

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY – NOVEMBER 19, 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**

The Chairman called the meeting to order at 9:10 AM and 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 October 15, 2021 regular meeting of the 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 November 19, 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.

454-21-Z	ZONING DISTRICT: RS-3	WARD: 47
APPLICANT:	Andrew Harrison	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2218-20 W. Leland Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 36.84' to 2', east side setback from 2.4' to 0.83' (west to be 3'), combined side yard setback from 6' to 3.83' for a proposed two-story, additional dwelling unit /coach house with two parking spaces at ground level and one dwelling unit above with an open stair and raised deck all at the rear of a lot containing an existing two-story, two dwelling unit building.	
	Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Esposito, Sanchez, Saul, and Toia (Chairman recused).	

Motion to approve the written closed session minutes of the Board through the October 15, 2021 regular meeting made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Sanchez, Saul, and Toia.

The Chairman moved to adjourn at 8:45 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Sanchez, Saul, and Toia.

Adjournment.