

150-22-Z **ZONING DISTRICT: RS-2** **WARD: 19**
APPLICANT: MFM Development Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 10556 S. Lawndale Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 36.54' to 24', combined side yard setback from 11.25' to 9.5' (north to be 4', south to be 5.5') for a proposed two-story single-family residence with an attached garage with new driveway accessed from the street.

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

151-22-Z **ZONING DISTRICT: RS-2** **WARD: 19**
APPLICANT: MFM Development, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 10560 S. Lawndale Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 42.34' to 24', combined side yard setback from 11.25' to 9.5 (north to be 4', south to be 5.5') for a proposed two-story, single-family residence with an attached two-car garage with new driveway accessed from the street.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

152-22-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: FBF, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1531 N. North Park Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to 1' (south to be 3'), combined side yard setback from 5' to 4', rear setback from 28.63' to 19.67' for a proposed three-story single family residence with roof deck, roof top penthouse stair and elevator enclosure, rear one story open deck over basement level and attached one car garage in basement accessed from a new driveway from North Park Avenue.
Motion to approve made by Chairman. Second by Toia. Motion failed 1-3; yeas – Sanchez; nays – Chairman, Esposito, and Toia.

At 10:51 AM, Chairman made a motion to recess until 11:08 AM. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. The Board then stood in recess until 11:08 AM.

At 11:08 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. The Board then reconvened at 11:08 AM.

153-22-Z **ZONING DISTRICT: B2-3** **WARD: 47**
APPLICANT: 2042 W Irving, LLC
OWNER: Rosemary Eleanor M. Banks Trust
PREMISES AFFECTED: 2044 W. Irving Park Road
SUBJECT: Application for a variation to reduce the rear setback from 30' to 2' for a proposed transit served four-story, twenty dwelling unit building with seventeen dwelling units and three efficiency units with garage at first floor.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

154-22-Z **ZONING DISTRICT: B2-3** **WARD: 47**
APPLICANT: 2042 W Irving, LLC
OWNER: Rosemary Eleanor M. Banks Trust
PREMISES AFFECTED: 2044 W. Irving Park Road
SUBJECT: Application for a variation to establish a proposed building to be located on a pedestrian street which shall be a transit served location. The building will contain seventeen dwelling units and three efficiency units with a garage at the first floor.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

155-22-Z **ZONING DISTRICT: M2-2** **WARD: 27**
APPLICANT: Real Vet west Loop, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 451-57 N. Elizabeth Street
SUBJECT: Application for a variation to reduce the front setback from the required 12' to zero, rear setback from 30' to 12' for a proposed two-story veterinary establishment and fifteen-car unenclosed parking lot.
Continued to June 17, 2022

156-22-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: 19th Street Associates, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 946 W. 19th Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 20.5', west side setback from 2' to 1.17' (east to be 4.92'), combined side yard setback to be 6.09' for a proposed two-car garage, an open porch with second floor open deck connecting the garage roof deck and the existing two-story residential building. The existing tavern and one dwelling unit will be converted to two dwelling units.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

157-22-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: 19 Street Associates, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 946 W. 19th Street
SUBJECT: Application for a variation to relocate the required 162.5 square feet of rear yard open space to the roof deck of a proposed two-car garage, an open porch with the second-floor open deck connecting the garage roof deck to the existing two-story building. The existing tavern and one dwelling unit will be converted to two dwelling units.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

158-22-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: Moca, LLC

OWNER: Drummond & Briar, LLC
PREMISES AFFECTED: 2847 W. Fullerton Avenue / 2367 N. Milwaukee Avenue
SUBJECT: Application for a special use to expand the existing floor plan in an existing Adult Use Recreational Cannabis Dispensary.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

159-22-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: Moca, LLC
OWNER: Drummond & Briar, LLC
PREMISES AFFECTED: 2847 W. Fullerton Avenue / 2367 N. Milwaukee Avenue
SUBJECT: Application for a special use to expand the floor plan of an existing Medical Cannabis Dispensary within an existing building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

160-22-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: 1743 W Le Moyne, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1743 W. Le Moyne Street
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 2', east and west side setback from 2' to 0.50', combined side yard setback from 4.80' to 1' for a proposed rear two-car garage with roof deck and enclosure to serve an existing three-story, single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

161-22-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: 1743 W Le Moyne, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1743 W. Le Moyne Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 156 square feet to zero for a proposed rear two-car garage with roof deck and enclosure to serve an existing three-story, single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

162-22-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: 2301 Roscoe Hospitality, LLC
OWNER: J & N Real Estate, LLC
PREMISES AFFECTED: 2301 W. Roscoe Street
SUBJECT: Application for a special use to establish an outdoor patio located on the roof top of an existing restaurant.
Motion to approve made by Chairman. Second by Toia. Motion failed 2-1; yeas – Chairman and Sanchez; nays – Esposito; (Toia recused).

PREMISES AFFECTED: 3440 N. Broadway
SUBJECT: Application for a special use to establish a seven-story hotel with a maximum of one hundred seventy-six rooms, sixty parking spaces and ground floor retail use.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

168-22-Z ZONING DISTRICT: B3-3 WARD: 44
APPLICANT: 3440 Broadway, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3440 N. Broadway
SUBJECT: Application for a variation to reduce the rear setback from the required 16' to 12.67', south side setback from 5' to zero, north setback from 5' to 1' for a proposed seven-story hotel with a maximum of one hundred seventy-six dwelling units and sixty parking spaces and ground floor retail use.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

169-22-Z ZONING DISTRICT: B3-3 WARD: 44
APPLICANT: 3440 Broadway, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3440 N. Broadway
SUBJECT: Application for a variation to reduce the size of the one required loading space from 10' x 50' to 10' x 25' for a proposed seven-story hotel with a maximum one-hundred seventy-six hotel rooms, sixty parking spaces and ground floor retail use.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

170-22-Z ZONING DISTRICT: B3-3 WARD: 44
APPLICANT: 3440 Broadway, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3440 N. Broadway
SUBJECT: Application for a variation to permit a new driveway from N. Broadway which is a designated pedestrian street where driveway access is normally prohibited for a proposed seven-story hotel with a maximum of one hundred, seventy-six rooms, sixty parking spaces and ground floor retail use.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

CONTINUANCES

274-21-S ZONING DISTRICT: M2-2 WARD: 6
APPLICANT: Guaranteed Investments, Inc.
OWNER: LP 7400, LLC
PREMISES AFFECTED: 7401 S. State Street
SUBJECT: Application for a special use to establish a cannabis craft grower facility.

Withdrawn

521-21-S
APPLICANT: **ZONING DISTRICT: M2-2** **WARD: 6**
OWNER: Guaranteed Investment Corp.
PREMISES AFFECTED: LP 7400, LLC
SUBJECT: 7401 S. State Street
Application for a special use to establish a cannabis infuser facility.

Withdrawn

10-22-S
APPLICANT: **ZONING DISTRICT: C2-1** **WARD: 37**
OWNER: Grand Gas Mart, Inc.
PREMISES AFFECTED: Same as applicant
SUBJECT: 4755 W. Grand Avenue
Application for a special use to establish a gas station and accessory retail convenience store.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

76-22-Z
APPLICANT: **ZONING DISTRICT: C2-1** **WARD: 37**
OWNER: Grand Gas Mart, Inc.
PREMISES AFFECTED: Same as applicant
SUBJECT: 4755 W. Grand Avenue
Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,367 square feet for a proposed four pump gas station with convenience store.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

13-22-S
APPLICANT: **ZONING DISTRICT: C1-1** **WARD: 37**
OWNER: JBP Food Mart
PREMISES AFFECTED: Methal Fakhoury
SUBJECT: 1150 N. Cicero Avenue
Application for a special use to expand an existing one-story gas station with accessory car wash use building for a new accessory convenience store and limited restaurant use.
Continued to July 15, 2022

32-22-S
APPLICANT: **ZONING DISTRICT: DX-5** **WARD: 25**
OWNER: 1010 W Madison Partners, LLC
PREMISES AFFECTED: 1010 W Madison Partners, LLC
SUBJECT: 1000-14 W. Madison Street / 2-10 N. Morgan Street
Application for a special use to establish residential accessory uses on the ground floor of a proposed ten-story, twenty-five-unit residential building with a two-level parking garage (ground and second level).
Continued to August 19, 2022

97-22-S
APPLICANT: **ZONING DISTRICT: DX-16** **WARD: 42**
ABM Industry Groups, LLC

OWNER: 550 West Jackson Owner, LLC
PREMISES AFFECTED: 550 W. Jackson Boulevard / 550 W. Quincy Street
SUBJECT: Application for a special use to re-establish a non-accessory, one hundred-forty space parking garage in the basement and sub-basement of an existing office building.
Continued to July 15, 2022

137-22-Z ZONING DISTRICT: RS-3 WARD: 1
APPLICANT: J & P Contractors
OWNER: Marion Court Venture, LLC
PREMISES AFFECTED: 1243 N. Marion Ct.
SUBJECT: Application for a variation to reduce the front setback (N. Honore St.) from the required 7.92' to 2', front property line setback for parking from 20' to 2' for a proposed two-story, single-family residence and detached two-car garage with roof deck.
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. Meeting went into closed session at 3:26 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. Meeting returned to open session at 4:20 PM.

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

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 22, 2022, with the exception of Board Cal. Nos. 124-22-A, 138-22-Z, 139-22-Z, 75-22-S, 81-22-Z, and 92-22-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

Motion to approve the written closed session minutes of the Board from November 2021 through April 2022 made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

The Chairman moved to adjourn at 4:28 PM. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.

Adjournment.