

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY – April 22, 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  
Brian Sanchez  
Jolene Saul  
Sam Toia**

**The Chairman called the meeting to order at 9:10 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 March 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 April 22, 2022 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**9:00 AM**

**SPECIAL USE EXTENSION**

<b>436-20-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	Jokes and Notes, Inc. dba Renaissance Bronzeville	
<b>OWNER:</b>	4641 S. King Drive Trust	
<b>PREMISES AFFECTED:</b>	4641 S. Dr. Martin Luther King Jr. Dr.	
<b>SUBJECT:</b>	Application for a special use to establish a proposed 375 square foot one-story addition and to add a 1,190 square foot at grade patio in the rear of the existing tavern in an existing one-story commercial building.	
	<b>Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.</b>	



**PREMISES AFFECTED:** 3335-37 N. Sheffield Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 9.23' to 3.0' rear setback from 33.56' to 25.23' for a proposed four-story seven dwelling unit building, the rear building projects and seven interior and exterior parking stalls.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**109-22-Z** **ZONING DISTRICT:** RM-5 **WARD:** 44  
**APPLICANT:** 3335-3357 N. Sheffield, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3335-37 N. Sheffield Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 293.67 square feet to 0.9 square feet for a proposed four-story, seven dwelling unit building, the rear building projects, seven interior and exterior parking stalls.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**110-22-Z** **ZONING DISTRICT:** RS-3 **WARD:** 32  
**APPLICANT:** MJ Bar Holdings, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2708 N. Albany Avenue  
**SUBJECT:** Application for a variation to increase the existing non-conforming floor area from 3,705.42 square feet to 4,255.42 square feet for a proposed rear two-story addition to the existing three-story, two dwelling unit building to deconvert to a single-family residence and new detached two car garage with rooftop deck.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**111-22-S** **ZONING DISTRICT:** B3-5 **WARD:** 28  
**APPLICANT:** Neighborhood Little Italy  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1429-31 W. Taylor Street  
**SUBJECT:** Application for a special use to convert an existing four-story museum into a five story thirty-five room hotel with ground floor retail.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**112-22-Z** **ZONING DISTRICT:** B3-5 **WARD:** 28  
**APPLICANT:** Neighborhood Little Italy, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1429-31 W. Taylor Street  
**SUBJECT:** Application for a variation to reduce the required of-street parking spaces from thirteen to two to convert an existing four-story museum to a thirty-five room five-story hotel with ground floor retail. This is a transit served location.



















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.

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

**Motion to move into closed session pursuant to Sections 2(c)(4) and 2(c)(21) of the Open Meetings Act for the purpose of: (1) considering the evidence and testimony presented in open session; and (2) conducting Board’s mandatory six-month review of closed session minutes made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia. Meeting went into closed session at 7:33 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 8:14 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 all withdrawal requests. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**Chairman reported that in closed session, the Board had determined that the Board’s written closed session minutes did not require confidentiality and after their approval at the Board’s next meeting, they would be available for public inspection. However, the Board had determined that the need for confidentiality still existed for all verbatim recordings of closed session.**

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

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of March 18, 2022 made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.**

**The Chairman moved to adjourn at 8:25 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Sanchez, Saul, and Toia.**

**Adjournment.**