

**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 **ZONING DISTRICT: B3-1** **WARD: 45**
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.

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 **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

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.