

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- June 16, 2023
IN-PERSON MEETING
121 N. LaSalle Street, Second Floor, City Council Chambers**

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, SECOND FLOOR, CITY COUNCIL CHAMBERS.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Brian Sanchez, Chairman
Angela Brooks
Zurich Esposito
Sam Toia**

Chairman Sanchez called the meeting to order at 9:10 AM. Chairman Sanchez 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 minutes for the May 19, 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.

Motion to approve the agenda for the June 16, 2023 regular meeting of the 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

167-22-S	ZONING DISTRICT: B3-3	WARD: 44
APPLICANT:	3440 Broadway, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3440 N. Broadway	
SUBJECT:	Application for a special use to establish a seven-story hotel with a maximum of one hundred seventy-six rooms, sixty parking spaces and ground floor retail use.	
	Motion to approve made by Chairman. Second by Toia.	
	Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.	

REGULAR CALL

162-23-Z	ZONING DISTRICT: RS-3	WARD: 38
APPLICANT:	4644 Inc.	
OWNER:	Halina Sedemaier	
PREMISES AFFECTED:	4644 N. Central Avenue	

SUBJECT: Application for a variation to expand an existing non-conforming tavern use to include retail food service on the ground floor of an existing two-story building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

163-23-S **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: Phantom Troupe Tattoos, LLC
OWNER: Fox Chicago, LLC
PREMISES AFFECTED: 1734 W. 18th Street
SUBJECT: Application for a special use to establish a body art service (tattoo shop).
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

164-23-Z **ZONING DISTRICT: RT-4** **WARD: 7**
APPLICANT: Jesse Sykes
OWNER: Same as applicant
PREMISES AFFECTED: 7828 S. Colfax Avenue
SUBJECT: Application for a variation to reduce the lot area per unit from the required 1,000 square feet to 931.88 square feet to convert and existing three-story, three dwelling unit building to a four dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

165-23-S **ZONING DISTRICT: B1-1** **WARD: 39**
APPLICANT: Nisha Patel/ Nisha Beauty Inc.
OWNER: Budimir Sajic
PREMISES AFFECTED: 4058 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

166-23-Z **ZONING DISTRICT: RT-3.5** **WARD: 44**
APPLICANT: David Oliveria and Su Bermingham
OWNER: Same as applicant
PREMISES AFFECTED: 3646 N. Magnolia Avenue
SUBJECT: Application for a variation to increase the existing floor area from 6,003 square feet to 6,223 square feet for a proposed rear three-story addition to the existing three-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

setback from 6' to 4.58' for a proposed three-story south end addition and a three-story rear west addition with new rear open deck and balcony above to an existing three-story, single-family residence.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**172-23-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: C1-1 WARD: 21
Superior Club, Inc. dba B'Z Sports Bar and Grill
Chicago Title and Trust # 8002377815
12001-03 S. Halsted Street
Application for a variation to establish a public place of amusement license for the proposed event space which is located with 125' of a residential district.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**173-23-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: RT-4 WARD: 43
Vikas Wadhwa
Same as applicant
1875 N. Bissell Street
Application for a variation to increase the floor area ratio from the existing 3,693 square feet to 3,913 square feet for a proposed third floor addition to the existing two-story, two dwelling unit building.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**174-23-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: RT-4 WARD: 43
Vikhas Wadhwa
same as applicant
1875 N. Bissell Street
Application for a variation to reduce the south side setback from the required 2.41' to zero for a proposed third floor addition to the existing two-story, two dwelling unit building.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

**175-23-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: RT-3.5 WARD: 36
Michael and Genevieve D'Aquila
Same as applicant
1863 W. Race Avenue
Application for a variation to increase the maximum building height from 35' to 36.5' for a proposed three-story, single-family residence with an attached two-car garage.

APPLICANT: 1700 S. Wabash (Chicago) Landco, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1700-04 S. Wabash Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 15' for a proposed nine-story, thirty-seven residential unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

185-23-Z **ZONING DISTRICT: DX-5** **WARD: 3**
APPLICANT: 1700 S. Wabash (Chicago) Landco, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1700-04 S. Wabash Avenue
SUBJECT: Application for a variation to allow alternative compliance with the open space requirements of section 17-4-0410 for a proposed nine-story, thirty-seven residential dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

186-23-Z **ZONING DISTRICT: DX-5** **WARD: 3**
APPLICANT: 1700 S. Wabash (Chicago) Landco, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1700-04 S. Wabash Avenue
SUBJECT: Application for a variation to reduce the number of off-street required parking spaces from the required thirty-seven to four for a proposed nine-story, thirty-seven dwelling unit building with an attached four car garage which is located within 2,640 feet of a CTA rail station entrance.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

187-23-Z **ZONING DISTRICT: DX-5** **WARD: 3**
APPLICANT: 1700 S. Wabash (Chicago) Landco, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1700-04 S. Wabash Avenue
SUBJECT: Application for a variation to permit a proposed 14' wide driveway to access a proposed development that is required to comply with the pedestrian street standards to access required on-site accessory parking on a lot that does not have alley access for a proposed nine-story, thirty-seven residential dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

188-23-S **ZONING DISTRICT: B1-2** **WARD: 5**
APPLICANT: Chabad of Hyde Park
OWNER: Same as applicant

**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

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 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting went into closed session at 10:45 AM.

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 11:00.

At 11:06 AM, Chairman made a motion to recess until 2:00PM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 2:00 PM.

At 2:02 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then reconvened at 2:02 PM.

2:00 P.M.

192-23-S ZONING DISTRICT: B3-2 WARD: 26
APPLICANT: Jeremy Vallandigham
OWNER: US Bank Trust # 29944dtd 7/15/92
PREMISES AFFECTED: 2651 W. North Avenue
SUBJECT: Application for a special use to establish a body art service (tattoo and body piercing).
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

193-23-S ZONING DISTRICT: B3-2 WARD: 43
APPLICANT: Rowan, Inc.
OWNER: VG Crown, LLC
PREMISES AFFECTED: 2007 N. Sheffield Avenue
SUBJECT: Application for a special use to establish a body art / body piercing service (ear piercing only).
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.**

194-23-S ZONING DISTRICT: B3-1 WARD: 19
APPLICANT: Mystic, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 10649 S. Pulaski Road
SUBJECT: Application for a special use to establish an outdoor patio to serve an existing tavern.

SUBJECT: Application for a special use to authorize 22 vehicular parking spaces out of an existing 121 off-street parking space lot to serve as off-site required accessory parking for the proposed three and four story multi-use building located at 6601-27 South Martin Luther King Jr Drive.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

200-23-Z **ZONING DISTRICT: C1-2/M1-2** **WARD: 20**
APPLICANT: Project Hood Communities Development Corporation
OWNER: New Beginnings Church of Chicago
PREMISES AFFECTED: 6620 South Martin Luther King Jr Drive
SUBJECT: Application for a variation to allow a shared parking arrangement in which two or more non-residential uses with different peak parking demands use the same parking spaces to meet the parking requirements for the proposed three and four story multi-use building located at 6601-27 South Martin Luther King Jr Drive.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

201-23-S **ZONING DISTRICT: C1-2** **WARD: 20**
APPLICANT: Project Hood Communities Development Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 6601-27 South Martin Luther King Jr Drive
SUBJECT: Application for a special use to establish a community center and trade school in the proposed three and four story multi-use building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

202-23-Z **ZONING DISTRICT: C1-2** **WARD: 20**
APPLICANT: Project Hood Communities Development Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 6601-27 South Martin Luther King Jr Drive
SUBJECT: Application for a variation to reduce the off-street loading requirement from one to zero in order to allow for the establishment of a community center and trade school in the proposed three and four story multi-use building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

CONTINUANCES

13-23-S **ZONING DISTRICT: B3-3** **WARD: 3**
APPLICANT: Maria Black Gold 721, Inc.
OWNER: 59th Property, LLC
PREMISES AFFECTED: 72 E. 51st Street
SUBJECT: Application for a special use to establish a gas station.
Continued to August 18, 2023

PREMISES AFFECTED: 3138 W. Cermak Road, 1st Floor Unit D
SUBJECT: Application for a special use to establish a day labor employment agency.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

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 4-0; yeas – Chairman, Brooks, Esposito, and Toia. Meeting went into closed session at 4:10 PM.

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 4:26 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 written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 49-23-Z, 50-23-Z, and 133-23-S. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its May 19, 2023 regular meeting.

Motion to adjourn the meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas- Chairman, Brooks, Esposito, and Toia.

Adjournment at 4:30 PM.