

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY - May 21, 2021
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**

Chairman Knudsen called the meeting to order at 9:05 AM. 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 April 16, 2021 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 May 21, 2021 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

9:00 A.M.

187-21-S	ZONING DISTRICT: B1-1	WARD: 18
APPLICANT:	Nail Riot Corporation	
OWNER:	Macero Investments, Inc.	
PREMISES AFFECTED:	2643 W. 79th Street	
SUBJECT:	Application for a special use to establish a nail salon. Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.	

188-21-S	ZONING DISTRICT: B1-1	WARD: 18
APPLICANT:	Urban Luxe Salon Inc.	
OWNER:	Macero Investments, Inc.	
PREMISES AFFECTED:	2645 W. 79th Street	
SUBJECT:	Application for a special use to establish a beauty salon.	

OWNER: Same as applicant
PREMISES AFFECTED: 1909 N. Leavitt Street
SUBJECT: Application for a variation to exceed the floor area ratio of 2,349 square feet which has been existence for more than fifty years by 275 square feet for a proposed third floor dormer addition, a two-story rear addition, to the existing three-story three dwelling unit building to be deconverted 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.

230-21-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: 1909 N Leavitt, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1909 N. Leavitt Street
SUBJECT: Application for a variation to increase the height from the maximum 30' to 31.16' for a proposed third floor dormer addition, a two-story rear addition to an existing three-story, three dwelling unit building to be deconverted 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.

At 3:40 PM, Chairman made a motion for a fifteen (15) minute recess. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then stood in recess until 3:55 PM.

At 3:55 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia. The Board then reconvened at 3:55 PM.

231-21-S **ZONING DISTRICT: B3-2** **WARD: 29**
APPLICANT: Taneka Daniels
OWNER: Same as applicant
PREMISES AFFECTED: 5405-11 W. Madison Street
SUBJECT: Application for a special use to establish an outdoor patio to be located on the roof top to serve a proposed restaurant on the ground floor.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

232-21-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: 2338 Dickens, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2338 W. Dickens Avenue
SUBJECT: Application for a variation to reduce the required 234 square feet of rear yard open space to zero for a proposed three-car detached garage with roof deck and access stair to serve the existing three-unit residential building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

