

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- March 17, 2023
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. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE FEBRUARY 17, 2023, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD’S WEBSITE.

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

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

Chairman Sanchez called the meeting to order at 9:01 AM. Chairman Sanchez then 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 agenda for the March 17, 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.

9:00 A.M.

75-23-S	ZONING DISTRICT: B3-3	WARD: 3
APPLICANT:	BabyLuv Beauty Bar, LLC	
OWNER:	Oaklawn Properties, LLC	
PREMISES AFFECTED:	114 E. 47 th Street	
SUBJECT:	Application for a special use to establish a hair salon. Continued to April 21, 2023	

76-23-S	ZONING DISTRICT: B3-2	WARD: 21
APPLICANT:	Howard Jones dba House of Styles Barber Shop	
OWNER:	Tim Loromer, 8014 South Halsted, LLC	
PREMISES AFFECTED:	8020 S. Halsted Street	
SUBJECT:	Application for a special use to establish a barber shop. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.	

77-23-S	ZONING DISTRICT: B3-1	WARD: 37
APPLICANT:	Lafaire Dolls Hair Boutique and Spa, LLC	
OWNER:	Courtyard Apartments, LLC	
PREMISES AFFECTED:	5125 W. North Avenue	

OWNER: Same as applicant
PREMISES AFFECTED: 135 N. Des Plaines Street
SUBJECT: Application for a variation to reduce the number of off-street parking spaces for a transit served location from eighteen to three for a proposed nine-story building with retail and thirty-six dwelling units and fourteen efficiency units which shall be located within 2,640 feet of a CTA rail station.
Continued to April 21, 2023

At 11:26 AM, Chairman made a motion to recess until 11:35 AM. Second by Toia. Motion carried 4-0: yeas – Chairman, Brooks, Esposito, and Toia. The Board then stood in recess until 11:35 AM.

At 11:35 AM, 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 11:35 AM.

88-23-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: Anwar Consultant Group SC, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1309 N. Wicker Park Avenue
SUBJECT: Application for a special use to establish residential use below the second floor to add a dwelling unit to the ground floor and basement in an existing four-story three dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

89-23-S **ZONING DISTRICT: C1-1** **WARD:27**
APPLICANT: 520 California Gas, LLC
OWNER: Northern Asteri Property Management, LLC
PREMISES AFFECTED: 520 S. California Avenue
SUBJECT: Application for a special use to establish a gas station with an accessory retail store and car wash.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

90-23-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Christopher and Mary Cantagallo
OWNER: Same as applicant
PREMISES AFFECTED: 2030 W. Homer Street
SUBJECT: Application for a variation to reduce the rear setback from the required 28.03' to 22', west side setback from 2' to 0.33' (east to be 2.83'), combined side yard setback from 4.82' to 3.16' for a proposed second floor addition, rear raised metal deck over 4', two-car detached garage with roof deck and access stair to an existing two-story, two dwelling unit building to be deconverted to a single-family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

PREMISES AFFECTED: 72 E. 51st Street
SUBJECT: Application for a special use to establish a gas station.
Continued to June 16, 2023

14-23-Z **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 variation to reduce the minimum lot area for a proposed gas station from the required 20,000 square feet to 15,975.5 square feet.
Continued to June 16, 2023

15-23-S **ZONING DISTRICT: PMD-8A** **WARD: 11**
APPLICANT: Artico Cold Storage Chicago, LLC
OWNER: KCS Icebox W. 43rd Street Owner, LLC
PREMISES AFFECTED: 1515 W. 43rd Street
SUBJECT: Application for a special use to establish an off-site parking lot at 1515 W. 43rd Street to serve an existing cold storage warehouse and distribution facility located at 1556 W. 43rd Street.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

16-23-S **ZONING DISTRICT: PMD8-A** **WARD: 11**
APPLICANT: Artico Cold Storage Chicago, LLC
OWNER: KCS Icebox W. 43rd Street Owner, LLC
PREMISES AFFECTED: 1515 W. 43rd Street
SUBJECT: Application for a special use to establish a fleet storage yard (vehicle storage and towing).
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

17-23-Z **ZONING DISTRICT: PMD8-A** **WARD: 11**
APPLICANT: Artico Cold Storage Chicago, LLC
OWNER: KCS Icebox W. 43rd Street Owner, LLC
PREMISES AFFECTED: 1515 W. 43rd Street
SUBJECT: Application for a variation to reduce the interior trees from the required thirty-nine to twenty-four* and to allow the existing ornamental fence to remain at the property line instead of the required 5' setback from the property line and to eliminate hose bib requirements every 100' throughout perimeter landscape area for the required off-site parking lot to serve an existing cold storage warehouse and distribution facility at 1556 W. 43rd Street.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

*Amended at hearing

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 11:06 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 at its January 20, 2023 regular meeting. 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 February 17, 2023 regular meeting, with the exception of Board Cal. Nos. 49-23-Z, 50-23-Z, 56-23-S, and 57-23-Z. Motion carried 4-0; yeas – Chairman, Brooks, Esposito, and Toia.

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

Adjournment at 11:14 PM.