

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- FEBRUARY 19, 2021
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
Zurich Esposito
Brian Sanchez
Jolene Saul
Sam Toia**

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

Motion to approve the minutes from the January 15, 2021 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

Motion to approve the agenda for the February 19, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

629-19-S	ZONING DISTRICT: B3-1	WARD: 11
APPLICANT:	Flags Social & Athletic Club	
OWNER:	Same as applicant	
PREMISES AFFECTED:	552 W. 47th Street	
SUBJECT:	Application for a special use to expand an existing one-story private lodge with a proposed one-story addition. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.	

APPLICANT: Beyoutiful Beauty Bar, LLC
OWNER: 95th Street Commons, LLC
PREMISES AFFECTED: 2042 W. 95th Street
SUBJECT: Application for a special use to establish a beauty / nail salon.
Continued to March 19, 2021

46-21-S **ZONING DISTRICT: B3-2** **WARD: 49**
APPLICANT: Mirza Baig dba Al-Rahman Business Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 7201 N. Clark Street
SUBJECT: Application for a special use to expand an existing 536,4333 square foot retail building with a 1,089.38 square foot addition to the retail building for an existing gas station.
Continued to April 16, 2021

47-21-Z **ZONING DISTRICT: RS-3** **WARD: 12**
APPLICANT: Shi Fang Wu
OWNER: Same as applicant
PREMISES AFFECTED: 1646 W. 32nd Place
SUBJECT: Application for a variation to reduce the west side setback from the required 2.02' to 1' (east to be 3.88'), combined side setback from 5.06' to 4.88' for a proposed one-story rear addition to the existing single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

48-21-S **ZONING DISTRICT: B2-2** **WARD: 32**
APPLICANT: Hare and Company, LLC
OWNER: Maer Properties, LLC
PREMISES AFFECTED: 2255 W. Roscoe Street Suite C-2
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

49-21-S **ZONING DISTRICT: DX-3** **WARD: 25**
APPLICANT: ZSD Madar, LLC
OWNER: Herzog Fixture Co. Inc.
PREMISES AFFECTED: 6 N. Carpenter Street
SUBJECT: Application for a special use to establish a six-story, thirteen dwelling unit building with commercial use under 20% of the lot area on the ground floor.
Continued to March 19, 2021

50-21-S **ZONING DISTRICT: B3-2** **WARD: 33**
APPLICANT: HQ Studio Development Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2313-17 W. North Avenue
SUBJECT: Application for a special use to establish residential use below the

OWNER: Same as applicant
PREMISES AFFECTED: 3939 N. Hoyne Avenue
SUBJECT: Application for a variation to 3.2', combined side setback from 8' to 5.99' for a proposed one-story side addition to the existing three-story, single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

63-21-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Zach and Leslie Archer
OWNER: Same as applicant
PREMISES AFFECTED: 3939 N. Hoyne Avenue
SUBJECT: Application for a variation to expand the existing 3,849 square feet of floor area which has been in existence for 50 years to 4,784.68 square feet for a proposed one-story side addition to the existing three-story, single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

At 1:45 PM, Chairman made a motion for a thirty-five (35) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 2:20 PM.

At 2:20 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 2:20 PM.

64-21-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Joben and Elise Grimmus
OWNER: Same as applicant
PREMISES AFFECTED: 1833 W. Erie Street
SUBJECT: Application for a variation to reduce the west side setback from the required 2' to .75' (east to be 2.61'), combined side setback from 4.8' to 3.36', for a proposed new metal stair to access the roof deck of an existing two-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

65-21-Z **ZONING DISTRICT: RS-3** **WARD: 40**
APPLICANT: Clement Kirabo Jackson
OWNER: Same as applicant
PREMISES AFFECTED: 5326 N. Bowmanville Avenue
SUBJECT: Application for a variation to reduce the front setback from the minimum 20.77' to 11.33' for a proposed two-story addition to the existing two-story, single family residence.

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

66-21-Z **ZONING DISTRICT: RM-4.5** **WARD: 35**
APPLICANT: 3139 N. Central Park, LLC
OWNER: 3139 N. Central Park, LLC / Goran Josipovic
PREMISES AFFECTED: 3139-41 N. Central Park Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12.41' to 6.95', north side setback from 2' to 0.85' (south to be 2.46') combined side setback from 5' to 3.31' to allow for the subdivision of one zoning lot into two zoning lots. The existing four-story, three dwelling unit building shall remain.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul,
and Toia.**

67-21-Z **ZONING DISTRICT: RM-4.5** **WARD: 35**
APPLICANT: 3139 N Central Park, LLC
OWNER: 3139 N. Central Park, LLC / Goran Josipovic
PREMISES AFFECTED: 3139-41 N. Central Park Avenue
SUBJECT: Application for a variation to reduce the required off street parking from the required three spaces to two spaces in order to subdivide one zoning lot into two zoning lots. The existing four-story, three dwelling unit building with two car garage at 3139 N. Central Park shall remain.
Withdrawn

68-21-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Chi Partners, LLC 2711 Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2711 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet for a proposed addition of a fourth dwelling unit to an existing three-story, three dwelling unit building.
Continued to April 16, 2021

69-21-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: Chi Partners, LLC 2711 Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2711 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the required total off-street parking from four spaces to three spaces for the proposed addition to an existing three-story, three dwelling unit building.
Continued to April 16, 2021

70-21-S **ZONING DISTRICT: B3-1** **WARD: 29**
APPLICANT: The Goat Parlor, LLC
OWNER: Albert Rizzo

PREMISES AFFECTED: 2727 N. Harlem Avenue
SUBJECT: Application for a special use to establish a barber shop.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

71-21-S **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: Bottles and Cans Too, LLC
OWNER: Devon Central, LLC
PREMISES AFFECTED: 5366-70 W. Devon Avenue / 6401 N. Central Avenue
SUBJECT: Application for a special use to establish a liquor store (packaged good liquor license) in an existing one-story commercial building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

72-21-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Rita E. Knorr
OWNER: Same as applicant
PREMISES AFFECTED: 2847-49 W. Palmer Street
SUBJECT: Application for a variation to reduce the required parking spaces from two to zero to allow for the increase from six dwelling units to eight dwelling units in an existing three-story, six dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

73-21-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Door 24 Wine, LLC
OWNER: Walter Aque
PREMISES AFFECTED: 2124 N. Damen Avenue
SUBJECT: Application for a special use to establish a liquor store (wine store).
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

74-21-Z **ZONING DISTRICT: B2-3** **WARD:32**
APPLICANT: 3015 N Southport, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3015-17 N. Southport Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 6.13' to zero, rear setback from 30' to 15.33', north side setback from 4' to zero for a proposed five-story, seven dwelling unit building with thirteen parking spaces.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis processor facility.
Continued to March 19, 2021

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 Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 7:11 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting returned to open session at 7:45 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 409-20-Z, 413-20-Z, 418-20-S, 421-20-Z, and 422-20-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, 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 15, 2021, with the exception of Board Cal Nos. 25-21-Z, 34-21-Z, 35-21-Z, 36-21-Z, 40-21-S, and 41-21-S made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 7:57 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.