

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- November 18, 2022  
VIRTUAL MEETING**

**THE ACTING 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](http://WWW.CHICAGO.GOV/ZBA).**

**VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS**

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

**Acting Chairman Sanchez called the meeting to order at 9:01 AM. Acting Chairman Sanchez then undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Acting Chairman, Brooks, Esposito, and Toia).**

**Motion to approve the minutes from the October 21, 2022 regular meeting of the Zoning Board of Appeals (“Board”) made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and Toia.**

**Motion to approve the agenda for the November 18, 2022 regular meeting of Board made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and Toia.**

**9:00 A.M.**

**Continuance\***

<b>293-22-Z</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 9</b>
<b>APPLICANT:</b>	Andre Nalls	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	613-15 E. 103rd Street	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide event space, live entertainment, music, and DJ which is located within 125' of a residential zoning district.	
	<b>Pursuant to Section 17-14-0301-A of the Chicago Zoning Ordinance, alternate Commissioner MacDonald continued to sit in for Commissioner Brooks. Motion to approve made by Acting Chairman. Second by Toia. Motion carried 4-0; yeas –</b>	







bridge connection to a proposed accessory coach house with roof deck. The existing three-story, two dwelling unit building to be converted to a single-family residence with a roof deck and to erect a one-car detached garage with an additional dwelling unit coach house that has a second-floor open access stair on the south elevation and a roof deck above.

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

**412-22-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RT-4**

**WARD: 27**

RLW Properties Preservation, LLC

Same as applicant

2740 W. Warren Boulevard

Application for a variation to increase the existing floor area from 3,130.9 square feet to 3,206.59 square feet for a proposed fourth floor rooftop stairway enclosure addition, second floor covered open rear deck and access stair, a third floor open rear deck and bridge connection to a proposed accessory coach house with roof deck. The existing three-story, two dwelling unit building to be converted to a single-family residence with a roof deck and to erect a one-car detached garage with an additional dwelling unit coach house that has a second-floor open access stair on the south elevation and a roof deck above.

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

**413-22-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RT-4**

**WARD: 27**

RLW Property Preservation, LLC

Same as applicant

2740 W. Warren Boulevard

Application for a variation to relocate the required 139.78 square feet of rear yard open space to a proposed accessory coach house building roof deck for a proposed fourth floor rooftop stairway enclosure addition, second floor covered open rear deck and access stair, a third floor open rear deck and bridge connection to a proposed accessory coach house with roof deck. The existing three-story, two dwelling unit building to be converted to a single-family residence with a roof deck and to erect a one-car detached garage with an additional dwelling unit coach house that has a second-floor open access stair on the south elevation and a roof deck above.

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

**414-22-Z**

**APPLICANT:**

**OWNER:**

**ZONING DISTRICT: RT-4**

**WARD: 32**

Patrick W. Blegen and Jodi L. Garvey

Same as applicant



























required 36.08' to 22', north side setback from 2.5' to zero (no south side setback required which abuts an alley), 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.

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

**331-22-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RM-5**

**WARD: 44**

3615 N. Wilton, LLC

Same as applicant

3615 N. Wilton Avenue

Application for a variation to relocate the required 180 square feet of rear yard open space onto a proposed garage roof deck, 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.

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

**332-22-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RM-5**

**WARD: 44**

3615 N. Wilton, LLC

Same as applicant

3615 N. Wilton Avenue

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.

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

**333-22-Z**

**APPLICANT:**

**OWNER:**

**PREMISES AFFECTED:**

**SUBJECT:**

**ZONING DISTRICT: RM-5**

**WARD: 44**

3615 N. Wilton, LLC

Same as applicant

3615 N. Wilton Avenue

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.

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



**At 5:03 PM, Acting Chairman made a motion to recess until 5:11 PM. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 5:11 PM.**

**At 5:11 PM, Acting Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 5:11 PM.**

**Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) 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 4-0; yeas – Acting Chairman, Brooks, Esposito, and Toia. Meeting went into closed session at 11:26 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Acting Chairman, Brooks, Esposito, and Toia. Meeting returned to open session at 12:41 AM.**

**Motion to approve all continuance requests to the dates previously stated made by the Acting Chairman. Second by Toia. Motion carried 4-0; yeas – Acting 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. 199-22-Z, 200-22-Z, 210-22-S, 216-22-Z, 11-22-S, 231-22-S, 61-21-S, 269-22-S, 282-22-Z, 283-22-Z, and 288-22-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Acting 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 October 21, 2022, with the exception of Board Cal. Nos. 345-22-S, 346-22-S, 358-22-S and 365-22-Z made by the Acting Chairman. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia.**

**Motion to approve the Board's written closed session minutes from May 2022 through October 2022 made by the Acting Chairman. Second by Toia. Motion carried 4-0: yeas – Acting Chairman, Brooks, Esposito, and Toia.**

**The Acting Chairman moved to adjourn at 12:56 AM. Second by Toia. Motion carried 4-0; yeas- Acting Chairman, Brooks, Esposito, and Toia.**

**Adjournment.**