

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- October 20, 2023
IN-PERSON MEETING
121 N. LaSalle Street, Second Floor, City Council Chambers**

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, ROOM 1103, CITY HALL.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Brian Sanchez, Chairman
Angela Brooks
Zurich Esposito
Sam Toia**

Chairman Sanchez called the meeting to order at 9:25 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Brooks, Esposito, and Toia).

Motion to approve the minutes for the September 15, 2023 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

Motion to approve the agenda for the October 20, 2023 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

9:00 A.M.

Special Use Extension Request

294-22-S	ZONING DISTRICT: DX-7	WARD: 42
APPLICANT:	PTS Corp. / Bio-Pharm, LLC (co-applicants)*	
OWNER:	605 N. Clark Street	
PREMISES AFFECTED:	605 N. Clark 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, Brooks, Esposito, and Toia.	

***Amended at Hearing**

Regular Call

351-23-S	ZONING DISTRICT: B3-2	WARD: 25
APPLICANT:	The Brow Laboratory, LLC	
OWNER:	Thomas Huerta & Consuelo Rodriguez Lugo	
PREMISES AFFECTED:	1425 W. 18th Street	

OWNER: Flor Michela Toledo
PREMISES AFFECTED: 5723 W. Belmont Avenue
SUBJECT: Application for a special use to establish a nail salon.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

357-23-S **ZONING DISTRICT: B1-1** **WARD: 36**
APPLICANT: Olga Susana Luna / Susy Beauty Salon Ltd.
OWNER: Same as applicant
PREMISES AFFECTED: 2750 N. Oak Park 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.

358-23-S **ZONING DISTRICT: B3-1** **WARD: 19**
APPLICANT: Lakeesha Spears / Barbarette Girls Enterprise, LLC
OWNER: Roosevelt Holloman
PREMISES AFFECTED: 1455 W. 103rd Street
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.

359-23-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Foxford Construction, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4925 N. Hamilton Avenue
SUBJECT: Application for a variation to reduce the rear setback from 32.76' to 22' for a proposed two car garage with roof deck and access bridge to an existing single-family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

360-23-Z **ZONING DISTRICT: RM-5** **WARD: 26**
APPLICANT: KDP Chicago Cortland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3601 W. Cortland Street
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 3.08', the opposite street north side setback from 5' to 2', rear setback from 41.89' to 32.42' for a proposed side four-story addition to an existing five story transitional residence use building that is being converted to residential use with seven efficiency units and thirty-one dwelling units with thirty-four off-street required accessory parking spaces.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

required 14.88' to 6.30', west side setback from 2' to 0.61', east setback from 2' to zero, combined side yard setback 4.67' to 0.61' for a proposed third floor addition, new side stairs and to convert from four dwelling units to seven dwelling units to an existing two-story residential building.

Motion to approve made by Chairman. Second by Toia.

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

369-23-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RM-5

WARD: 25

2127 W 18th St Buyers, LLC

Same as applicant

2127 W. 18th Street

Application for a variation to reduce the number of off-street parking spaces for a transit served location to allow the conversion from four dwelling units to seven dwelling units to an existing two-story residential building.

Motion to approve made by Chairman. Second by Toia.

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

370-23-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-2

WARD: 39

Ryan & Melissa Friedman

Same as applicant

6215 N. Lenox Avenue

Application for a variation to reduce the front setback from the required 23.96' to 6.48', south side back from 4' to 3.01' (north to be 3.63'), combined side yard setback from 10.5' to 6.64' for a proposed second floor addition and new open parking space in the front yard accessed from the existing driveway at 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.

371-23-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-2

WARD: 39

Ryan & Melissa Friedman

Same as applicant

6215 N. Lenox Avenue

Application for a variation to reduce the setback to prevent obstruction of the sidewalk by parked cars from the required 20' to 6.48' for a proposed second floor addition and new open parking space in the front yard accessed from an existing driveway at 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.

372-23-S

APPLICANT:

ZONING DISTRICT: B3-2

WARD: 40

Dawat-E-Islami Inc. an Illinois non-for-profit corporation

OWNER: Same as applicant
PREMISES AFFECTED: 6829 N. Western Avenue
SUBJECT: Application for a special use to establish a two-story religious assembly facility.
Continued to November 17, 2023 at 2:00pm

373-23-Z **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Dawat-E-Islami Inc. an Illinois not- for- profit
OWNER: Same as applicant
PREMISES AFFECTED: 6829 N. Western Avenue
SUBJECT: Application for a variation to reduce the number of required loading berths from one to zero for a proposed two-story religious assembly.
Continued to November 17, 2023 at 2:00pm

374-23-S **ZONING DISTRICT: B1-3** **WARD: 28**
APPLICANT: Pulaski Food Enterprises, Inc.
OWNER: 2 S Pulaski Re, LLC
PREMISES AFFECTED: 2 S. Pulaski Road
SUBJECT: Application for a special use to establish a single lane drive-through facility to serve an existing restaurant and convenience store.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

375-23-Z **ZONING DISTRICT: B1-3** **WARD: 28**
APPLICANT: Pulaski Food Enterprises, Inc.
OWNER: 2 S Pulaski Re, LLC
PREMISES AFFECTED: 2 S. Pulaski Road
SUBJECT: Application for a variation to reduce the perimeter landscape setback from the required 7' to zero along Madison Street for a proposed single lane drive through facility to serve an existing restaurant and convenience store.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

376-23-Z **ZONING DISTRICT: RT-4** **WARD: 50**
APPLICANT: Kolliel Ohel Torah, an Illinois not-for-profit corporation
OWNER: Same as applicant
PREMISES AFFECTED: 3705-11 W. Devon Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.16' to 5', rear setback from 35.4' to 18' for a proposed three-story religious assembly use building with twenty-seven off-street accessory parking spaces.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting went into closed session at 6:06 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 6:55 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 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 the written resolutions containing findings of fact consistent with the votes of the Board at its September 15, 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 7:05 PM.