

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- February 17, 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. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE FEBRUARY 17, 2023, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD’S WEBSITE.

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 agenda for the February 17, 2023 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.

9:00 A.M.

Special Use Extension Request

31-22-S	ZONING DISTRICT: DX-5	WARD: 3
APPLICANT:	Awaken Church Chicago	
OWNER:	1829 State, LLC	
PREMISES AFFECTED:	1829 S. State Street	
SUBJECT:	Application for a special use to establish a religious assembly. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.	

Regular Call

35-23-Z	ZONING DISTRICT: RM-5	WARD: 3
APPLICANT:	BCL-JV Vincennes, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4601 S. Vincennes Avenue	
SUBJECT:	Application for a variation to increase the height from the	

maximum 47' to 51' for a proposed four-story, rear addition and conversion of an existing four-story, single-family residence to a seven dwelling unit building with five parking stalls.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

36-23-Z

ZONING DISTRICT: RM-5

WARD: 3

APPLICANT:

BCL-JV Vincennes, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

4601 S. Vincennes Avenue

SUBJECT:

Application for a variation to relocate the required 317 square feet of rear yard open space to a garage roof deck for a proposed four-story, rear addition and the conversion of a four-story, single-family residence to a seven dwelling unit building with five parking stalls.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

37-23-Z

ZONING DISTRICT: RM-5

WARD: 3

APPLICANT:

BCL-JV Vincennes, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

4601 S. Vincennes Avenue

SUBJECT:

Application for a variation to reduce the rear setback from the required 36.43' to 27' for a proposed four-story, rear addition and the conversion of an existing four-story, single-family residence to a seven dwelling unit building with five parking stalls.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

38-23-S

ZONING DISTRICT: B3-1

WARD: 11

APPLICANT:

Sha'Nequa Hall dba Neko'z Place, LLC

OWNER:

WENG619, LLC

PREMISES AFFECTED:

617 W. 43rd Street

SUBJECT:

Application for a special use to establish a hair salon.

Continued to April 21, 2023

39-23-S

ZONING DISTRICT: B1-2

WARD: 1

APPLICANT:

UPSCALE 606, LLC

OWNER:

Chicago Title Land Trust #0001105889

PREMISES AFFECTED:

1041 N. Ashland Avenue

SUBJECT:

Application for a special use to establish a hair salon / barber shop.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

40-23-Z

ZONING DISTRICT: RM-5

WARD: 3

APPLICANT:

Chicago Trust Company, N. A (Trust # BEV-4182)

OWNER: Same as applicant
PREMISES AFFECTED: 65-77 E. 50th Street
SUBJECT: Application for a variation to reduce the front wall setback facing a public street from the required 10' to 3' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car garage and roof top decks with operable pergolas.
Continued to April 21, 2023

41-23-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Chicago Trust Company, N.A. (Trust # BEV-4182)
OWNER: Same as applicant
PREMISES AFFECTED: 65-77 E. 50th Street
SUBJECT: Application for a variation to increase the building height from the maximum 47' to 49' for a proposed four and five story townhouse development with seven dwelling units, attached thirteen car garage and roof top decks with operable pergolas.
Continued to April 21, 2023

42-23-Z **ZONING DISTRICT: RM-5** **WARD: 3**
APPLICANT: Chicago Trust Company, N.A. (Trust # BEV-4182)
OWNER: Same as applicant
PREMISES AFFECTED: 65-77 E. 50th Street
SUBJECT: Application for a variation to eliminate the 7' landscape setback (with one tree and a few shrubs) along south Michigan Avenue and to eliminate interior landscape (around 176 square feet with one tree) for the proposed seven dwelling unit townhouse development.
Continued to April 21, 2023

43-23-S **ZONING DISTRICT: B1-2** **WARD: 10**
APPLICANT: Adenike Adetowubo dba Triple B African Hair Braiding Studio
OWNER: Chung Figura
PREMISES AFFECTED: 8702 S. Commercial Avenue
SUBJECT: Application for a special use to establish a hair salon (hair braiding).
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

44-23-S **ZONING DISTRICT: C1-2** **WARD: 33**
APPLICANT: 2925 W Montrose, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4343 N. Richmond Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building and rear six car garage.
Continued to April 21, 2023

45-23-Z **ZONING DISTRICT: C1-2** **WARD: 33**
APPLICANT: 2925 W Montrose, LLC
OWNER: Same as applicant

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting returned to open session at 5:17 PM.

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 minutes from the January 20, 2023 regular meeting of the Board, as corrected on the record, made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

Motion to appoint the Chairman as the designated Board officer to receive annual Open Meetings Act training in compliance with Section 1.05 of the Open Meetings Act 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 5:23 PM.