

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY – March 18, 2022
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**

The Chairman called the meeting to order at 9:07 AM. The 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 18, 2022 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 18, 2022 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Sanchez, Saul, and Toia.

9:00 A.M.

CONTINUED MATTER

46-22-Z	ZONING DISTRICT: RM-5	WARD: 4
APPLICANT:	Marcia Ward	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1323 E. Hyde Park Boulevard	
SUBJECT:	Application for a variation to reduce the east side setback from the required 2' to zero (west to be zero), combined side yard setback from 4.8' to zero for a proposed one-story rear addition at 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.	

REGULAR CALL

80-22-S **ZONING DISTRICT: B1-1** **WARD: 18**
APPLICANT: Kaya's Enhancements
OWNER: Fujash Enterprise, LLC
PREMISES AFFECTED: 7838 S. Western 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.

81-22-Z **ZONING DISTRICT: B1-1.5** **WARD: 43**
APPLICANT: New Leaf Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1810-20 N. Wells Avenue
SUBJECT: Application for a variation to reduce the front setback from 8.1' to 7.26', rear setback from 30' to 19.5' for a proposed three-story upper building addition, a two-story addition, and a one-story addition to four existing adjacent buildings to consolidate them into a single principal four-story building with ground floor retail uses and eighteen parking stalls and to convert from eight to eighteen dwelling units.
Continued to April 22, 2022

82-22-Z **ZONING DISTRICT: RM-5** **WARD: 27**
APPLICANT: Lotus Property Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2655 W. Monroe Street
SUBJECT: Application for a variation to reduce the required off-street parking spaces from the required four to three spaces for a proposed three-story, four dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

83-22-S **ZONING DISTRICT: B2-2** **WARD: 33**
APPLICANT: Alison Rae Shadid dba cute Hair salon (Ali Rulz)
OWNER: Greg Ramirez
PREMISES AFFECTED: 2952 W. Belmont 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.

84-22-Z **ZONING DISTRICT: RT-4** **WARD: 12**
APPLICANT: Pilsen Rentals, LLC Series III
OWNER: Same as applicant
PREMISES AFFECTED: 2228 S. Sawyer Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 203.13 square feet to zero for a proposed fourth story addition to the existing four-story, five dwelling unit building to be converted to a six-dwelling unit building with three unenclosed

parking spaces.

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

85-22-Z

ZONING DISTRICT: RT-4

WARD: 12

APPLICANT:

Pilsen Rentals, LLC Series III

OWNER:

Same as applicant

PREMISES AFFECTED:

2228 S. Sawyer Avenue

SUBJECT:

Application for a variation to make a zoning certification of the increased density, not to exceed more than one unit above the original construction upon review of the documented evidence supporting such increase in density in order to allow the as built sixth unit within an existing four-story, five dwelling unit building which is also proposing to permit the as built south side dormer addition and three story, five dwelling unit building which and three new unenclosed parking spaces.

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

86-22-Z

ZONING DISTRICT: RT-4

WARD: 12

APPLICANT:

Pilsen Rentals, LLC Series III

OWNER:

Same as applicant

PREMISES AFFECTED:

2228 S. Sawyer Avenue

SUBJECT:

Application for a variation to increase the existing non-conforming floor area in existence for at least fifty years of 6,484.28 square feet to 6,669.46 to allow the construction of a new fourth-story addition of an existing four-story, five dwelling unit building to be converted to a six-dwelling unit building with three unenclosed parking spaces.

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

87-22-S

ZONING DISTRICT: B1-2

WARD: 33

APPLICANT:

Quizhpi Hair, LLC

OWNER:

Carlos Quiuzhpi

PREMISES AFFECTED:

3244 W. Lawrence 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.

88-22-Z

ZONING DISTRICT: RM-5

WARD: 35

APPLICANT:

Andrew Araque

OWNER:

Luis and Halina Araque

PREMISES AFFECTED:

3001 N. Sawyer Avenue

SUBJECT:

Application for a variation to reduce the rear yard open space from the required 144.148 square feet to zero to permit the subdivision of one zoning lot into two zoning lots. The existing two-story, four dwelling unit building at 3001 N. Sawyer shall remain. A three-story, single-family residence is proposed for 3005 N. Sawyer.

OWNER: Same as applicant
PREMISES AFFECTED: 1054 W. Oakdale Avenue
SUBJECT: Application for a variation to reduce the east side setback from 5.24' to 0.17', (west side setback will be zero), combined side yard setback from 13.1' to 0.17', reduce the rear setback from 36.83' to 0.58' for a proposed rear story addition, new second story addition, new attached two car garage connecting to the existing non-conforming coach house to convert a four-story, single family residence and non-conforming coach house to a two and four-story two dwelling unit building.
Continued to April 22, 2022

93-22-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: Ana Santay
OWNER: Same as applicant
PREMISES AFFECTED: 3513 W. 26th Street
SUBJECT: Application for a special use to establish a barber shop / hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

94-22-Z **ZONING DISTRICT: RS-3** **WARD: 35**
APPLICANT: Iveliz M. Orellano
OWNER: Same as applicant
PREMISES AFFECTED: 2221 N. Kimball Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 19.72' to 13.5', north side setback from 2.232' to 0.49' (south to be 2.28'), combined side yard setback from 5.58' to 2.77' to subdivide an existing zoning lot into two zoning lots. The existing two-story, single-family residence shall remain. A two-story, two dwelling unit building with rear open deck and detached two car garage and one car parking slab is proposed for the newly created lot.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

95-22-Z **ZONING DISTRICT: RM-6** **WARD: 11**
APPLICANT: 3227 S. Aberdeen St. LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3227 S. Aberdeen Street
SUBJECT: Application for a variation to reduce the rear setback from the required setback above 18' from the required 37.5' to 6.99' for a proposed second floor addition on an existing four-story, eight dwelling unit building to be converted to a nine-dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

96-22-Z **ZONING DISTRICT: RM-6** **WARD: 11**
APPLICANT: 3227 S. Aberdeen St, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 3227 S. Aberdeen Street
SUBJECT: Application for a variation to reduce the on-site open space from the required 324 square feet to zero for a proposed second floor addition to the existing four-story, eight dwelling unit building to be converted to a nine-dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

97-22-S **ZONING DISTRICT:** DX-16 **WARD:** 42
APPLICANT: ABM Industry Groups, LLC
OWNER: 550 West Jackson Owner, LLC
PREMISES AFFECTED: 550 W. Jackson Boulevard / 550 W. Quincy Street
SUBJECT: Application for a special use to re-establish a non-accessory, one hundred-forty space parking garage in the basement and sub-basement of an existing office building.
Continued to May 20, 2022

98-22-S **ZONING DISTRICT:** B3-3 **WARD:** 1
APPLICANT: FNS Investment Group, LLC
OWNER: Saxony 1348, LLC
PREMISES AFFECTED: 1348 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a massage establishment on the ground floor of an existing three-story, mixed-use building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

99-22-S **ZONING DISTRICT:** B3-3 **WARD:** 44
APPLICANT: Quincy Ventures, LLC
OWNER: Icon Broadway Partners, LLC
PREMISES AFFECTED: 3120 N. Broadway
SUBJECT: Application for a special use to establish a massage establishment on the ground floor of an existing four-story, mixed-use building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

100-22-Z **ZONING DISTRICT:** RS-3 **WARD:** 32
APPLICANT: Trevor McIntyre
OWNER: Same as applicant
PREMISES AFFECTED: 2723 N. Marshfield Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12.5' to 10.65', north side setback from 2' to 0.51' (south to be 2.04'), combined side yard setback from 5' to 2.55' for a proposed two-story rear addition, third floor addition, front porch and rear deck to an existing three-story, two dwelling unit building to be converted to a single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

101-22-Z **ZONING DISTRICT:** RS-3 **WARD:** 32
APPLICANT: Trevor McIntyre

486-21-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Carolina Lapekas
OWNER: Same as applicant
PREMISES AFFECTED: 1952 N. Bissell Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 75.6 square feet to zero for a proposed two-story front addition to an existing two-story single-family residence to be converted to a two dwelling unit building.
Continued to June 17, 2022

11-22-S **ZONING DISTRICT: B3-2** **WARD: 8**
APPLICANT: Stony Fuel Mart, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 9155 S. Stony Island Avenue
SUBJECT: Application for a special use to expand an existing gas station building from 1,019 square feet to 1,632 square feet which is 60% increase in floor area.
Continued to April 22, 2022

13-22-S **ZONING DISTRICT: C1-1** **WARD: 37**
APPLICANT: JBP Food Mart
OWNER: Methal Fakhoury
PREMISES AFFECTED: 1150 N. Cicero Avenue
SUBJECT: Application for a special use to expand an existing one-story gas station with accessory car wash use building for a new accessory convenience store and limited restaurant use.
Continued to May 20, 2022

32-22-S **ZONING DISTRICT: DX-5** **WARD: 25**
APPLICANT: 1010 W Madison Partners, LLC
OWNER: 1010 W Madison Partners, LLC
PREMISES AFFECTED: 1000-14 W. Madison Street / 2-10 N. Morgan Street
SUBJECT: Application for a special use to establish residential accessory uses on the ground floor of a proposed ten-story, twenty-five-unit residential building with a two-level parking garage (ground and second level).
Continued to May 20, 2022

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 1:20 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 1:27 PM.

Motion to approve all continuance requests to the dates previously stated 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 for Board Cal. Nos. 400-21-S, 401-21-Z, 31-22-S, and 367-21-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 18, 2022, with the exception of Board Cal. Nos. 47-22-Z, 48-22-Z, 56-22-S, 57-22-Z, 502-21-S, and 503-21-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 1:35 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.