CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- June 21, 2024
121 N. LaSalle, 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 1003.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman
Angela Brooks
Zurich Esposito
Adrian Soto

Chairman Sanchez called the meeting to order at 9:05 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 Soto).

Motion to approve the minutes for the May 17, 2024 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

Motion to approve the agenda for the June 21, 2024 regular meeting of the Board made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

9:00 A.M.

221-24-S	**ZONING DISTRICT:** B3-1	**WARD**: **23**
APPLICANT:	Ke Pham dba Sava Nails	
OWNER:	Loren Ziff / Manager 2114' On, LLC	
PREMISES AFFECTED:	5141 S. Cicero Avenue	
SUBJECT:	Application for a special use to establish a nail salon. **Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.**	

222-24-S	**ZONING DISTRICT:** B3-3	**WARD: 28**
APPLICANT:	NA Builders, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	511-13 S. California Avenue	
SUBJECT:	Application for a special use to establish a new gas station with a convenience store. **Continued to July 19, 2024 at 2 pm.**	

223-24-Z	**ZONING DISTRICT:** B3-3	**WARD: 28**
APPLICANT:	NA Builders, Inc.	
OWNER:	Same as applicant	

PREMISES AFFECTED: 511-13 S. California Avenue
SUBJECT: Application for a variation to reduce minimum lot area from the required 20,000 square feet to 18,750 square feet for a proposed gas station with a convenience store.
Continued to July 19, 2024 at 2 pm.

224-24-Z **ZONING DISTRICT:** RS-3 **WARD: 32**
APPLICANT: Aaron Rubens & Megan Christenson
OWNER: Same as applicant
PREMISES AFFECTED: 2247 W. Shakespeare Avenue
SUBJECT: Application for a variation to increase the existing floor area that has been in existence for more than fifty years from 2,730 square feet to 3,050 square feet for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

225-24-Z **ZONING DISTRICT:** RS-3 **WARD: 32**
APPLICANT: Aaron Rubens & Megan Christenson
OWNER: Same as applicant
PREMISES AFFECTED: 2247 W. Shakespeare Avenue
SUBJECT: Application for variation reduce the rear yard open space from the required 450 square feet to 384 square feet and to relocate the rear yard open space to a garage roof deck for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

226-24-Z **ZONING DISTRICT:** RS-3 **WARD: 32**
APPLICANT: Aaron Rubens & Megan Christenson
OWNER: Same as applicant
PREMISES AFFECTED: 2247 W. Shakespeare Avenue
SUBJECT: Application for variation to reduce the front setback from the required 7.29' to 4.67', rear setback from 30' to 1.54', east side set back from 2' to .02' (west to be 1.98') , combined side setback from 4.8' to 2' for a proposed front porch, rear two-story addition, dormer addition and a two-car detached garage with roof deck and access bridge to an existing two-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

227-24-Z **ZONING DISTRICT:** RS-1 **WARD: 46**
APPLICANT: Amended and Restated Daniel P. Kane Trust u/a/d/ 11/4/22
OWNER: Same as applicant
PREMISES AFFECTED: 917 W. Castlewood Terrace
SUBJECT: Application for a variation to reduce the rear setback from the required 32.09 to 1.29' for a proposed raised deck over 4' from grade.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

228-24-S **ZONING DISTRICT:** B3-2 **WARD: 33**
APPLICANT: Anthony D'Asaro
OWNER: The Red Dog LLC
PREMISES AFFECTED: 3051 W. Irving Park Road
SUBJECT: Application for a special use to establish residential use below the second floor within a four story, three dwelling unit building and a detached three car garage.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

229-24-Z **ZONING DISTRICT:** B3-2 **WARD: 33**
APPLICANT: Anthony D'Asaro
OWNER: The Red Dog, LLC
PREMISES AFFECTED: 3051 W. Irving Park Road
SUBJECT: Application for a variation to increase the allowable floor area for an accessory building which shall be 512.93 square feet instead of 468 square feet to serve a proposed four-story, three dwelling unit building and detached three car garage.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

230-24-S **ZONING DISTRICT:** B3-3 **WARD: 32**
APPLICANT: Silvio Durrsaku Corp dba Ricci Kapricci Salon
OWNER: Bryton Properties
PREMISES AFFECTED: 1416 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

231-24-S **ZONING DISTRICT:** B3-2 **WARD: 11**
APPLICANT: Jony's Barber Shop, Inc.
OWNER: Elba Yoledo and Martin Mora
PREMISES AFFECTED: 539 W. 31st Street
SUBJECT: Application for a special use to establish a hair salon.

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

232-24-S **ZONING DISTRICT:** B3-2 **WARD: 36**
APPLICANT: Malim Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard
SUBJECT: Application for a special use to establish a one-story mini mart to serve an existing gasoline station.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

233-24-Z **ZONING DISTRICT:** B3-2 **WARD: 36**
APPLICANT: Malim, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 7,806 square feet for a proposed mini mart to serve an existing gas station.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

234-24-Z **ZONING DISTRICT:** B3-2 **WARD: 36**
APPLICANT: Malim, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 954 N. Western Avenue / 2405 W. Augusta Boulevard
SUBJECT: Application for a variation to eliminate the 7' landscape perimeter, shrub hedge and trees along Augusta Boulevard and add approximately 144 square feet of interior landscape area above the required minimum.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

235-24-S **ZONING DISTRICT:** B3-1 **WARD: 7**
APPLICANT: Citibank
OWNER: BSG 95th and Jeffrey, LLC
PREMISES AFFECTED: 2065 E. 95th Street
SUBJECT: Application for a special use to establish a drive through automated teller machine to serve a proposed financial services facility (bank) within an existing strip mall.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

236-24-Z **ZONING DISTRICT:** B3-1 **WARD: 7**
APPLICANT: Citibank

OWNER: BSG 95th and Jeffrey, LLC
PREMISES AFFECTED: 2065 E. 95th Street
SUBJECT: Application for a variation to reduce the landscape perimeter setback from the required 7' to 5.4' for approximately 72 linear feet and reduce the interior landscape perimeter from 7' to zero for approximately 25 linear feet.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

237-24-Z **ZONING DISTRICT:** RS-3 **WARD: 26**
APPLICANT: Wenho Yang
OWNER: Same as applicant
PREMISES AFFECTED: 3119 W. Moffat Street
SUBJECT: Application for a variation to reduce the west side setback from the required 2' to zero (east to be 2.88'), combined side yard setback from 5' to 3.1' for a proposed third floor dormer addition that will follow the walls of the existing walls of the existing three-story, two- dwelling unit building.
C**ontinued to July 19, 2024 at 2pm.**

238-24-Z **ZONING DISTRICT:** RS-3 **WARD: 26**
APPLICANT: Wenho Yang
OWNER: Same as applicant
PREMISES AFFECTED: 3119 W. Moffat Street
SUBJECT: Application for a variation to increase the building height from the maximum 30' to 33' for a proposed third floor dormer addition to an existing three-story, two dwelling unit building.
Continued to July 19, 2024 at 2pm.

239-24-Z **ZONING DISTRICT:** RS-3 **WARD: 26**
APPLICANT: Wenho Yang
OWNER: Same as applicant
PREMISES AFFECTED: 3119 W. Moffat Street
SUBJECT: Application for a variation to increase the maximum coach house height from 22' to 23.06 for a proposed coach house.
Continued to July 19, 2024 at 2pm.

240-24-Z **ZONING DISTRICT:** RS-3 **WARD: 26**
APPLICANT: Wenho Yang
OWNER: Same as applicant
PREMISES AFFECTED: 3119 W. Moffat Street
SUBJECT: Application for a variation to increase the maximum area of a rear yard accessory structure in the required rear setback from 537.75 square feet to 588 square feet for a proposed coach house.
C**ontinued to July 19, 2024 at 2pm.**

241-24-S **ZONING DISTRICT:** B3-2 **WARD: 35**
APPLICANT: Carter Does Hair, LLC
OWNER: Milwaukee Avondale LLC

PREMISES AFFECTED: 3021 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a hair salon and barber shop.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

242-24-Z **ZONING DISTRICT:** RT- 3.5 **WARD: 47**
APPLICANT: Jason Hockman and Kathleen Hockman
OWNER: Same as applicant
PREMISES AFFECTED: 3537 N. Greenview Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.65' to 0.9', north side setback from 3' to zero (south to be 2.8'), combined side yard setback from 7.5' to 2.8' for an as-built roofed pergola, open pergola and privacy screening on the existing three-car garage with rooftop deck in the rear of an existing detached three car garage with roof top deck in the rear of the existing two-story, single-family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

243-24-Z **ZONING DISTRICT:** RT-4 **WARD: 5**
APPLICANT: Mark Krewatch and Tamara McDonough
OWNER: Same as applicant
PREMISES AFFECTED: 5418 S. Blackstone Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 2' to zero (north to be 8.94') combined side yard setback to be 4.98' for a proposed three-story rear addition to the existing three-story single-family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

244-24-Z **ZONING DISTRICT:** RT-4 **WARD: 5**
APPLICANT: Kenneth W. Warren and Maria M. Warren
OWNER: Same as applicant
PREMISES AFFECTED: 5420 S. Blackstone Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero (south to be 8.77'), combined side yard setback to be 5.01' for a proposed three-story rear addition to an existing three-story, single-family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

245-24-Z **ZONING DISTRICT:** RM 4.5 **WARD: 41**
APPLICANT: JSJ Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6566 N. Northwest Highway

SUBJECT: Application for a variation to reduce the required number of new-off street accessory parking spaces from one parking space to zero to allow the conversion from six dwelling units to seven dwelling units at an existing three-story residential building with six existing required accessory parking stalls at the rear.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

246-24-Z **ZONING DISTRICT:** RT-4 **WARD: 24**
APPLICANT: Israel of God's Church
OWNER: Same as applicant
PREMISES AFFECTED: 3737 W. 18th Street
SUBJECT: Application for a variation to increase the floor area ratio from 1.2 (10,466 square feet) to 1.34 (11,7132) square feet for a proposed one-story addition to an existing three-story religious assembly building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

247-24-Z **ZONING DISTRICT:** RT-4 **WARD: 24**
APPLICANT: Israel of God's Church, WHA
OWNER: Same as applicant
PREMISES AFFECTED: 3737 W. 18th Street
SUBJECT: Application for a variation to reduce the front setback from the required 13.95' to 3.52' for a proposed one-story addition to an existing three-story religious assembly building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

248-24-Z **ZONING DISTRICT:** RT-4 **WARD: 43**
APPLICANT: Christine M. Jodoin 2012 Family Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2117 N. Dayton Street
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero (south to be zero), combined side yard setback from 3.33' to zero, rear yard setback from 35' to 24', for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into two lots with a single-family residence on each lot.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

249-24-Z **ZONING DISTRICT:** RT-4 **WARD: 43**
APPLICANT: Christine M. Jodoin 2012 Family Trust

OWNER: Same as applicant
PREMISES AFFECTED: 2117 N. Dayton Street
SUBJECT: Application for a variation to relocate the required 135.36 square feet of rear yard open space to a deck that is more than 4' above grade for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into two lots with a single family residence on each lot.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

250-24-Z **ZONING DISTRICT:** RT-4 **WARD: 43**
APPLICANT: Christine M. Jodoin 2012 Family Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2117 N. Dayton Street
SUBJECT: Application for a variation to expand the floor area that has been in existence for more than fifty years by 16.3 square feet for a proposed rear two-story addition, new third story addition, rear one-story open deck and detached one car garage with roof top deck and one-story access stair for an existing two-story, two dwelling unit building on a zoning lot that is being divided into two lots with a single-family residence on each lot.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

251-24-Z **ZONING DISTRICT:** RT-4 **WARD: 43**
APPLICANT: Christine Jodoin 2012 Family Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2119 N. Dayton Street
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero (south to be zero), combined side yard setback from 3.33' to zero, rear yard from 35' to 24' for a proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

252-24-Z **ZONING DISTRICT:** RT-4 WARD: 43
APPLICANT: Christine Jodoin 2012 Family Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2119 N. Dayton Street
SUBJECT: Application for a variation to expand the floor area that has been in existence for more than fifty years by 21.8 square feet for a proposed rear two-story addition and new third story addition, rear

one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

253-24-Z **ZONING DISTRICT:** RT-4 **WARD: 43**
APPLICANT: Christine M. Jodoin 2012 Family Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2119 N. Dayton Street
SUBJECT: Application for a variation to relocate the required 135.36 square feet of rear yard open space to a deck that is more than 4' above grade for a proposed rear two-story addition and new third story addition, rear one story open deck and new detached one car garage with roof top deck and one-story roof deck access stair of an existing two-story, two dwelling unit building on a zoning lot that is being divided.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

254-24-Z **ZONING DISTRICT:** RM-4.5 **WARD: 26**
APPLICANT: Marcilia Bellgrau
OWNER: Same as applicant
PREMISES AFFECTED: 1908 N Francisco Avenue
SUBJECT: Application for a variation to reduce the rear setback from 35.08' to zero for a proposed ADU coach house with steel deck, two car garage and two space parking pad serving an existing single-family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

255-24-Z **ZONING DISTRICT:** RS-3 **WARD: 26**
APPLICANT: 2649 West Evergreen Condominium Association
OWNER: Same as applicant
PREMISES AFFECTED: 2649 W. Evergreen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.52' to 3.4' west side setback from 2' to zero (east to be zero), combined side yard setback from 5' to zero for the as built rear 10.17' tall rolling gate and as built rear porch and stairs for the existing three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

256-24-Z **ZONING DISTRICT:** RM 4.5 **WARD: 50**
APPLICANT: FW2435, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 2433 W. Fargo Avenue
SUBJECT: Application for a variation to reduce the combined yard setback from 6' to 3.29' (east side setback to remain 3.26'), west to be 0.03' for the division of an improved zoning lot. The existing three-story, four dwelling unit building at 2433 W. Fargo shall remain. A four-story, four dwelling unit building is proposed for 2435 W. Fargo.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

257-24-Z **ZONING DISTRICT:** RM 4.5 **WARD: 50**
APPLICANT: FW2435, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2435 W. Fargo Avenue
SUBJECT: Application for a variation to reduce the west side setback from the required 2.4' to zero (east side shall be 3.48'), combined side yard setback from 6' to 3.48' for a proposed four-story, four dwelling unit building.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

258-24-Z **ZONING DISTRICT:** RM 4.5 **WARD: 50**
APPLICANT: FW2435, LLC
OWNER: same as applicant
PREMISES AFFECTED: 2435 W. Fargo Avenue
SUBJECT: Application for a variation to reduce the number of required off-street parking spaces from four to three for a proposed four-story four dwelling unit building with a two-car garage and one outdoor parking space.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

259-24-Z **ZONING DISTRICT:** RM 4.5 **WARD: 50**
APPLICANT: FW2439, LLC
OWNER: same as applicant
PREMISES AFFECTED: 2439 W. Fargo Avenue
SUBJECT: Application for a variation to reduce the combined side yard setback from 6' to 3.47' (west side setback to be zero and east to be 3.47') to allow the subdivision of an improved zoning lot where an existing three-story, four dwelling unit building located at 2439 W. Fargo Avenue shall remain.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

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 Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto. Meeting went into closed session at 10:39 AM.

Motion to return to open session made by the Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto. Meeting returned to open session at 10:45 AM. Following the return to open session, the Board then voted on matters presented before them.

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

At 10:50 AM, Chairman made a motion to recess until 2:00PM. Second by Esposito. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Soto. The Board then stood in recess until 2:00 PM.

At 2:05 PM, Chairman made a motion to reconvene the meeting. Second by Esposito. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Soto. The Board then reconvened at 2:05 PM.

2:00 PM

260-24-S	**ZONING DISTRICT:** B3-2 **WARD**: **44**
APPLICANT:	Tian Yu H Corp. dba Tian Yu
OWNER:	916 Diversery Parkway, LLC
PREMISES AFFECTED:	918 W. Diversey Parkway
SUBJECT:	Application for a special use to establish a hair salon. **Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.**

261-24-Z	**ZONING DISTRICT:** C1-2 **WARD: 32**
APPLICANT:	1642 W. North Avenue
OWNER:	Chicago Title and Land Trust # 9002345273
PREMISES AFFECTED:	1642 W. North Avenue
SUBJECT:	Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,976 square feet for a proposed four-story, three-dwelling units and ground floor professional office use. **Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.**

262-24-Z	**ZONING DISTRICT:** B3-1 **WARD: 10**
APPLICANT:	Katalyst Entertainment Inc.
OWNER:	Same as applicant
PREMISES AFFECTED:	13257 S. Baltimore Avenue
SUBJECT:	Application for a variation to establish a public place of amusement license to an existing retail record store to provide live performances, live music, DJ and charging at the door, This location is with 125' of a residential district.

Continued to September 20, 2024 at 2pm.

263-24-S **ZONING DISTRICT:** B3-2 **WARD: 44**
APPLICANT: Ming Yang Corp.
OWNER: Jimmy Wong
PREMISES AFFECTED: 3418 N. Sheffield Avenue
SUBJECT: Application for a special use to establish nail salon.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

264-24-S **ZONING DISTRICT:** M2-2 **WARD: 27**
APPLICANT: C7 R Holdings Grow, LLC
OWNER: Grand Properties Franklin, LLC
PREMISES AFFECTED: 3300 W. Franklin Boulevard
SUBJECT: Application for a special use to establish a cannabis craft grow facility.
Continued to October 18, 2024 at 2pm.

265-24-S **ZONING DISTRICT:** M2-2 **WARD: 27**
APPLICANT: C & R Holdings Grow, LLC
OWNER: Grand Properties Franklin, LLC
PREMISES AFFECTED: 3300 W. Franklin Boulevard
SUBJECT: Application for a special use to establish a cannabis infuser facility.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

266-24-S **ZONING DISTRICT:** B3-2 **WARD: 28**
APPLICANT: Phoenix Recovery Services
OWNER: Edna's Circle
PREMISES AFFECTED: 4000-04 W. Jackson Boulevard
SUBJECT: Application for a special use to establish a transitional residence on the third floor of an existing three-story, mixed-use building.
Continued to August 16, 2024 at 2pm.

267-24-S **ZONING DISTRICT:** B3-2 **WARD: 28**
APPLICANT: Phoenix Recovery Services
OWNER: Edna's Circle
PREMISES AFFECTED: 4000-04 W. Jackson Boulevard
SUBJECT: Application for a special use to establish a transitional residence in an existing two-story residential building at 4002 W. Jackson Boulevard.
Continued to August 16, 2024 at 2pm.

CONTINUANCES

173-24-S **ZONING DISTRICT: B3-2** **WARD: 28**
APPLICANT: Lawndale Christian Health Center
OWNER: Edna’s Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard
SUBJECT: Application for a special use to establish a community center on the ground floor of an existing three-story, mixed-use building.
Continued to August 16, 2024 at 2pm.

174-24-S **ZONING DISTRICT: B3-2** **WARD: 28**
APPLICANT: Phoenix Recovery Center Services, LLC
OWNER: Edna's Circle
PREMISES AFFECTED: 4000-04 W. Jackson Boulevard
SUBJECT: Application for a special use to establish a transitional residence on the second floor of an existing three-story, mixed-use building at 4000 W. Jackson Boulevard.\
Continued to August 16, 2024 at 2pm.

175-24-Z **ZONING DISTRICT: B3-2** **WARD: 28**
APPLICANT: Edna's Circle
OWNER: Same as applicant
PREMISES AFFECTED: 4000-04 W. Jackson Boulevard
SUBJECT: Application for a variation to reduce the rear yard setback on floor containing dwelling units from the required 30' to 25' for a proposed second and third floor addition and rear exterior stair on an existing three-story, mixed-use building.
Continued to August 16, 2024 at 2pm.

439-23-S **ZONING DISTRICT: B3-2** **WARD: 6**
APPLICANT: Murphy's Lounge 2017 dba Blaq's
OWNER: Shawn Frison
PREMISES AFFECTED: 7628 S. Cottage Grove Avenue
SUBJECT: Application for a special use to establish an outdoor patio to serve an existing tavern.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

145-24-Z **ZONING DISTRICT: RT-4** **WARD: 4**
APPLICANT: Jesse Kilgore Jr. & Barbara Yearby-Kilgore
OWNER: Same as applicant
PREMISES AFFECTED: 4401 S. Berkley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 19.56', south side setback from 2.03' to zero, (north to be 0.83'), combined side yard setback from 5.08' to 0.83' for a proposed rear deck to the existing single-family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

160-24-S **ZONING DISTRICT: B3-2** **WARD: 46**
APPLICANT: The 4621 Club, Ltd dba Max's Place
OWNER: 4621 Clark, LLC
PREMISES AFFECTED: 4621 N. Clark Street

SUBJECT: Application for a special use to establish an outdoor patio to serve an existing tavern.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

180-24-S **ZONING DISTRICT: B3-1** **WARD: 48**
APPLICANT: Starbuck's Corporation
OWNER: Benitta Berke, Trustee of Trust # 12-2834-6350
PREMISES AFFECTED: 6350 N. Broadway
SUBJECT: Application for a special use to replace an existing Starbuck's with a new building and reconfigure a surface parking lot. The new building will also have a one-lane drive-through.
Continued to July 19, 2024 at 2pm.

212-24-Z **ZONING DISTRICT:** RT-4 **WARD: 25**
APPLICANT: Adolfo Orozco
OWNER: Same as applicant
PREMISES AFFECTED: 2445 W. 24th Street
SUBJECT: Application for a variation to reduce the front setback from the required 14.88' to zero, west side setback from 2' to 0.34' (east to be 2.01'), combined side yard setback from 4.8' to 2.35' for a proposed third floor addition, front porch with stair over 6' and 5' solid wood fence in the front of an existing two-story single-family residence.
Motion to approve made by Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

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 Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto. Meeting went into closed session at 3:08 PM.

Motion to return to open session made by the Chairman. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, Soto. Meeting returned to open session at 3:19 PM. Following the return to open session, the Board then voted on matters presented before them.

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

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its May 17, 2024 regular meeting. Second by Esposito. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Soto.

At 3:21 PM, Chairman made a motion to adjourn. Second by Esposito. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Soto.

Adjournment 3:21PM