

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY – February 18, 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.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

**Timothy Knudsen
Ann MacDonald
Brian Sanchez
Jolene Saul
Sam Toia**

The Chairman called the meeting to order at 9:05 AM and formally designated alternate member MacDonald to fill the position of regular member Esposito. The Chairman then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, MacDonald, Sanchez, Saul, and Toia).

Motion to approve the minutes from the January 21, 2022 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

Motion to approve the agenda for the February 18, 2022 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

9:00 A.M.

SPECIAL USE EXTENSION

436-20-S	ZONING DISTRICT: B3-3	WARD: 3
APPLICANT:	Jokes and Notes, Inc. dba Renaissance Bronzeville	
OWNER:	4641 S. King Drive Trust	
PREMISES AFFECTED:	4641 S. Dr. Martin Luther King Jr. Dr.	
SUBJECT:	Application for a special use to establish a proposed 375 square foot one-story addition and to add a 1,190 square foot at grade patio in the rear of the existing tavern in an existing one-story commercial building.	
	Continued to April 22, 2022	

building with detached seven car garage with roof deck and roof access from the rear porch.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

48-22-Z

ZONING DISTRICT: RT-4

WARD: 47

APPLICANT:

GXSR, LLC-4323 Paulina

OWNER:

CT & T Land Trust CT 10002043

PREMISES AFFECTED:

4323 N. Paulina Avenue

SUBJECT:

Application for a variation to reduce the rear yard open space from the required 536.25 square feet to 280.04 square feet for a proposed three-story, seven dwelling unit building with detached seven-car garage with roof deck, with access from the rear porch.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

At 11:13 AM, Chairman made a motion to recess until 11:30 AM. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then stood in recess until 11:30 AM.

At 11:30 AM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then reconvened at 11:30 AM.

49-22-S

ZONING DISTRICT: C1-2

WARD: 27

APPLICANT:

Mohammad Shaikh

OWNER:

Same as applicant

PREMISES AFFECTED:

33 N. Western Avenue

SUBJECT:

Application for a special use to expand an existing gas station from 1,000 square feet to 1,700 square feet.

Continued to April 22, 2022

50-22-Z

ZONING DISTRICT: RT-3.5

WARD: 28

APPLICANT:

Kevin Drewyer

OWNER:

Same as applicant

PREMISES AFFECTED:

2512 W. Lexington Street

SUBJECT:

Application for a variation to reduce the front setback from the required 15' to 6.49', combined side yard setback from 10' to 5' (west to be 5' and east to be zero) for a proposed two-story addition to the existing two-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

51-22-Z

ZONING DISTRICT: RS-3

WARD: 47

APPLICANT:

Erikka & Kristofer Blohm

OWNER:

Same as applicant

maximum 30' to 31.96' for a proposed third floor addition to the existing two-story single-family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

60-22-Z

ZONING DISTRICT: RT-5

WARD: 44

APPLICANT:

Daniel & Anne Barlow

OWNER:

Chicago Title Trust # 8002383428

PREMISES AFFECTED:

3517-21 N. Greenview Avenue

SUBJECT:

Application for a variation to reduce the front setback from the required 14.85' to 12.68', north side setback from 5' to 3.5' (south to be 10.83') for a combined side setback of 14.33, rear setback from 34.65' to 27.92' for a proposed new front three-story addition, new rear three-story rear addition with chimney, new one story corridor addition to the new attached three-car private garage with bike storage room and new one story open deck that exceeds 4' in height from grade with pergola above and storage room below for the existing three-story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

61-22-Z

ZONING DISTRICT: RS-3

WARD: 45

APPLICANT:

Board of Education for the City of Chicago

OWNER:

Same as applicant

PREMISES AFFECTED:

5252 N. Long Avenue

SUBJECT:

Application for a variation to reduce the front setback (N. Long Avenue) from the required 20' to 5' for a proposed parking lot and playground for an existing two-story school building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Sanchez, Saul, and Toia (MacDonald recused).

62-22-Z

ZONING DISTRICT: RS-3

WARD: 45

APPLICANT:

Board of Education

OWNER:

Same as applicant

PREMISES AFFECTED:

5252 N. Long Avenue

SUBJECT:

Application for a variation to eliminate the required 7' landscape setback (with trees and shrubs) along Gettysburg Street and to allow the ornamental metal fence to be installed at the property line instead of 5' from the property line along that street for an existing school with proposed on-site parking.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Sanchez, Saul, and Toia (MacDonald recused).

At 1:18 PM, Chairman made a motion to recess until 1:55 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia. The Board then stood in recess until 1:55 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 517-21-S, 518-21-Z, and 432-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of January 21, 2022, with the exception of Board Cal. Nos. 400-21-S, 401-21-Z, 31-22-S, and 367-21-S made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, MacDonald, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 7:19 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, MacDonald, Sanchez, Saul, and Toia.

Adjournment.