

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY – June 18, 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
Ann MacDonald
Sam Toia**

Chairman Knudsen called designated alternate Zoning Board of Appeals (“Board”) member Ann MacDonald to fill the position of regular Board member Jolene Saul. The Chairman called the meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Esposito, Sanchez, MacDonald, and Toia).

Motion to approve the minutes from the May 21, 2021 regular meeting of the Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

Motion to approve the agenda for the June 18, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

9:00 A.M.

SPECIAL USE EXTENSION REQUEST

176-20-S	ZONING DISTRICT: B3-2	WARD: 40
APPLICANT:	5828 N Lincoln, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5824 N. Lincoln Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building.	
	Withdrawn	

177-20-S	ZONING DISTRICT: B3-2	WARD: 40
APPLICANT:	5828 N. Lincoln Avenue	

APPLICANT: Wassim Kmeid
OWNER: Same as applicant
PREMISES AFFECTED: 1446 W. Huron Street
SUBJECT: Application for a variation to reduce the rear setback from the required 26.04' to 14.25' for a proposed third floor addition to an existing two-story single-family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

266-21-S **ZONING DISTRICT: DX-5** **WARD: 25**
APPLICANT: Jessica and Steven Garten
OWNER: Same as applicant
PREMISES AFFECTED: 22 N. Morgan Street
SUBJECT: Application for a special use to establish residential use below the second floor by converting an existing two-story, twenty-eight dwelling unit building to a twenty-nine dwelling unit building by converting ground floor office space to a dwelling unit.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

267-21-Z **ZONING DISTRICT: DX-3** **WARD: 25**
APPLICANT: Jessica & Steven Garten
OWNER: Same as applicant
PREMISES AFFECTED: 22 N. Morgan Street
SUBJECT: Application for a variation to reduce the required off-street parking for residential use from the required twenty-nine stalls to twenty-eight stalls for the conversion of an existing two-story, twenty-eight dwelling unit building to a twenty-nine dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

268-21-S **ZONING DISTRICT: B3-3** **WARD: 46**
APPLICANT: Just Pawn, Inc.
OWNER: Nguyen Properties, LLC
PREMISES AFFECTED: 4445 N. Broadway
SUBJECT: Application for a special use to establish a pawn shop.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

269-21-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Diane Foote
OWNER: Same as applicant
PREMISES AFFECTED: 846 W. Oakdale
SUBJECT: Application for a variation to reduce the rear setback from the required 35' to 23.25' for a proposed elevated walkway for access

OWNER: Belmont Rentals, LLC
PREMISES AFFECTED: 7061-63 W. Belmont Avenue
SUBJECT: Application for a special use to establish a body art service (micro blading with machinery).
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

280-21-Z **ZONING DISTRICT: RS-3** **WARD: 37**
APPLICANT: Maldonado Properties
OWNER: Same as Applicant
PREMISES AFFECTED: 1505 N. Central Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2.4' to 0.43' (south to be 3.21'), combined side yard setback from 6' to 3.64', front setback from 12.73' to 9.97' for a proposed two-story, single family residence with front porch.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

CONTINUANCES

33-21-S **ZONING DISTRICT: M1-1** **WARD: 24**
APPLICANT: Govind Associates, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3501-05 W. Roosevelt / 1200-14 S. St. Louis Avenue
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed fast-food restaurant.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

37-21-S **ZONING DISTRICT: PMD-9** **WARD: 28**
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis craft grow facility.
Continued to August 20, 2021

38-21-S **ZONING DISTRICT: PMD-9** **WARD: 28**
APPLICANT: Canna B Growth, LLC
OWNER: Charles Hall
PREMISES AFFECTED: 4411 W. Carroll Street
SUBJECT: Application for a special use to establish a cannabis processor facility.
Continued to August 20, 2021

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.
Motion to approve made by Chairman. Second by Toia. Motion failed 1-4; yeas – Esposito; nays - Chairman, Sanchez, MacDonald, and Toia

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.
Motion to approve made by Chairman. Second by Toia. Motion failed 1-4; yeas – Esposito; nays - Chairman, Sanchez, MacDonald, and Toia

131-21-S **ZONING DISTRICT: B1-1** **WARD: 7**
APPLICANT: Krishonna Griffin DBA K Elements
OWNER: East Seventy Ninth Street, LLC
PREMISES AFFECTED: 2247 E. 73rd Street
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, MacDonald, and Toia.

138-21-S **ZONING DISTRICT: B3-1** **WARD: 16**
APPLICANT: AZSPE, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2806 W. 63rd Street
SUBJECT: Application for a special use to expand an existing one-story retail convenience store building with a new two-story addition which will contain 1,720 square feet of retail space and two office units above.
Withdrawn

149-21-S **ZONING DISTRICT: B3-2** **WARD: 46**
APPLICANT: Marine Drive Business, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 755 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a gas station with accessory retail and office space in a new two-story building.
Continued to August 20, 2021

150-21-Z **ZONING DISTRICT: B3-2** **WARD: 46**
APPLICANT: Marine Drive Business Inc.

OWNER: Same as applicant
PREMISES AFFECTED: 755 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 16,961 square feet for a proposed gas station with accessory retail and office space within a new two-story building.
Continued to August 20, 2021

183-21-Z **ZONING DISTRICT: C2-1** **WARD: 21**
APPLICANT: Exquisite Concepts Meeting Event Center
OWNER: Robin Wright
PREMISES AFFECTED: 9001 S. Halsted Street
SUBJECT: Application for a variation to establish a public place of amusement license for a proposed banquet hall (medium venue) which is located within 125' of a residential district.
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

221-21-S **ZONING DISTRICT: B1-2** **WARD: 26**
APPLICANT: 3239 Division, LLC
OWNER: Dickens Central Properties, Inc.
PREMISES AFFECTED: 3239 W. Division Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building with roof top deck, front and rear balconies, trash enclosures, attached two-car garage and two car-garage with roof deck.
Withdrawn

222-21-Z **ZONING DISTRICT: B1-2** **WARD: 26**
APPLICANT: 3239 Division, LLC
OWNER: Dickens Central Properties, Inc.
PREMISES AFFECTED: 3239 W. Division Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,950 square feet for a proposed four-story, four dwelling unit building with roof deck, front and rear balconies, trash enclosures, attached two car garage and two car detached garage with roof deck.
Withdrawn

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, MacDonald, and Toia. Meeting went into closed session at 6:50 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia. Meeting returned to open session at 7:31 PM.

Motion to approve the previous continuance requests to the dates stated by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

Motion to approve all withdrawal requests. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 115-21-Z, 122-21-Z, 107-21-S, 108-21-Z, 109-21-S, and 110-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of May 21, 2021, with the exception of Board Cal. Nos. 197-21-Z, 198-21-Z, and 135-21-S made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, MacDonald, and Toia.

The Chairman moved to adjourn at 7:48 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Sanchez, MacDonald, and Toia.

Adjournment.