

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- July 15, 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](http://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 9:24 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 June 17, 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 July 15, 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.**

**SPECIAL USE EXTENSION REQUEST**

<b>275-21-S</b>	<b>ZONING DISTRICT: C3-1</b>	<b>WARD: 8</b>
<b>APPLICANT:</b>	Sea Craft, LLC	
<b>OWNER:</b>	JFA Real Estate, LLC	
<b>PREMISES AFFECTED:</b>	9933 S. Cottage Grove Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a cannabis craft grower facility.	
	<b>Motion to approve made by Chairman. Second by Toia.</b>	
	<b>Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.</b>	

<b>276-21-S</b>	<b>ZONING DISTRICT: C3-1</b>	<b>WARD: 8</b>
<b>APPLICANT:</b>	Sea Craft, LLC	
<b>OWNER:</b>	JFA Real Estate, LLC	
<b>PREMISES AFFECTED:</b>	9933 S. Cottage Grove Avenue	

**SUBJECT:** Application for a special use to establish a cannabis processor facility.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**277-21-S ZONING DISTRICT: C3-1 WARD: 8**  
**APPLICANT:** Sea Craft, LLC  
**OWNER:** JFA Real Estate, LLC  
**PREMISES AFFECTED:** 9933 S. Cottage Grove Avenue  
**SUBJECT:** Application for a special use to establish a cannabis infuser facility.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**REMANDED CASE**

**61-21-S ZONING DISTRICT: C1-2 WARD: 19**  
**APPLICANT:** Vidhi Properties, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1943 W. Monterey Avenue  
**SUBJECT:** Application for a special use to establish a one-lane drive through to serve a proposed fast-food restaurant.  
**Continued to August 19, 2022**

**REGULAR CALL**

**219-22-Z ZONING DISTRICT: RS-3 WARD: 32**  
**APPLICANT:** Colleen and Joe Marnell  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1838 N. Wood Street  
**SUBJECT:** Application for a variation to reduce the rear yard setback from the 35' to 2.24', north side setback from 2' to 0.3' (south to be 0.7'), combined side yard setback from 4.8' to 1' for a proposed raised wood deck, garage roof deck access and pergola in the rear of an existing single-family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**220-22-Z ZONING DISTRICT: RS-3 WARD: 32**  
**APPLICANT:** Colleen and Joe Marnell  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1838 N. Wood Street  
**SUBJECT:** Application for a variation to relocate the required 225 square feet of rear yard open space to a garage roof deck for a proposed new raised wood deck, garage roof deck and access stair and pergola for the existing single-family residence.

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

- 221-22-Z**                      **ZONING DISTRICT: RM-5**                      **WARD: 43**  
**APPLICANT:** Full Park, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2351 N. Cambridge Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 50' to 28.46', south side setback from 5' to zero (north to be 15.52') for a proposed four-story, nine dwelling unit building with eighteen- parking space garage.  
**Continued to August 19, 2022**
- 222-22-Z**                      **ZONING DISTRICT: RM-5**                      **WARD: 43**  
**APPLICANT:** Full Park, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2351 N. Cambridge Avenue  
**SUBJECT:** Application for a variation to increase the building height from the maximum 47' to 50.79' for a proposed four-story, nine dwelling unit building with eighteen-parking space garage.  
**Continued to August 19, 2022**
- 223-22-Z**                      **ZONING DISTRICT: RM-5**                      **WARD: 43**  
**APPLICANT:** Full Park, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2351 N. Cambridge Avenue  
**SUBJECT:** Application for a variation to eliminate the one required loading space for a proposed four-story, nine dwelling unit building with an eighteen-parking space garage.  
**Continued to August 19, 2022**
- 224-22-S**                      **ZONING DISTRICT: C1-2**                      **WARD: 33**  
**APPLICANT:** Merlin Day, LLC  
**OWNER:** 3319 Elston Owner, LLC  
**PREMISES AFFECTED:** 3319 N. Elston Avenue  
**SUBJECT:** Application for a special use to establish a school in an existing two-story building.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and  
Toia.**
- 225-22-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 33**  
**APPLICANT:** Merlin Day, LLC  
**OWNER:** 3319 Elston Owner, LLC  
**PREMISES AFFECTED:** 3319 N. Elston Avenue  
**SUBJECT:** Application for a variation to reduce interior trees from six\* to two\* and to eliminate interior landscape islands with trees requirement (all interior landscape is existing and located in the perimeter of the parking lot). Also, to eliminate shrubs in the

landscape setbacks along Elston Avenue and Henderson Street and to reduce setback trees along Elston Avenue from four to three and to waive hose bib requirement for the private school in an existing two-story building with existing on-site parking lot.

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

\*Amended at the hearing

**226-22-Z**                                **ZONING DISTRICT: B2-2**                        **WARD: 11**  
**APPLICANT:**                        Standard Bank & Trust TTEE UTA #16319  
**OWNER:**                               Same as applicant  
**PREMISES AFFECTED:**        3216 S. Princeton Avenue  
**SUBJECT:**                            Application for a variation to reduce the north side setback from the required 2' to zero (south to be 27.33') for a proposed three-story front addition to the existing two-story building containing eight enclosed parking spaces on the first story in order to establish four new dwelling units.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**227-22-Z**                                **ZONING DISTRICT: RS-3**                        **WARD: 17**  
**APPLICANT:**                        Chicago Board of Education  
**OWNER:**                               Public Building Commission  
**PREMISES AFFECTED:**        7411 S. Aberdeen Street / 7424 S. Morgan Street  
**SUBJECT:**                            Application for a variation to reduce the rear yard from the required 50' to 11' for a proposed accessory score board structure for the existing accessory stadium, accessory to the existing three-story school building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**228-22-S**                                **ZONING DISTRICT: C1-2**                        **WARD: 48**  
**APPLICANT:**                        5905 N Clark, LLC  
**OWNER:**                               Sebastian Cualoping and SLM Asset Management, LLC  
**PREMISES AFFECTED:**        1548 W. Ardmore Avenue  
**SUBJECT:**                            Application for a special use to establish residential use below the second floor for a proposed four-story, eighteen dwelling unit building.  
**Continued to September 16, 2022**

**229-22-Z**                                **ZONING DISTRICT: C1-2**                        **WARD: 48**  
**APPLICANT:**                        5905 N Clark, LLC  
**OWNER:**                               Sebastian Cualoping and SLM Asset Management, LLC  
**PREMISES AFFECTED:**        1548 W. Ardmore Avenue  
**SUBJECT:**                            Application for a variation to reduce the rear yard from the required 30' to zero for a proposed four-story, eighteen dwelling unit building.

Continued to September 16, 2022

**230-22-Z**   **ZONING DISTRICT: C1-2**                         **WARD: 48**  
**APPLICANT:**   5905 N Clark, LLC  
**OWNER:**   Sebastian Cualoping and SLM Asset Management, LLC  
**PREMISES AFFECTED:**                         1548 W. Ardmore Avenue  
**SUBJECT:**   Application for a variation to reduce the required loading space from one to zero for a proposed four-story, eighteen dwelling unit building.

Continued to September 16, 2022

**231-22-S**   **ZONING DISTRICT: C1-3**                         **WARD: 49**  
**APPLICANT:**   Soem Management, Inc.  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**                         2201-15 W. Howard Street  
**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 failed 0-4; yeas – none; nays - Chairman, Esposito, Sanchez, and Toia.**

At 12:05 PM, Chairman made a motion to recess until 12:35 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then stood in recess until 12:35 PM.

At 12:35 PM, 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 12:35 PM.

**232-22-S**   **ZONING DISTRICT: B3-2**                         **WARD: 1**  
**APPLICANT:**   West Town Barber and Supply, LLC  
**OWNER:**   RK Dream Life, LLC  
**PREMISES AFFECTED:**                         1907 W. Chicago Avenue  
**SUBJECT:**   Application for a special use to establish a barber shop.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**233-22-S**   **ZONING DISTRICT: B1-1**                         **WARD: 29**  
**APPLICANT:**   Shugs Sharp Timeless Touch, LLC  
**OWNER:**   Austin Plaza. LLC  
**PREMISES AFFECTED:**                         6006 W. North 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, Esposito, Sanchez, and Toia.**

**234-22-S**   **ZONING DISTRICT: B3-3**                         **WARD: 49**  
**APPLICANT:**   Morse Cutz Inc.  
**OWNER:**   Peter Kostopoulos

**PREMISES AFFECTED:** 1424 W. Morse 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, Esposito, Sanchez, and Toia.**

**235-22-Z** **ZONING DISTRICT:** C1-2 **WARD:** 26  
**APPLICANT:** 2848 W Chicago II Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2842-50 W. Chicago Avenue  
**SUBJECT:** Application for a variation to increase the building height from the maximum 45' to 49.5' for a proposed two-story addition with fifteen dwelling units and eight parking spaces to an existing two-story commercial building. This is a transit served location.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**236-22-Z** **ZONING DISTRICT:** C1-2 **WARD:** 26  
**APPLICANT:** 2848 W Chicago II Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2842-50 W. Chicago Avenue  
**SUBJECT:** Application for a variation to reduce the number of required non-residential off-street parking spaces from two to zero for a proposed two-story addition with fifteen dwelling units and eight parking spaces for the existing two-story commercial building located in a transit served location.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**237-22-S** **ZONING DISTRICT:** DX-5 **WARD:** 42  
**APPLICANT:** GRI Holdings, LLC  
**OWNER:** Wells Ontario, LLC  
**PREMISES AFFECTED:** 612. N. Wells Street  
**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, Esposito, Sanchez, and Toia.**

**At 3:06 PM, Chairman made a motion to recess until 3:20 PM. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. The Board then stood in recess until 3:20 PM.**

**At 3:20 PM, 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 3:20 PM.**

**238-22-S ZONING DISTRICT: B1-1 WARD: 31**  
**APPLICANT:** Starbucks Corp.  
**OWNER:** The 2737 Company, LLC  
**PREMISES AFFECTED:** 2737-51 N. Cicero Avenue / 4746-56 W. Parker Avenue  
**SUBJECT:** Application for a special use to establish a one-lane drive through for a proposed fast-food restaurant.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**239-22-S ZONING DISTRICT: B3-3 WARD: 27**  
**APPLICANT:** Legendary Art Gallery, LLC, Angenada F. Funderburg  
**OWNER:** Alvaro A. Alvarez  
**PREMISES AFFECTED:** 2411 W. Madison  
**SUBJECT:** Application for a special use to establish a body art / tattoo service facility.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**240-22-Z ZONING DISTRICT: RT-4 WARD: 47**  
**APPLICANT:** JB Augustine Corp.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4329 N. Ashland Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard setback from the required 45' to 2' for a proposed two-car garage and coach house additional dwelling unit with exterior access stairs over 6' in the rear of the existing four dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**241-22-Z ZONING DISTRICT: RT-4 WARD: 1**  
**APPLICANT:** 1430 W Grand Condominium Association  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1430 W. Grand Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.50' to 25.85' for a proposed rear elevated walkway from existing open metal porch to the existing garage roof deck for the existing three-story, three dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-1; yeas – Chairman, Sanchez, and Toia; nays - Esposito.**

**242-22-S ZONING DISTRICT: C2-2 WARD: 8**  
**APPLICANT:** Alltown Bus Service, Inc.  
**OWNER:** Sheridan Road, LLC  
**PREMISES AFFECTED:** 1048 E. 81st Street  
**SUBJECT:** Application for a special use to establish an outdoor vehicle storage (school buses) located adjacent to an existing one-story

building.

**Continued to September 16, 2022**

**243-22-S**   **ZONING DISTRICT: C2-2**   **WARD: 8**  
**APPLICANT:**   Alltown Bus Service Inc.  
**OWNER:**   Sheridan Road, LLC  
**PREMISES AFFECTED:**   1014 E. 82nd Street  
**SUBJECT:**   Application for a special use to establish twenty-four off-site accessory parking spaces within 600 feet to the entrance of a facility where a school bus dispatch is located in the building at its main address of 1035 E. 81st Street.

**Continued to September 16, 2022**

**244-22-Z**   **ZONING DISTRICT: B2-3**   **WARD: 44**  
**APPLICANT:**   3443 N Ashland Land Owner, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   3431 N. Ashland Avenue  
**SUBJECT:**   Application for a variation to reduce the rear yard setback on floors containing dwelling units from the required 30' to 25.08' for a proposed five-story, forty-two dwelling unit building with twelve parking spaces.

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

**245-22-Z**   **ZONING DISTRICT: B2-3**   **WARD: 44**  
**APPLICANT:**   3443 N Ashland Land Owner, LLC  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   3431 N. Ashland Avenue  
**SUBJECT:**   Application for a variation to permit the building facade to be located within 10' of the sidewalk for a proposed five-story, forty-two dwelling unit building with twelve parking spaces.

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

**246-22-Z**   **ZONING DISTRICT: RS-3**   **WARD: 32**  
**APPLICANT:**   Molly Curry & James Jacoby  
**OWNER:**   Same as applicant  
**PREMISES AFFECTED:**   2441 N. Washtenaw Avenue  
**SUBJECT:**   Application for a variation to reduce the rear setback from the required 35.32' to 5.17', south side setback from 2' to zero (north to be 1.05), combined side yard setback from 5' to 1.05' for a seven-foot solid wood fence in the side and rear of the existing single-family residence.

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





**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2600 W. 25th Street  
**SUBJECT:** Application for a variation to relocate the required 139.79 square feet of rear yard open space to a deck that is greater than 4' from grade for a proposed two-story, single-family residence with an attached two- car garage with roof deck above over existing foundations and east and west masonry walls of the existing one-story commercial building that is being removed.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**252-22-S** **ZONING DISTRICT: B3-2** **WARD: 40**  
**APPLICANT:** Armand Candea  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5434 N. Clark Street  
**SUBJECT:** Application for a special use to establish a hair salon on the ground floor of an existing four-story building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**253-22-S** **ZONING DISTRICT: B3-2** **WARD: 40**  
**APPLICANT:** Armand Candea  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5434 N. Clark Street  
**SUBJECT:** Application for a special use to establish body art (microblading and tattooing) facility on the ground floor of an existing four-story building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**254-22-Z** **ZONING DISTRICT: RS-3** **WARD: 32**  
**APPLICANT:** Robert Whittle  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3333 N. Seeley Avenue  
**SUBJECT:** Application for a variation to increase the maximum floor area ratio from 1.2 to 1.38 which is less than 15% of the floor area that has been in existence for fifty years for a proposed rear first, second and third floor additions, rear addition following the existing setback of the exterior wall and two space parking pad.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**255-22-Z** **ZONING DISTRICT: RS-3** **WARD: 32**  
**APPLICANT:** Robert Whittle  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3333 N. Seeley Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from the required 5' to 0.65' (south to be 4.05), combined side yard setback from 5' to 4.88' for a proposed rear first, second and third floor additions, rear addition following the existing setback of the exterior wall and two space parking pad.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**256-22-Z** **ZONING DISTRICT: RS-3** **WARD: 32**  
**APPLICANT:** Robert Whittle  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3333 N. Seeley Avenue  
**SUBJECT:** Application for a variation to increase the building height from the maximum 30' to 34.83' which matches the existing building height for a proposed rear first, second, and third floor additions rear addition following the existing setback of the exterior wall and two space parking pad.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**257-22-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** Damoka 2745, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2745 N. Bosworth Avenue  
**SUBJECT:** Application for a variation to reduce the required lot area from 3,000 square feet to 2,999.19 square feet for a proposed three-story, three dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**258-22-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** Damoka 2745, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2745 N. Bosworth Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 36.95' to zero for a proposed three-story, three dwelling unit building with a detached three car garage with roof deck.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**259-22-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** Damoka 2745, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2745 N. Bosworth Avenue  
**SUBJECT:** Application for a variation to relocate the required 195 square feet of rear yard open space from the ground level to the roof deck of





convenience store and limited restaurant use.

**Continued to September 16, 2022**

**97-22-S**                                        **ZONING DISTRICT: DX-16**                        **WARD: 42**  
**APPLICANT:**                                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.  
**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.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**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.  
**Withdrawn**

**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.  
**Withdrawn**

**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.  
**Withdrawn**

**171-22-S** **ZONING DISTRICT: B1-1** **WARD: 34**  
**APPLICANT:** Deon Marshall, C& D Suites and Events  
**OWNER:** Chiana Marshall  
**PREMISES AFFECTED:** 304 W. 119th Street  
**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.**

**188-22-S** **ZONING DISTRICT: B3-2** **WARD: 32**  
**APPLICANT:** Development Group, LLC - Bucktown  
**OWNER:** Same as above  
**PREMISES AFFECTED:** 2020 W. Webster Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a four-story, six dwelling unit building with roof deck and six-car detached garage in rear.  
**Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – none; nays - Chairman, Esposito, Sanchez, and Toia.**

**189-22-Z** **ZONING DISTRICT: B3-2** **WARD: 32**  
**APPLICANT:** Development Group LLC - Bucktown  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2020 W. Webster Street  
**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,450 square feet for a proposed four-story, six dwelling unit building with roof deck and six-car detached garage.  
**Motion to approve made by Chairman. Second by Toia. Motion failed 0-4; yeas – none; nays - Chairman, Esposito, Sanchez, and Toia.**

**190-22-Z** **ZONING DISTRICT: B3-2** **WARD: 32**  
**APPLICANT:** Development Group, LLC - Bucktown  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2020 W. Webster Avenue  
**SUBJECT:** Application for a variation to increase the maximum area for an accessory building located in the rear setback from the required 900 square feet to 984 square feet for a proposed four-story, six dwelling unit building with roof deck and six-car detached garage





**Nos. 199-22-Z, 200-22-Z, 202-22-Z, 203-22-Z, 204-22-Z, 205-22-Z, 210-22-Z, 216-22-Z, 11-22-S, 116-22-Z, 117-22-Z, 118-22-Z, and 119-22-Z made by the Chairman. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia.**

**The Chairman moved to adjourn at 8:57 PM. Second by Toia. Motion carried 4-0; yeas- Chairman, Esposito, Sanchez, and Toia.**

**Adjournment.**