

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY – JANUARY 21, 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](http://WWW.CHICAGO.GOV/ZBA).**

**VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS**

**Timothy Knudsen  
Zurich Esposito  
Vaishali Rao  
Jolene Saul  
Sam Toia**

**The Chairman called the meeting to order at 9:17 AM and formally designed alternate member Rao to fill the position of regular member Sanchez. The Chairman then undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Esposito, Rao, Saul, and Toia).**

**Motion to approve the minutes from the December 17, 2021 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**Motion to approve the agenda for the January 21, 2022 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**9:00 A.M.**

**CONTINUANCE**

|                           |   |                 |
|---------------------------|---|-----------------|
| <b>400-21-S</b>           | <b>ZONING DISTRICT: C2-1</b>  | <b>WARD: 34</b> |
| <b>APPLICANT:</b>         | Muhammed Abdallah   |                 |
| <b>OWNER:</b>             | Ibrahim Tlaib   |                 |
| <b>PREMISES AFFECTED:</b> | 12701 S. Halsted Street   |                 |
| <b>SUBJECT:</b>           | Application for a special use to establish a new gas station with a one-story, retail accessory building. |                 |
|                           | <b>Motion to approve made by Chairman. Second by Toia.</b>  |                 |
|                           | <b>Motion carried 3-2; yeas – Chairman, Esposito, and Toia; nays – Rao and Saul.</b>                      |                 |









**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2134 N. Clifton Avenue  
**SUBJECT:** Application for a variation to reduce the north side setback from the required 5' to 0.7' (south to be 2.68'), combined side yard setback to be 3.38' for a proposed one-story rear addition with roof deck to the existing two-story, single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**18-22-Z** **ZONING DISTRICT: RT-3.5** **WARD: 35**  
**APPLICANT:** Myles O'Kelly  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3137 N. Spaulding Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 34.44' to 22.16' for a proposed rear deck with a height of 5.92' for the existing two-story, single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**19-22-Z** **ZONING DISTRICT: RT-3.5** **WARD: 35**  
**APPLICANT:** Myles O' Kelly  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3137 N. Spaulding Avenue  
**SUBJECT:** Application for a variation to relocate the required 354 square feet of rear yard open to a garage roof top deck for a proposed rear deck which is 5.92' in height for the existing two-story, single-family residence.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**20-22-Z** **ZONING DISTRICT: RM-5** **WARD: 3**  
**APPLICANT:** Eagle OZB I, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4105 S. Prairie Avenue  
**SUBJECT:** Application for a variation to reduce the required parking spaces from three to two for a proposed three-story, three dwelling unit building with a detached garage.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**21-22-S** **ZONING DISTRICT: B3-2** **WARD: 50**  
**APPLICANT:** EVT IL 22, LLC  
**OWNER:** Devon Lincoln Properties, LLC  
**PREMISES AFFECTED:** 3451 W. Devon  
**SUBJECT:** Application for a special use to establish a drive-through facility for a proposed restaurant/cafe.



required 30' to 22', north side setback from 2' to zero (south to be 3'), combined yard setback from 4.6' to 3' for a proposed three-story, two dwelling unit building with rear open deck and stair and detached two-car garage with roof deck accessed from a landing of the rear stairs.

**Motion to approve made by Chairman. Second by Toia.**

**Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**27-22-S**

**ZONING DISTRICT: B3-2**

**WARD: 2**

**APPLICANT:**

John O' Flaherty

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

2142 W. Division Street

**SUBJECT:**

Application for a special use to establish nail salon.

**Motion to approve made by Chairman. Second by Toia.**

**Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**28-22-S**

**ZONING DISTRICT: B3-1**

**WARD: 19**

**APPLICANT:**

Vincent Barraco

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

2105-25 W. 95th Street

**SUBJECT:**

Application for a special use to establish a dwelling unit below the second floor for a new second story addition to the existing two story with basement banquet hall and general restaurant use building.

**Motion to approve made by Chairman. Second by Toia.**

**Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**29-22-Z**

**ZONING DISTRICT: B3-1**

**WARD: 19**

**APPLICANT:**

Vincent Barraco

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

2105-25 W. 95th Street

**SUBJECT:**

Application for a variation to reduce the rear setback from the required 30' to 0.1' for the conversion of a portion of an existing banquet hall use into a single dwelling unit located on the ground floor and in a new second story addition to the existing two-story banquet hall and general restaurant building.

**Motion to approve made by Chairman. Second by Toia.**

**Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**30-22-Z**

**ZONING DISTRICT: B3-1**

**WARD: 19**

**APPLICANT:**

Vincent Barraco

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

2105-25 W. 95th Street

**SUBJECT:**

Application for a variation to reduce the required on-site accessory parking from twenty-five spaces to twenty-two spaces to allow the conversion of a portion of an existing banquet hall use into a single









**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia. Meeting returned to open session at 7:38 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, Rao, Saul, and Toia.**

**Motion to destroy the verbatim record for all closed meetings of the Board through July 17, 2020 made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 398-21-Z, 404-21-Z, 445-21-S, 449-21-Z, 450-21-Z, 403-21-Z, 467-21-S, 468-21-S, 469-21-Z, 482-21-Z, 483-21-Z, and 395-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Rao, 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 December 17, 2021, 2021, with the exception of Board Cal. Nos. 517-21-S, 518-21-Z, and 432-21-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Rao, Saul, and Toia.**

**The Chairman moved to adjourn at 7:52 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Rao, Saul, and Toia.**

**Adjournment.**