

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- September 16, 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

**Brian Sanchez, Acting Chairman
Angela Brooks
Zurich Esposito
Ann MacDonald
Sam Toia**

Acting Chairman Sanchez called the meeting to order at 9:06 AM. Prior to the hearing, Chairman Knudsen designated: (1) alternate member MacDonald to fill in Chairman Knudsen’s position as a regular member; and (2) regular member Sanchez to serve as Acting Chairman in Chairman Knudsen’s absence. Acting Chairman Sanchez then undertook a roll call vote to establish the presence of a quorum. The hearings commenced with five members present (Acting Chairman, Brooks, Esposito, MacDonald, and Toia).

Motion to approve the minutes from the August 19, 2022 regular meeting of the Zoning Board of Appeals (“Board”) made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

Motion to approve the agenda for the September 16, 2022 regular meeting of Board made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

9:00 A.M.

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| 295-22-S | ZONING DISTRICT: B1-1 | WARD: 29 |
| APPLICANT: | Jares Blade Masters 1, LLC | |
| OWNER: | Jake Rule Jr. | |
| PREMISES AFFECTED: | 6144 W. North Avenue | |
| SUBJECT: | Application for a special use to establish a barber shop. | |
| | Continued to October 21, 2022 | |

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| 296-22-Z | ZONING DISTRICT: RS-3 | WARD: 46 |
| APPLICANT: | Jonathon Solomon and Meg Gustafson | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 4525 N. Beacon Street | |
| SUBJECT: | Application for a variation to reduce the rear setback from the | |

OWNER: Same as applicant
PREMISES AFFECTED: 2306 S. Troy Street
SUBJECT: Application for a variation to reduce the front setback from the required 15' to zero for a proposed three-story front stair to an existing four-story four dwelling unit building to be deconverted to a three dwelling unit building.
Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

324-22-S **ZONING DISTRICT: DC-16** **WARD: 25**
APPLICANT: TC Applico, LLC
OWNER: 400 Wells VB Inc.
PREMISES AFFECTED: 400 S. Wells Street
SUBJECT: Application for a special use to establish an adult use cannabis dispensary within an existing one and story building.
Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

325-22-S **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: LGLAMOUR, Inc.
OWNER: Antonio Gonzalez
PREMISES AFFECTED: 3512 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

326-22-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: W Hair Studio Corp.
OWNER: El Tumi, Inc.
PREMISES AFFECTED: 946 W. Newport Suite A
SUBJECT: Application for a special use to establish a hair / nail salon.
Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

327-22-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Samuel Hiroshi Kina and Hawnyea Abigail Moy
OWNER: Same as applicant
PREMISES AFFECTED: 2522 W. Wilson Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 33.61' to 22.45', reduce the garage feature setback from 2' to 1.64' to allow for an as-built detached garage with roof deck with an open access stair and proposed pergola and trellis to serve the existing single-family residence.
Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

OWNER: Same as applicant
PREMISES AFFECTED: 3615 N. Wilton Avenue
SUBJECT: Application for a variation to increase the floor area that has been in existence for more than 50 years from 6,014 square feet to 6,581 square feet (567 square feet) for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.
Continued to November 18, 2022

333-22-Z* **ZONING DISTRICT:** RM-5 **WARD:** 44
APPLICANT: 3615 N. Wilton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3615 N. Wilton Avenue
SUBJECT: Application for a variation to reduce the off-street required parking spaces from five to three for a proposed new detached three car garage with roof deck and access stairs a new fourth story addition, a new rear porch on an existing three-story, three dwelling unit building to be converted to five dwelling units.
Continued to November 18, 2022

***Corrected at Hearing.**

334-22-Z **ZONING DISTRICT:** RM-5 **WARD:** 3
APPLICANT: William Sullivan
OWNER: Yves Marie Reme and Delvin Grant
PREMISES AFFECTED: 3742 S. Martin Luther King Jr. Dr
SUBJECT: Application for a variation to reduce the front setback on S. Calumet from 15' to 2', the unobstructed open space width required along the north and south property line from 7' to zero, north and south side from 4' to zero and the front property line setback preventing obstruction of the sidewalk from 20' to zero for a proposed three-story, two dwelling unit building with a detached two car garage with roof deck.
Motion to approve made by Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia.

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 Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia. Meeting went into closed session at 3:01 PM.

Motion to return to open session made by the Acting Chairman. Second by Toia. Motion carried 5-0; yeas – Acting Chairman, Brooks, Esposito, MacDonald, and Toia. Meeting returned to open session at 3:20 PM. Toia left the meeting at 3:30PM.

335-22-Z **ZONING DISTRICT:** RS-2 **WARD:** 13
APPLICANT: Pafia Construction, Inc.
OWNER: Same as applications
PREMISES AFFECTED: 5833 S. Nashville Avenue

Motion to return to open session made by the Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent). Meeting returned to open session at 4:39 PM.

Motion to approve all continuance requests to the dates previously stated made by the Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

Motion to approve all withdrawal requests made by the Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 202-22-Z, 203-22-Z, 204-22-Z, 205-22-Z, 116-22-Z, 117-22-Z, 118-22-Z, 119-22-Z, 233-22-S, 234-22-S, 235-22-Z, 236-22-Z, 237-22-S, and 146-22-S made by the Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of August 19, 2022, with the exception of Board Cal. Nos. 61-21-S, 269-22-S, 282-22-Z, 283-22-Z, 288-22-Z, 32-22-S, 221-22-Z, 222-22-Z, and 223-22-Z made by the Acting Chairman. Second by MacDonald. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

The Acting Chairman moved to adjourn at 4:45 PM. Second by MacDonald. Motion carried 4-0; yeas- Acting Chairman, Brooks, Esposito, and MacDonald (Toia absent).

Adjournment.