







**PREMISES AFFECTED:** 1419 W. Henderson Street  
**SUBJECT:** Application for a variation to increase the maximum building height from the maximum 35' to 37.50' for a proposed third floor west addition for an existing three-story, three dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**269-23-Z** **ZONING DISTRICT: RS-3** **WARD: 39**  
**APPLICANT:** Julio Barahona  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5065 N. Kimberly Avenue  
**SUBJECT:** Application for a variation to reduce the southwest side setback from the required 2' to 1' (northeast to be 3'), combined side yard setback to be 4' for a proposed two-story, single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**270-23-S** **ZONING DISTRICT: C2-3** **WARD: 43**  
**APPLICANT:** Marigrow, Inc.  
**OWNER:** Lincoln Avenue Properties Group, LLC  
**PREMISES AFFECTED:** 2573-81 N. Lincoln 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 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**271-23-S** **ZONING DISTRICT: B3-3** **WARD: 28**  
**APPLICANT:** 2037 N Kenneth, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2351 W. Flournoy Street  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building.  
**Continued to October 20, 2023 at 2:00 p.m.**

**272-23-Z** **ZONING DISTRICT: B3-3** **WARD: 28**  
**APPLICANT:** 2037 N Kenneth, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2351 W. Flournoy Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story, eight dwelling unit building.  
**Continued to October 20, 2023 at 2:00 p.m.**

**273-23-S** **ZONING DISTRICT: B3-3** **WARD: 28**  
**APPLICANT:** 2037 N Kenneth Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2355 W. Flournoy Street



**OWNER:** Nesbar, LLC  
**PREMISES AFFECTED:** 2351 W. North Avenue  
**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 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**279-23-S** **ZONING DISTRICT: C1-1** **WARD: 32**  
**APPLICANT:** ReNu IL dba Renu, LLC  
**OWNER:** Western Belmont, LLC  
**PREMISES AFFECTED:** 3215-25 N. Western Avenue / 2345-57 W. Melrose Street  
**SUBJECT:** Application for a special use to establish an adult use cannabis dispensary within an existing one-story brick building. The applicant will provide thirteen parking spaces for use by customers and employees.  
**Continued to October 20, 2023 at 2:00 p.m.**

**280-23-S** **ZONING DISTRICT: RS-3** **WARD: 10**  
**APPLICANT:** By the Hand Club for Kids  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 13015 S. Ellis Avenue  
**SUBJECT:** Application for a special use to establish a community center in an existing one-story building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**281-23-S** **ZONING DISTRICT: DX-12** **WARD: 42**  
**APPLICANT:** Eating Recovery Center, LLC dba Insight: Eating Disorder, Weight Management and Psychological Center, LLC dba Pathlight Mood and Anxiety center and as Pathlight Behavioral Health  
**OWNER:** G & I VIII MJW One East Erie, LLC  
**PREMISES AFFECTED:** 1 E. Erie Street, Suite 400, 4th Floor  
**SUBJECT:** Application for a special use to establish a thirty-bed transitional residence on the fourth floor of an existing six-story building which will provide psychological and behavioral therapy to persons suffering from eating disorders along with other co-morbidities and or primary mood, anxiety, and related disorders.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**282-23-Z** **ZONING DISTRICT: B3-5** **WARD: 20**  
**APPLICANT:** New City Redevelopment Limited Partnership  
**OWNER:** City of Chicago  
**PREMISES AFFECTED:** 4703 S. Justine Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to zero for a proposed six-story, mixed use building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**



**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, 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, Brooks, Esposito and Toia. Meeting went into closed session at 11:44 AM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting returned to open session at 11:52 AM.**

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

**At 11:57 AM, Chairman made a motion to recess until 2:00PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 2:00 PM.**

**At 2:00 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 2:00 PM.**

**2:00 P.M.**

<b>288-23-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Cloud Property Management, LLC 2018 Series	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2018 W. 21st Place	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 7.6' to zero, rear setback from 30' to zero, west side setback from 2' to zero for a proposed third floor addition to a two story, six dwelling unit building to be converted to nine dwelling unit building.	

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

<b>289-23-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Cloud Property Management, LLC 2018 Series	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2018 W. 21st Place	
<b>SUBJECT:</b>	Application for a variation to reduce the number of off-street parking spaces for a transit served location from three to zero to convert an existing six dwelling unit building to a nine-dwelling unit building which is located within 2,640' of a CTA rail station.	

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







three-story addition with rear porch and a new third story addition on an existing three-story, two dwelling unit building to be converted to a three dwelling unit building.

**Motion to approve made by Chairman. Second by Toia.**

**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**299-23-S**

**ZONING DISTRICT: B3-3**

**WARD: 33**

**APPLICANT:**

Fadeco Inc.

**OWNER:**

Pilsen Rentals, LLC Series Kedzie

**PREMISES AFFECTED:**

4231 N. Kedzie Avenue

**SUBJECT:**

Application for a special use to establish a hair salon.

**Motion to approve made by Chairman. Second by Toia.**

**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**300-23-Z**

**ZONING DISTRICT: RS-3**

**WARD: 35**

**APPLICANT:**

Gary Shlahtichman, Katrina Slavik

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

3118 N. Spaulding Avenue

**SUBJECT:**

Application for a variation to reduce the north side setback from the required 2' to 1.53', south side setback from 2' to 1.77', combined side yard setback from 5' to 3.3' for a proposed second floor upper story addition to an existing two-story, single-family residence.

**Motion to approve made by Chairman. Second by Toia.**

**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**301-23-Z**

**ZONING DISTRICT: RS-3**

**WARD: 35**

**APPLICANT:**

Gary Shlahtichman and Katrina Slavik

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

3118 N. Spaulding Avenue

**SUBJECT:**

Application for a variation to expand the existing floor area by 99.17 square feet with a proposed second floor upper story addition to the existing two-story, single-family residence.

**Motion to approve made by Chairman. Second by Toia.**

**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**302-23-Z**

**ZONING DISTRICT: RM-5**

**WARD: 25**

**APPLICANT:**

2350 Buyers, LLC

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

2350 S. Leavitt Street

**SUBJECT:**

Application for a variation to reduce the front setback from the required 13.08' to 0.26', north side setback from 2' to 0.4' (south to be 3.11'), combined side yard setback from 4.8' to 3.51', rear setback from 32.7' to 27.26' for a proposed second and third floor upper story addition with rear open patios and rear open access steps 24.42' above grade to the existing one-story residential unit being converted to a three-story, six dwelling unit building.



**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1100 W. Grand Avenue  
**SUBJECT:** Application for a variation to reduce the number of off-street parking spaces for a transit served location from ninety-nine to thirty for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces located within 2,640' of a CTA station.  
**Continued to September 15, 2023 at 9:00 a.m.**

**308-23-Z** **ZONING DISTRICT: C1-5** **WARD: 27**  
**APPLICANT:** 1100 Grand Chicago Owner, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1100 W. Grand Avenue  
**SUBJECT:** Application for a variation to eliminate the one required 10' x 25' loading berth for a proposed seven-story, ninety-nine dwelling unit building with twenty-eight parking spaces.  
**Continued to September 15, 2023 at 9:00 a.m.**

**309-23-S** **ZONING DISTRICT: C2-2** **WARD: 50**  
**APPLICANT:** Platinum Coffee, Inc.  
**OWNER:** DB Real Estate Assets II, LLC  
**PREMISES AFFECTED:** 6254 N. Western Avenue  
**SUBJECT:** Application for a special use to establish a one drive-through lane to serve a proposed fast-food restaurant.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**310-23-Z** **ZONING DISTRICT: RT-4** **WARD: 25**  
**APPLICANT:** 2611 W 21st Street, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2611 W. 21st Street  
**SUBJECT:** Application for a variation to reduce the required number of parking spaces from three to two for a proposed two-story, three dwelling unit building and rear two car parking pad.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**311-23-Z** **ZONING DISTRICT: RS-2** **WARD: 19**  
**APPLICANT:** Adam and Jacqueline Ibrahim  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 10619 S. St. Louis Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 53' to 6.41', north side setback from 4' to 3.40', south side setback from 4' to 2.92', combined side setback from 11.25' to 6.32' to allow an as built detached accessory garage with unfinished attic storage level to serve the existing single-family residence.  
**Continued to October 20, 2023 at 2:00 p.m.**

**312-23-Z** **ZONING DISTRICT: RS-2** **WARD: 19**  
**APPLICANT:** Adam and Jacqueline Ibrahim

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 10619 S. St. Louis Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 461.46 square feet to zero for an as built detached accessory garage with unfinished attic storage level to serve the existing single-family residence.  
**Continued to October 20, 2023 at 2:00 p.m.**

**313-23-Z** **ZONING DISTRICT: RT-4** **WARD: 43**  
**APPLICANT:** 327 W. Armitage, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 327 W. Armitage Avenue  
**SUBJECT:** Application for a variation to reduce the west side setback from the required 2' to zero (east to be 0.42'), combined side yard setback from 4.8' to 0.42', rear setback from 30.64' to 10.49' for a proposed rear second story addition and a rear second story open deck and two-story stair at the existing two-story, three dwelling unit building with three open parking spaces.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**314-23-Z** **ZONING DISTRICT: RM-5** **WARD: 1**  
**APPLICANT:** 513 N Hartland, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 513 N. Hartland Court  
**SUBJECT:** Application for a variation to reduce the front setback from the required 7.75' to 6', north and south side setbacks from 2' to zero, combined side yard setback from 4.6' to zero, rear setback from 22.12' to 5' for a proposed three-story, single-family residence with third floor front roof deck and attached two-car garage accessed by a public alley that includes an accessory building roof top deck covered pergola and screen walls at 18.16' in height.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**315-23-Z** **ZONING DISTRICT: RM-5** **WARD: 1**  
**APPLICANT:** 513 Hartland, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 513 N. Hartland Court  
**SUBJECT:** Application for a variation to relocate the 95.4 square feet of rear yard open space to an accessory building roof top deck for a proposed three-story single-family residence with third floor front deck and a two-car attached garage with and accessory rooftop deck covered with a pergola and screen walls at 18.16' in height.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**316-23-Z** **ZONING DISTRICT: RS-2** **WARD: 21**  
**APPLICANT:** Rex L. Jose

**OWNER:** Same as Applicant  
**PREMISES AFFECTED:** 10009 S. Beverly Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from 63.15 to 29', rear setback from 32.2' to 22.5' for a proposed two-story, single-family residence, rear deck and attached two car garage.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**317-23-Z** **ZONING DISTRICT: RS-3** **WARD: 26**  
**APPLICANT:** Suzana D'Silva and Ian D'Silva  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1911 N. Francisco Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 17.74' to 9' for a proposed two story, two dwelling unit building with two-car detached garage.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion failed 0-4; yeas – None; nays - Chairman, Brooks, Esposito, and Toia.**

**318-23-Z** **ZONING DISTRICT: RS-3** **WARD: 26**  
**APPLICANT:** Suzanna D'Silva and Ian D'Silva  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1911 N. Francisco Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area per unit from 3,000 square feet to 2,819.25 square feet for a proposed two-story, two dwelling unit building with a detached two car garage.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion failed 0-4; yeas – None; nays - Chairman, Brooks, Esposito, and Toia.**

**319-23-S** **ZONING DISTRICT: C1-2** **WARD: 27**  
**APPLICANT:** AG Bells II, LLC  
**OWNER:** GMV, Inc.  
**PREMISES AFFECTED:** 2355 W. Washington Boulevard  
**SUBJECT:** Application for a special use to establish a drive through facility to serve a proposed fast-food restaurant.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**320-23-S** **ZONING DISTRICT: B1-2** **WARD: 1**  
**APPLICANT:** Abraham Garcia dba Casanova Salon  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1708 W. Chicago Avenue  
**SUBJECT:** Application for a special use to establish a hair salon.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**CONTINUANCES**







**OWNER:** Joliet Fuel & Mini Mart Inc.  
**PREMISES AFFECTED:** 7051 S. Wabash Avenue  
**SUBJECT:** Application for a special use to establish a one-story gas station with mini mart.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion not approved for failure to receive three affirmative votes; yeas – Esposito and Toia; nays – Chairman and Brooks.**

**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, Brooks, Esposito, and Toia. Meeting went into closed session at 5:06 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting returned to open session at 5:23 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, Brooks, Esposito, and Toia.**

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

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 194-23-S and 196-23-S. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its July 21, 2023 regular meeting.**

**Motion to adjourn the meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas- Chairman, Brooks, Esposito, and Toia.**

**Adjournment at 5:30 PM.**