

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY – September 17, 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](http://WWW.CHICAGO.GOV/ZBA).**

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

**Timothy Knudsen  
Ann MacDonald  
Brian Sanchez  
Jolene Saul  
Sam Toia**

**Chairman Knudsen designated alternate Zoning Board of Appeals (“Board”) member Ann MacDonald to fill the position of regular Board member Zurich Esposito. The Chairman called the meeting to order at 9:06 AM and then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, MacDonald, Sanchez, Saul, and Toia).**

**Motion to approve the minutes from the August 20, 2021 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**Motion to approve the agenda for the September 17, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**9:00 A.M.**

<b>353-21-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 22</b>
<b>APPLICANT:</b>	Greg Milsk	
<b>OWNER:</b>	Icon Armitage Partners, LLC	
<b>PREMISES AFFECTED:</b>	2215 S. Christiana Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 202.31 square feet to zero for two proposed additional dwelling units within an existing one and two-story building to be converted to a three dwelling unit building.	
	<b>Continued to November 19, 2021</b>	

<b>354-21-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 22</b>
<b>APPLICANT:</b>	Greg Milsk	

**OWNER:** Icon Armitage Properties, LLC  
**PREMISES AFFECTED:** 2215 S. Christiana Avenue  
**SUBJECT:** Application for a variation to reduce the required off-street parking from the required two spaces to zero for two additional proposed dwelling units within an existing one and two-story building to be converted to three dwelling unit building.  
**Continued to November 19, 2021**

**355-21-S** **ZONING DISTRICT: B3-2** **WARD: 8**  
**APPLICANT:** Rashedat Onanubi dba Unique Braids  
**OWNER:** Yehuda Reich, BSD Realty Essex, LLC  
**PREMISES AFFECTED:** 8204 S. Cottage Grove 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, MacDonald, Sanchez, Saul, and Toia.**

**356-21-Z** **ZONING DISTRICT: RS-3** **WARD: 44**  
**APPLICANT:** Cecilia Siciliano  
**OWNER:** Cecilia and Nicholas Siciliano  
**PREMISES AFFECTED:** 2319 W. Cullom Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.25' to 22.08' for a proposed elevated walkway for access to a garage roof deck from the existing rear deck of the two-story, single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**357-21-Z** **ZONING DISTRICT: RS-3** **WARD: 44**  
**APPLICANT:** Cecilia Siciliano  
**OWNER:** Cecilia and Nicholas Siciliano  
**PREMISES AFFECTED:** 2319 W. Cullom Avenue  
**SUBJECT:** Application for a variation to relocate the required 365 square feet of rear yard open space from grade to a detached roof top garage which serves the existing two-story, single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**358-21-S** **ZONING DISTRICT: B1-2** **WARD: 47**  
**APPLICANT:** 3928 Ashland, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3928 N. Ashland Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with roof top enclosure, first floor front terrace, front decks on floors two through four, rear porches on floors one through three, four story rear stairs and detached three-car garage with roof top deck.

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

**359-21-Z**                                  **ZONING DISTRICT: B1-2**                                  **WARD: 47**  
**APPLICANT:**                                  3928 Ashland, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                          3928 N. Ashland Avenue  
**SUBJECT:**    Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,875 square feet for a proposed four-story, three dwelling unit building with roof top enclosure, first floor front terrace, front decks on floors two through four, rear porches on floors one through three, four story rear stairs and detached three-car garage with roof top deck.

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

**360-21-S**                                  **ZONING DISTRICT: B1-2**                                  **WARD: 47**  
**APPLICANT:**                                  3928 N. Ashland, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                          3930 N. Ashland Avenue  
**SUBJECT:**    Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with roof top enclosure, first floor front terrace, front decks on floors two through four, rear porches on floors one through three, four story rear stairs and detached three-car garage with roof top deck.

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

**361-21-Z**                                  **ZONING DISTRICT: B1-2**                                  **WARD: 47**  
**APPLICANT:**                                  3928 Ashland Avenue, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                          3930 N. Ashland Avenue  
**SUBJECT:**    Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,875 square feet for a proposed four-story, three dwelling unit building with roof top enclosure, first floor front terrace, front decks on floors two through four, rear porches on floors one through three, four story rear stairs and detached three-car garage with roof top deck.

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

**362-21-Z**                                  **ZONING DISTRICT: B2-3**                                  **WARD: 25**  
**APPLICANT:**                                  2207 W. 18th, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**                          2207 W. 18th Street

**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 0.75', west side setback from 2' to 1.2' for a proposed three- and four-story addition, a three-car attached garage, a third-floor addition, five car parking stalls and twenty-eight bike stalls to the existing two-story residential building with an attached three-car garage. This is a transit served location.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**363-21-S ZONING DISTRICT: RS-3 WARD: 14**  
**APPLICANT:** Poder Learning Center  
**OWNER:** City of Chicago  
**PREMISES AFFECTED:** 3357 W. 55th Street  
**SUBJECT:** Application for a special use to establish a community center in an existing two-story building with a one-story addition.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**364-21-S ZONING DISTRICT: B3-1 WARD: 45**  
**APPLICANT:** Kozio Solutions, LLC dba HG Parlor  
**OWNER:** Maranto Family Partnership  
**PREMISES AFFECTED:** 5525 N. Milwaukee 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, MacDonald, Sanchez, Saul, and Toia.**

**365-21-Z ZONING DISTRICT: RS-2 WARD: 38**  
**APPLICANT:** Tomasz Tomaszewski  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6742 W. Byron Street  
**SUBJECT:** Application for a variation to reduce the front setback from 40.64' to 20.42' for a proposed second floor addition to the existing two-story single-family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**At 10:50 AM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then stood in recess until 11:05 AM.**

**At 11:05 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then reconvened at 11:45 AM.**

**366-21-S ZONING DISTRICT: B3-2 WARD: 50**  
**APPLICANT:** CulvLP, LLC

**OWNER:** Chicago Title Land Trust Company, as Successor  
**PREMISES AFFECTED:** 3100-10 W. Peterson Ave./ 6001-13 N. Lincoln Ave./ 600-28 N. Albany Ave.  
**SUBJECT:** Application for a special use to establish a dual lane drive through facility to serve a one-story restaurant with an outdoor patio and thirty-five on-site parking spaces.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**367-21-S** **ZONING DISTRICT: B1-1** **WARD: 30**  
**APPLICANT:** Starbucks Corporation  
**OWNER:** GW Addison Long, LLC  
**PREMISES AFFECTED:** 3557 N. Long Avenue  
**SUBJECT:** Application for a special use to establish a single lane drive-through to serve a proposed one-story fast-food restaurant.  
**Continued to November 19, 2021**

**368-21-S** **ZONING DISTRICT: B1-3** **WARD: 43**  
**APPLICANT:** OHL 2252 N Clark, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2252 N. Clark Street  
**SUBJECT:** Application for a special use to establish residential use below the second floor in an existing three-story, mixed use two dwelling unit building to be converted to a three dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**369-21-S** **ZONING DISTRICT: C1-2** **WARD: 40**  
**APPLICANT:** McDonald's Corporation  
**OWNER:** Mara Enterprises, Inc.  
**PREMISES AFFECTED:** 1831 W. Devon Avenue  
**SUBJECT:** Application for a special use to establish a dual lane drive through to serve and existing fast-food restaurant.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**370-21-S** **ZONING DISTRICT: B1-2** **WARD: 9**  
**APPLICANT:** Uriel Beauty Hair Braiding, Inc.  
**OWNER:** Chicago Title and Trust 2005-8  
**PREMISES AFFECTED:** 52 E. 110th Place  
**SUBJECT:** Application for a special use to establish a hair braiding shop.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**371-21-S** **ZONING DISTRICT: B3-2** **WARD: 1**  
**APPLICANT:** Professional Piercing Inc.

**OWNER:** RSR Chicago, LLC  
**PREMISES AFFECTED:** 1425 N. Milwaukee Suite # 2  
**SUBJECT:** Application for a special use to establish a body art facility (tattoo shop).  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**372-21-S** **ZONING DISTRICT: B3-2** **WARD: 25**  
**APPLICANT:** Becca Iturralde Art, LLC  
**OWNER:** Francisco Gonzalez  
**PREMISES AFFECTED:** 1902 S. Leavitt Street  
**SUBJECT:** Application for a special use to establish a body art service (tattoo shop).  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**373-21-S** **ZONING DISTRICT: B3-2** **WARD: 1**  
**APPLICANT:** Southern Beauty Inked, LLC  
**OWNER:** RSR Chicago, LLC  
**PREMISES AFFECTED:** 1425 N. Milwaukee Avenue, Suite #4  
**SUBJECT:** Application for a special use to establish a body art service (micro blading and tattoo salon).  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**374-21-S** **ZONING DISTRICT: B3-2** **WARD: 32**  
**APPLICANT:** Art of Alchemy Salon  
**OWNER:** 1924 N. Damen, LLC  
**PREMISES AFFECTED:** 1922 N. Damen  
**SUBJECT:** Application for a special use to establish a hair and nail salon.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**375-21-S** **ZONING DISTRICT: B3-3** **WARD: 36**  
**APPLICANT:** MB Narragansett, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6340 W. Belmont Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed five-story, mixed use building to be converted to a twenty-seven\* dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**376-21-S** **ZONING DISTRICT: B2-3** **WARD: 36**  
**APPLICANT:** MB Narragansett, LLC

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3207 N. Narragansett Avenue  
**SUBJECT:** Application for a special use to establish three\* business live / work units on the ground floor and new mezzanine to convert the existing five-story mixed use building to a twenty-seven\* five-story residential unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**At 1:15 PM, Chairman made a motion for a thirty-five (35) minute recess. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then stood in recess until 1:50 PM.**

**At 1:50 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then reconvened at 1:50 PM.**

**377-21-S** **ZONING DISTRICT: B3-1** **WARD: 45**  
**APPLICANT:** 5035 W Lawrence, LLC  
**OWNER:** Eugenia Floudas as trustee of the Eugenia Floudas Living Trust  
**PREMISES AFFECTED:** 5027-35 W. Lawrence Avenue  
**SUBJECT:** Application for a special use to establish a gas station with ten\* parking spaces and a convenience store.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

\*Amended at hearing

**378-21-Z** **ZONING DISTRICT: B3-2** **WARD: 45**  
**APPLICANT:** 5035 W Lawrence, LLC  
**OWNER:** Eugenia Floudas as Trustee of the Eugenia Floudia Trust  
**PREMISES AFFECTED:** 5027-35 W. Lawrence Avenue  
**SUBJECT:** Application for a variation to reduce the west side setback from the required 4' to zero for a proposed gas station with ten\* parking spaces and a convenience store.  
**Withdrawn**

**379-21-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** Chicago Title and land trust ATUT #8002372907  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2104 N. Fremont Street  
**SUBJECT:** Application for a variation to reduce the north setback from the required 2' to zero (south to be zero), combined side yard setback from 4.4' to zero for a proposed two-story rear addition to the existing two-story single-family residence with detached garage and roof deck with access.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**





**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3506 N. Keeler Avenue  
**SUBJECT:** Application for a variation to reduce the south side setback from the required 7.94' to 1.38' (north setback to be 3'), combined side yard setback from 19.86' to 4.38' for a proposed two-story, single-family residence with rear deck and an attached two car garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**385-21-S** **ZONING DISTRICT: B3-2** **WARD: 2**  
**APPLICANT:** 1520 N Ashland, LLC  
**OWNER:** Pierce Avenue Capital, LLC  
**PREMISES AFFECTED:** 1520 N. Ashland Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, two dwelling unit building with an attached two car garage with overhanging rear porch and stair.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**386-21-Z** **ZONING DISTRICT: B3-2** **WARD: 2**  
**APPLICANT:** 1520 N Ashland, LLC  
**OWNER:** Pierce Avenue Capital, LLC  
**PREMISES AFFECTED:** 1520 N. Ashland Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 8' for a proposed four-story, two dwelling unit building with attached garage with overhanging rear porch / stair.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**387-21-S** **ZONING DISTRICT: C1-1** **WARD: 28**  
**APPLICANT:** Roosevelt Operations Inc.  
**OWNER:** Roosevelt Property Management  
**PREMISES AFFECTED:** 1549-59 W. Roosevelt Road  
**SUBJECT:** Application for a special use to establish gas station with a one-story mini mart.  
**Continued to November 19, 2021**

**388-21-Z** **ZONING DISTRICT: C1-1** **WARD: 28**  
**APPLICANT:** Roosevelt Operations, Inc.  
**OWNER:** Roosevelt Property Management Inc.  
**PREMISES AFFECTED:** 1549-59 W. Roosevelt Road  
**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 14,719 square feet for a proposed gas station and a one-story mini mart.  
**Continued to November 19, 2021**



**At 3:53 PM, Chairman made a motion to stand in recess until 4:05 PM. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then stood in recess until 4:05 PM.**

**At 4:05 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then reconvened at 4:05 PM.**

**393-21-Z                                    ZONING DISTRICT: RS-3                    WARD: 44**  
**APPLICANT:** Andrea Berland & Rafael Vargas  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1136 W. Oakdale Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 36.86' to 23.58' for a proposed walkway from an existing porch to a proposed garage roof deck serving a multi-unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**394-21-Z                                    ZONING DISTRICT: RS-3                    WARD: 44**  
**APPLICANT:** Andrea Belard & Rafael Vargas  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1136 W. Oakdale Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 675 square feet to zero for a proposed walkway from an existing rear porch to a proposed garage roof deck serving a multi-unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**395-21-Z                                    ZONING DISTRICT: RT-4                    WARD: 2**  
**APPLICANT:** Prosperous Piggy, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1512 N. Hoyne Avenue  
**SUBJECT:** Application for a variation to reduce the north side yard setback from the required 3.84' to 2', (south to be 2.92'), combined side yard setback from 9.6' to 3.92' for a proposed three-story addition, new garage with roof deck, access stair and pergola to an existing three-story, two-unit building.  
**Continued to November 19, 2021**

**396-21-Z                                    ZONING DISTRICT: RS-2                    WARD: 19**  
**APPLICANT:** Edward Rolek  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 10831 S. Drake Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 22.03' to 15.2' for a proposed front covered porch on an existing two-story single-family residence.

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

**397-21-Z**  
**APPLICANT:** Rosa Bacio  
**OWNER:** Guillermina Valadez  
**PREMISES AFFECTED:** 3930 W. 61<sup>st</sup> Place  
**SUBJECT:** Application for a variation to reduce the front setback from the required 19.07' to 16.11', west side setback from 2' to .90' (east to be 2.95'), combined side yard setback from 5' to 3.85' to permit the subdivision of one zoning lot to into two zoning lots. The existing two-story, single family shall remain. A two-story single-family residence with detached two-car garage is proposed for 3928 W. 61st Place.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**398-21-Z**  
**APPLICANT:** 3235 Lakewood, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3235 N. Lakewood Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.5' to 2', north side yard setback from 4.8' to zero (no south setback required which abuts the street) for a proposed roof top deck and rear access bridge to the five-car garage which will be enlarged at the rear of the three-story, four dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays - Chairman, MacDonald, Sanchez, Saul, and Toia.**

**399-21-Z**  
**APPLICANT:** 662 Wellington, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 662-64 W. Wellington Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 45.6' to 28' for a proposed rear four-story addition with an attached four car garage and two-car carport for the existing four story seven dwelling unit building to be converted to an eleven-unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**400-21-S**  
**APPLICANT:** Muhammed Abdallah  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 12701 S. Halsted Street  
**SUBJECT:** Application for a special use to establish a new gas station with a

one-story, retail accessory building.

**Continued to November 19, 2021**

**401-21-Z**                                        **ZONING DISTRICT: C2-1**                        **WARD: 34**  
**APPLICANT:**                                     Muhammad Abdallah  
**OWNER:**                                         Same as applicant  
**PREMISES AFFECTED:**                       12701 S. Halsted Street  
**SUBJECT:**                                       Application for a variation to reduce the minimum lot area for a gas station from the required 20,000 square feet to 13,284 square feet for a new gas station with a one-story accessory retail building.  
**Continued to November 19, 2021**

**402-21-Z**                                        **ZONING DISTRICT: B1-3**                        **WARD: 48**  
**APPLICANT:**                                     Armand Candea  
**OWNER:**                                         Same as applicant  
**PREMISES AFFECTED:**                       5630-32 N. Broadway  
**SUBJECT:**                                       Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 16.96' for a proposed five-story, four dwelling unit, mixed use building with attached four car garage.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**403-21-Z**                                        **ZONING DISTRICT: RT-4**                        **WARD: 4**  
**APPLICANT:**                                     William Dodds  
**OWNER:**                                         Same as applicant  
**PREMISES AFFECTED:**                       4343 S. Forrestville Avenue  
**SUBJECT:**                                       Application for a variation to reduce the north and south side setbacks from two feet each to zero each, combined side yard setback from 4' to zero for a proposed two-story, single-family residence with detached two-car garage.  
**Continued to October 15, 2021**

**At 7:00 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then stood in recess until 7:10 PM.**

**At 7:10 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then reconvened at 7:10 PM.**

**404-21-Z**                                        **ZONING DISTRICT: RS-3**                        **WARD: 5**  
**APPLICANT:**                                     Zach Shah  
**OWNER:**                                         Same as applicant  
**PREMISES AFFECTED:**                       5544 S. Woodlawn Avenue  
**SUBJECT:**                                       Application for a variation to reduce the rear setback from the required 50' to 2', south side setback from 4' to 2' (north to be 29.92'), combined side yard setback to be 31.92' for a proposed

one-car detached garage with interior stairway and underground storage and new underground passageway to an existing three-story single family residence.

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

**405-21-Z**    **ZONING DISTRICT: RT-4**    **WARD: 11**  
**APPLICANT:**    Henry Tam  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**    3146 S. Shields Avenue  
**SUBJECT:**    Application for a variation to reduce the front setback on Stewart Avenue from the required 15' to zero, the required parking setback from the front property line on Stewart to prevent obstruction of the sidewalk by parked cars from 20' to zero for a proposed three-story, three dwelling building with open deck and three unenclosed parking stalls located on a through lot.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**406-21-Z**    **ZONING DISTRICT: RT-4**    **WARD: 11**  
**APPLICANT:**    Henry Tam  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**    3146 S. Shields Avenue  
**SUBJECT:**    Application for a variation to reduce the north unobstructed open space from 5' to 2', the south side unobstructed open space from 5' to 3'\* for a proposed three-story, three dwelling unit building with open deck and three unenclosed parking stalls all located on a through lot.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

\*Amended at hearing

**407-21-Z**    **ZONING DISTRICT: RT-3.5**    **WARD: 36**  
**APPLICANT:**    Alejandra Arevalo  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**    6341 W. Henderson Street  
**SUBJECT:**    Application for a variation to reduce the west side setback from the required 2.17' to 1.15' (east side setback will be 2.86'), combined side yard setback from 5.43' to 4.01' for a proposed third story addition for the existing two-story, single-family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**408-21-S**    **ZONING DISTRICT: B1-1**    **WARD: 19**  
**APPLICANT:**    MG19 Salon Suites, LTD  
**OWNER:**    Union Avenue Properties, LLC

**PREMISES AFFECTED:** 3240 W. 111th 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, MacDonald, Sanchez, Saul, and Toia.**

**409-21-S** **ZONING DISTRICT: RS-2** **WARD: 7**  
**APPLICANT:** Chicago Youth Centers  
**OWNER:** Public Building Commission of Chicago  
**PREMISES AFFECTED:** 9207 S. Phillips Avenue  
**SUBJECT:** Application for a special use to convert a 14,300 square foot, one-story school to a community center.  
**Continued to November 19, 2021**

**410-21-Z** **ZONING DISTRICT: RS-2** **WARD: 7**  
**APPLICANT:** Chicago Youth Centers  
**OWNER:** Public Building Commission of Chicago  
**PREMISES AFFECTED:** 9207 S. Phillips Avenue  
**SUBJECT:** Application for a variation to reduce the interior landscape from 1,100 square feet to around 650 square feet and to reduce interior trees from 9 to 2, reduce the landscape setback from 7' to 5' and to eliminate setback trees (30" h shrubs 3' o.c to be planted only and ornamental metal fence to be installed at required landscape setback) for the proposed community center with existing on-site parking.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Sanchez, Saul, and Toia (MacDonald recused).**

### CONTINUANCES

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

**246-21-S** **ZONING DISTRICT: B1-2** **WARD: 11**  
**APPLICANT:** Raina 31st Halsted, LLC  
**OWNER:** CKC Enterprises (an unincorporated Business Trust Org)  
**PREMISES AFFECTED:** 3121 S. Halsted Street  
**SUBJECT:** Application for a special use to establish a one-lane drive through to serve a proposed one-story restaurant.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-2; yeas – MacDonald, Sanchez, and Toia; nays Chairman and Saul.**

**262-21-S** **ZONING DISTRICT: B3-2** **WARD: 32**  
**APPLICANT:** 1326 West George Street, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1326 W. George Street  
**SUBJECT:** Application for a special use to expand an existing ground floor dwelling unit in an existing three-story, four dwelling unit building.  
**Withdrawn**

**263-21-Z** **ZONING DISTRICT: B3-2** **WARD: 32**  
**APPLICANT:** 1326 W George, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1326 W. George Street  
**SUBJECT:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 28' for a three-story addition for the existing three-story, four dwelling unit building.  
**Withdrawn**

**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.  
**Continued to December 17, 2021**

**285-21-S** **ZONING DISTRICT: B2-2** **WARD: 17**  
**APPLICANT:** Tyffanni Bickhem, Exotic Beauty Spa, Inc.  
**OWNER:** Primate Development, LLC  
**PREMISES AFFECTED:** 2439 W. Lithuania Plaza  
**SUBJECT:** Application for a special use to establish a hair / nail salon.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**302-21-S** **ZONING DISTRICT: M1-2** **WARD: 32**  
**APPLICANT:** Lakeside Bank, an Illinois Banking Corporation  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2800 N. Ashland Avenue  
**SUBJECT:** Application for a special use to establish a drive through facility to serve an existing bank that is being increased to accommodate proposed parking.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Sanchez, Saul, and Toia (MacDonald recused).**

**305-21-S** **ZONING DISTRICT: B3-2** **WARD: 6**  
**APPLICANT:** Community United Development Group, LLC



**OWNER:** East Side Bank & Trust Company as Trustee under Trust Agreement dated 01/11/00 known as Trust # 4295  
**PREMISES AFFECTED:** 6700 S. Halsted Street  
**SUBJECT:** Application for a special use to establish a gas station.  
**Continued to November 19, 2021**

**306-21-Z** **ZONING DISTRICT: B3-2** **WARD: 6**  
**APPLICANT:** Community United Development Group, LLC  
**OWNER:** East Side Bank & Trust Company as Trustee under Trust Agreement dated 01/11/00 known as Trust # 4295  
**PREMISES AFFECTED:** 6700 S. Halsted Street  
**SUBJECT:** Application for a variation to reduce the minimum required lot area from 20,000 square feet to 15,299 square feet for a proposed gas station.  
**Continued to November 19, 2021**

**308-21-S** **ZONING DISTRICT: B1-1** **WARD: 19**  
**APPLICANT:** Waldo Cooney, Inc. dba Waldo Cooney's Pizza  
**OWNER:** Gary Cooney and Karyn Cooney as co trustees  
**PREMISES AFFECTED:** 2408 W. 111th Street  
**SUBJECT:** Application for a special use to establish a single lane drive-through to serve an existing restaurant.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**310-21-S** **ZONING DISTRICT: RS-3** **WARD: 34**  
**APPLICANT:** GRO Community NFP  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 221 W. 109th Street  
**SUBJECT:** Application for a special use to establish a transitional residence within an existing one-story building and rear two-story building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**320-21-S** **ZONING DISTRICT: B3-1** **WARD: 34**  
**APPLICANT:** Pit Stop Tavern, LLC  
**OWNER:** Howard Gaddis  
**PREMISES AFFECTED:** 902 W. 119th Street  
**SUBJECT:** Application for a special use to establish a tavern.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, 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, MacDonald, Sanchez, Saul, and Toia. Meeting went into closed session at 10:31 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. Meeting returned to open session at 11:08 PM.**

**Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**Motion to approve all withdrawal requests. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 287-21-S, 300-21-S, and 301-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, 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 August 20, 2021, with the exception of Board Cal. Nos. 328-21-Z, 329-21-Z, 333-21-S, and 334-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.**

**Chairman stated that due to recent changes to the Open Meetings Act, the Board would not be performing semi-annual review of closed session minutes. Instead, Board would review closed session minutes at a later date.**

**The Chairman moved to adjourn at 11:23 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, MacDonald, Sanchez, Saul, and Toia.**

**Adjournment.**