## CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- January 20, 2023 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.

## VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman Angela Brooks Zurich Esposito Sam Toia

Chairman Sanchez called the meeting to order at 9:00 AM. Chairman Sanchez then 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 from the December 16, 2022 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 January 20, 2023 regular meeting of Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

## 9:00 A.M.

1-23-Z ZONING DISTRICT: C1-2 WARD: 2

**APPLICANT:** Justine Jentes and Daniel Kuruna

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1651-56 W. North Avenue

**SUBJECT:** Application for a variation to reduce the east side setback from the

required 2' to zero for a proposed 8.5' tall masonry wall at the north

property line and to permit the 8.5 masonry wall at the east property line of a lot containing an existing residential building. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and

Toia.

2-23-S ZONING DISTRICT: B3-5 WARD: 46

**APPLICANT:** Fanny Zhagui

**OWNER:** BCHSHERON, LLC **PREMISES AFFECTED:** 4417 N. Sheridan Road

**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.

**3-23-S APPLICANT:**Anastasia Nails and Spa Inc. dba Banana Nail School

OWNER: CDM-TD, LLC

PREMISES AFFECTED: 3952-54 N. Avondale 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.

4-23-Z ZONING DISTRICT: RS-3 WARD: 1

**APPLICANT:** 2412 Belden, LLC

OWNER: JBD 2412 Belden, LLC & KGD 2412 N Belden, LLC

PREMISES AFFECTED: 2412 W. Belden Avenue

**SUBJECT:** Application for a variation to expand the existing floor area by

174.81 square feet for the proposed expansion of a residential use into an unfinished attic for the existing two-story, four dwelling

unit building.

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

Toia.

5-23-Z ZONING DISTRICT: B3-1 WARD: 35

**APPLICANT:** Bloom Events Inc.

**OWNER:** 3819 N. Elston, LLC ATG Trust # L018-184 dated 12/17/2018

PREMISES AFFECTED: 3801 N. Elston Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license for an event space which is located within 125'

of a residential district.

Motion to approve with conditions made by Chairman. Second

by Toia. Motion carried 4-0; yeas - Chairman, Brooks.

Esposito, and Toia.

6-23-Z ZONING DISTRICT: RM-5 WARD: 27

**APPLICANT:** ACG Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 22 N. Throop Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 25.13' to 20.75', north and south side setback from the required 2' each to zero, combined side yard setback from 4.20' to zero for a proposed three-story single-family residence and an

attached two car garage.

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

Toia.

7-23-Z ZONING DISTRICT: RM-5 WARD: 27

**APPLICANT:** ACG Development, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 22 N. Throop Street

**SUBJECT:** Application for a variation to relocate the required 99 square feet

of rear yard open space to the garage roof deck which is over 4' above ground for a proposed three-story, single-family residence with roof deck enclosure and attached two-car garage with roof

deck.

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

Toia.

**8-23-Z APPLICANT:**WARD: 38
National Italian American Sports Hall of Fame, Inc.

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3417 N. Harlem Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license to serve a cultural exhibit venue which shall be

located within 125' of a residential district.

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

Toia.

9-23-S ZONING DISTRICT: B3-1 WARD: 23

**APPLICANT:** Andy's Frozen Custard Stores, LLC

**OWNER:** 6366 S. Archer, LLC **PREMISES AFFECTED:** 6366 S. Archer Avenue

**SUBJECT:** Application for a special use to establish a single-lane drive

through 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.

10-23-S ZONING DISTRICT: PMD-14 WARD: 35

**APPLICANT:** Goodwill Retail Services Inc,

**OWNER:** GW Property Group, LLC (Series 6)

**PREMISES AFFECTED:** 3558 N. Spaulding Avenue

**SUBJECT:** Application for a special use to establish a one-story, retail sales

building.

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

Toia.

At 10:56 AM, Chairman made a motion to recess until 11:10 AM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 11:10 AM.

At 11:10 AM, 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 11:10 AM.

11-23-S ZONING DISTRICT: B3-1 WARD: 9

**APPLICANT:** 103rd St Property, LLC **OWNER:** Mohammed Mohsin **PREMISES AFFECTED:** 511 E. 103rd Street

**SUBJECT:** Application for a special use to establish a one-story gas station

building with a mini mart.

Continued to March 17, 2023

12-23-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Connolly Brothers, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3135 N. Oakley Avenue

**SUBJECT:** Application for a variation to convert an existing two-dwelling unit

building to a three-dwelling unit building in an existing two-story

front building

Continued to March 17, 2023

13-23-S ZONING DISTRICT: B3-3 WARD: 3

**APPLICANT:** Maria Black Gold 721, Inc.

**OWNER:** 59th Property, LLC **PREMISES AFFECTED:** 72 E. 51st Street

**SUBJECT:** Application for a special use to establish a gas station.

Continued to March 17, 2023

14-23-Z ZONING DISTRICT: B3-3 WARD: 3

**APPLICANT:** Maria Black Gold 721, Inc.

**OWNER:** 59th Property, LLC **PREMISES AFFECTED:** 72 E. 51st Street

**SUBJECT:** Application for a variation to reduce the minimum lot area for a

proposed gas station from the required 20,000 square feet to

15,975.5 square feet.

Continued to March 17, 2023

15-23-S ZONING DISTRICT: PMD-8A WARD: 11

**APPLICANT:** Artico Cold Storage Chicago, LLC **OWNER:** KCS Icebox W. 43rd Street Owner, LLC

PREMISES AFFECTED: 1515 W. 43rd Street

**SUBJECT:** Application for a special use to establish an off-site parking lot at

1515 W. 43rd Street to serve an existing cold storage warehouse

and distribution facility located at 1556 W. 43rd Street.

Continued to March 17, 2023

16-23-S ZONING DISTRICT: PMD8-A WARD: 11

APPLICANT: Artico Cold Storage Chicago, LLC OWNER: KCS Icebox W. 43rd Street Owner, LLC

PREMISES AFFECTED: 1515 W. 43rd Street

**SUBJECT:** Application for a special use to establish a fleet storage yard

(vehicle storage and towing). **Continued to March 17, 2023** 

17-23-Z ZONING DISTRICT: PMD8-A WARD: 11

**APPLICANT:** Artico Cold Storage Chicago, LLC

**OWNER:** KCS Icebox W. 43rd Street Owner, LLC

PREMISES AFFECTED: 1515 W. 43rd Street

**SUBJECT:** Application for a variation to reduce the interior trees from the

required thirty-nine to twenty-three and to allow the existing ornamental fence to remain at the property line instead of the required 5' setback from the property line and to eliminate hose bib requirements every 100' throughout perimeter landscape area for the required off-site parking lot to serve an existing cold storage warehouse and distribution facility at 1556 W. 43rd Street.

Continued to March 17, 2023

18-23-S ZONING DISTRICT: B3-2 WARD: 40

**APPLICANT:** Commonwealth Ventures, LLC **OWNER:** Geroulis Buildings, LLC

PREMISES AFFECTED: 2557-59 W. Lawrence Avenue

**SUBJECT:** Application for a special use to establish a liquor store.

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

Toia.

19-23-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Kyle Lewis and Alison Ambre

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3537 N. Hermitage Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from

the required 2' to 0.29' (south to be 2.51') combined side yard setback from 5' to 2.88' for a proposed front open porch with deck above and a rear two-story addition and a rear open planter to an existing two-story, two dwelling unit building to be deconverted to

a single-family residence.

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

Toia.

20-23-Z ZONING DISTRICT: B2-1 WARD: 1

**APPLICANT:** Jamarber Luzaj and Elizabeth Yepez

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1734 W. Grand Avenue

**SUBJECT:** 

Application for a variation to reduce the rear setback from the required 30' to 5.5' for a proposed second story addition over an existing three car garage for the existing three-story, mixed-use building with new rear three-story elevator addition and rear three-story addition.

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

Toia.

21-23-S ZONING DISTRICT: B1-2 WARD: 32

**APPLICANT:** JEK Enterprises, LLC **OWNER:** Santiago Burgos

**PREMISES AFFECTED:** 3050 N. Greenview Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed four-story, three dwelling unit

building.

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

Toia.

22-23-Z ZONING DISTRICT: B1-2 WARD: 32

**APPLICANT:** JEK Enterprises, LLC **OWNER:** Santiago Burgos

PREMISES AFFECTED: 3050 N. Greenview Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 7.22' to 3' for a proposed four-story, three dwelling unit

building.

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

Toia.

23-23-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Manoj Mahenthrian
OWNER: Same as applicant
PREMISES AFFECTED: 947 N. Wolcott Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required rear setback from 34.95' to 2', south side setback from 2' to 0.04' (north to be 3'), combined side yard setback from 4.8' to 3.04' for a proposed new roof deck and access stair to the existing two-car detached garage in the rear of on existing single-family

residence.

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

Toia.

**24-23-S APPLICANT: ZONING DISTRICT: RT-4**WARD: 28
Connections for Abused Women and their Children

**OWNER:** 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

**SUBJECT:** Application for a special use to establish a community center in an

existing one- and two-story building with a proposed three-story

addition.

Continued to March 17, 2023

**25-23-S ZONING DISTRICT: RT-4 WARD: 28 APPLICANT:**Connections for Abused Women and their Children

**OWNER:** 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

**SUBJECT:** Application for a special use to establish a domestic violence

shelter in an existing one and two-story building with a proposed

three-story addition.

Continued to March 17, 2023

**26-23-Z APPLICANT:**ZONING DISTRICT: RT-4 WARD: 28
Connections for Abused Women and their Children

**OWNER:** 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 45' to zero for a proposed three-story addition to an existing one and two-story building to be used as a community

center and domestic violence shelter. Continued to March 17, 2023

**27-23-Z APPLICANT:**ZONING DISTRICT: RT-4 WARD: 28
Connections for Abused Women and their Children

**OWNER:** 3311 Arts Building, LLC **PREMISES AFFECTED:** 3311 W. Carroll Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 1,248 square feet to zero for a proposed three-story addition to an existing one and two-story building to be used as a

community center and domestic violence shelter.

Continued to March 17, 2023

28-23-S ZONING DISTRICT: B1-1 WARD: 31

APPLICANT: Mirella Rosales OWNER: Jesus Badilo

**PREMISES AFFECTED:** 4426 W. Fullerton 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.

Motion to move into closed session pursuant to Sections 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 12:52 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 1:01 PM.

At 1:07 PM, Chairman made a motion to recess until 1:40 PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 1:40 PM.

At 1:40 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 1:40 PM.

29-23-Z ZONING DISTRICT: RT-4 WARD: 26

APPLICANT: 2417 Walton Corp.

OWNER: Elizabeth Pacheco

PREMISES AFFECTED: 2417 W. Walton Street

**SUBJECT:** Application for a variation to reduce the minimum lot area per unit

from the required 1,000 square feet to 996.96 per unit for a proposed three-story, three dwelling unit building with three-open

accessory parking spaces at the rear.

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

Toia.

30-23-Z ZONING DISTRICT: RT-4 WARD: 26

APPLICANT: 2417 Walton Corp.

OWNER: Elizabeth Pacheco

PREMISES AFFECTED: 2417 W. Walton Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

195 square feet to zero for a proposed three-story, three dwelling unit building with three open accessory parking spaces at the rear.

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

Toia.

31-23-Z ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: LPD Contractors, LLC OWNER: Chrysanthemum, LLC PREMISES AFFECTED: 530 E. 44th Place

**SUBJECT:** Application for a variation to reduce the west and east side setback

from 2' to 0.33' and 1' respectively, combined side yard setback from 3.57' to 1.33' for a proposed two-story single family with rear

deck and two car garage.

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

Toia.

32-23-S ZONING DISTRICT: B1-2 WARD: 48

**APPLICANT:** Orlando Salon, LLC

**OWNER:** Armstrong House, LLC PREMISES AFFECTED: 5416 N. Broadway

Application for a special use to establish a barber shop. SUBJECT:

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

Toia.

33-23-Z **ZONING DISTRICT: RM-6 WARD: 44** 

**APPLICANT:** Over the Rainbow Association **OWNER:** LakeView Lutheran Church PREMISES AFFECTED: 835 W. Addison Street

SUBJECT: Application for a variation to reduce the front setback from the

> required 12.24' to 5', east reverse corner lot from 5.82' to zero, west from 12.03' to 2' rear setback from 30.6' to 25' for a proposed sixstory building with thirty-seven dwelling units, ten on-site parking spaces and a ground floor community room with a ninety-two-seat

religious assembly.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia

(Brooks recused).

34-23-Z **ZONING DISTRICT: RM-6 WARD: 44** 

**APPLICANT:** Over the Rainbow Association LakeView Lutheran Church **OWNER:** PREMISES AFFECTED: 835 W. Addison Street

**SUBJECT:** Application for a variation to reduce the number of bicycle parking

spaces for a transit served location from forty to eight for a

proposed six-story thirty-seven dwelling unit building with ten onsite parking spaces and a ground floor community room with a

ninety-two-seat religious assembly.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Esposito, and Toia

(Brooks recused).

## **CONTINUANCES**

**ZONING DISTRICT: B3-2 WARD: 16** 379-22-S

**APPLICANT:** 6617 South Ashland, LLC

Same as applicant **OWNER:** 

PREMISES AFFECTED: 6617 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish residential use below the

> second floor within an existing two-story building containing six dwelling units on the second story and offices on the first story to

convert to ten dwelling units.

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

Toia.

438-22-Z ZONING DISTRICT: RT-4 WARD: 28

**APPLICANT:** Baoliang Song

**OWNER:** Baoliang Song and Haiying LI **PREMISES AFFECTED:** 1448 W. Flournoy Street

**SUBJECT:** Application for a variation to reduce the front setback from 13.34'

to 1.91', east side setback from 2' to 1.16' (west to be 2.25')

combined side yard setback from 4.8' to 3.41' for a proposed three-story, two dwelling unit building with a detached two car garage

with a roof top deck.

Motion to approve made by Chairman. Second by Toia.

Motion carried 3-1; yeas - Chairman, Brooks, and Toia; nays -

Esposito.

446-22-S ZONING DISTRICT: B3-5 WARD: 5

**APPLICANT:** Parkview Mart, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 6700 S. Jeffery Boulevard

**SUBJECT:** Application for a special use to establish a gas station with an

accessory retail convenience store. Continued to April 21, 2023

447-22-Z ZONING DISTRICT: B3-5 WARD: 5

**APPLICANT:** Parkview Mart, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 6700 S. Jeffery Boulevard

**SUBJECT:** Application for a variation to reduce the south side setback from

the required 4.5' to zero for a proposed gas station with an

accessory convenience store. Continued to April 21, 2023

453-22-S ZONING DISTRICT: M2-3 WARD: 25

**APPLICANT:** Raina 24th Western, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2448 W. 24th Street

**SUBJECT:** Application for a special use to establish a dual lane drive through

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.

Motion to move into closed session pursuant to Sections 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 4:57 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 5:09 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 the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 345-22-S, 346-22-S, 404-22-Z, 405-22-Z, and 294-22-S 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 regular meeting of December 16, 2022 made by the Chairman. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia.

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

Adjournment at 5:13 PM.