

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- MARCH 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](http://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 9:05 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 February 19, 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 March 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**

<b>8-20-S</b>	<b>ZONING DISTRICT: PMD-9</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	Ruben Salgado dba 4630 W Augusta Inc.	
<b>OWNER:</b>	Ruben Salgado	
<b>PREMISES AFFECTED:</b>	4630 W. Augusta Boulevard	
<b>SUBJECT:</b>	Application for a special use to establish a small venue (banquet hall) on the second floor of an existing two-story building. <b>Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.</b>	

<b>64-20-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 12</b>
<b>APPLICANT:</b>	El Expreso Group, LLC	

**OWNER:** Mer-Car Corp  
**PREMISES AFFECTED:** 3501 S. California Avenue  
**SUBJECT:** Application for a special use to establish a bus turn around (Major Utility).  
**Withdrawn**

**REGULAR CALL**

**92-21-Z** **ZONING DISTRICT: RS-3** **WARD: 10**  
**APPLICANT:** Saul Valdivia  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 11044 S. Avenue F  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.68' to 20.19' for a proposed rear two- story addition with an attached two car garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**93-21-Z** **ZONING DISTRICT: C2-2** **WARD: 29**  
**APPLICANT:** Batter & Berries, LLC  
**OWNER:** Juan & Only, LLC  
**PREMISES AFFECTED:** 5924 W. Chicago Avenue  
**SUBJECT:** Application for a variation to establish a public place of amusement license to serve a proposed restaurant with an outdoor patio that is within 125' of a residential zoning district.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**94-21-S** **ZONING DISTRICT: B3-1** **WARD: 10**  
**APPLICANT:** Supreme Cuts Barber Studio PLLC  
**OWNER:** George Glastres  
**PREMISES AFFECTED:** 13256 S. Brandon Avenue  
**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.**

**95-21-Z** **ZONING DISTRICT: RT-4** **WARD: 32**  
**APPLICANT:** Rachel and Daniel Sandler  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1957 N. Wilmot Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 28' to 22.5', north side setback from 2' to zero (south to be zero), combined side setback from 4' to zero, rear setback from the garage to the rear property line/ alley from 2' to 1' for a proposed detached two car garage with roof deck, access stair and access bridge.











**APPLICANT:** CS One Real Estate Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3947 S. Kedzie Avenue  
**SUBJECT:** Application for a special use to establish a one-story addition onto an existing one-story retail building located on a lot that contains an existing three pump gas station.  
**Continued to April 16, 2021**

**115-21-Z** **ZONING DISTRICT: B2-3** **WARD: 48**  
**APPLICANT:** Tempus Group Holding  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5354 N. Sheridan / 1001-15 W. Balmoral Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30 to zero for a proposed four-story, fifty dwelling unit building with twenty on-site parking spaces.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion failed 1-4; yeas – Sanchez; nays – Chairman, Esposito, Saul, and Toia.**

**116-21-S** **ZONING DISTRICT: C1-2** **WARD: 32**  
**APPLICANT:** 2141 West Belmont, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2141 W. Belmont Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**117-21-S** **ZONING DISTRICT: B1-2** **WARD: 32**  
**APPLICANT:** 3055 Lincoln Salon, LLC dba Metro Salon Suites  
**OWNER:** 3051-57 Lincoln, LLC  
**PREMISES AFFECTED:** 3055 N. Lincoln Avenue  
**SUBJECT:** Application for a special use to establish a hair / nail salon.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**118-21-S** **ZONING DISTRICT: B1-2** **WARD: 43**  
**APPLICANT:** Invisionit LR Inc. dba Flamant Nail Boutique  
**OWNER:** Development Group, LLC North Pond  
**PREMISES AFFECTED:** 2703 N. Halsted Street  
**SUBJECT:** Application for a special use to establish a nail salon.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**











**Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for 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.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of February 19, 2021, with the exception of Board Cal. Nos. 57-21-Z, 58-21-Z, 59-21-Z, 61-21-S, 87-21-S, 89-21-Z, 90-21-Z and 91-21-Z made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**The Chairman moved to adjourn at 8:27 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Sanchez, Saul, and Toia.**

**Adjournment.**