CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- February 21, 2020 121 N. LaSalle Street- City Council Chambers- 2nd Flr.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS Farzin Parang Zurich Esposito Sylvia Garcia Timothy Knudsen Jolene Saul

Chairman Parang called the meeting to order at 9:10 AM and formally designated alternate Board member Knudsen to fill the position of absent regular Board member Toia. Chairman Parang then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Chairman, Esposito, Garcia, and Knudsen). Saul arrived at 9:12 AM.

Motion to approve the minutes from the January 17, 2020 regular meeting made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen (Saul absent).

Motion to approve the February 21, 2020 agenda made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen (Saul absent).

9:00 A.M.

44-20-S	ZONING DISTRICT: B1-3 WARD: 43		
APPLICANT:	2300 Clark Development, LLC		
OWNER:	Same as applicant		
PREMISES AFFECTED:	2317 N. Clark Street		
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, thirty-five dwelling unit building.		
	Motion to approve made by Chairman. Second by Garcia.		
	Motion carried 5-0; yeas – Chairman, Esposito, Garcia,		
	Knudsen, and Saul.		
45-20-Z	ZONING DISTRICT: B1-3 WARD: 43		
45-20-Z	ZOMING DISTRICT. DI-5 WARD. 45		
APPLICANT:	2300 Clark Development, LLC		
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APPLICANT: OWNER:	2300 Clark Development, LLC Same as applicant		
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APPLICANT: OWNER: PREMISES AFFECTED:	2300 Clark Development, LLCSame as applicant2317 N. Clark StreetApplication for a variation to reduce the rear setback on floors		
APPLICANT: OWNER: PREMISES AFFECTED:	2300 Clark Development, LLCSame as applicant2317 N. Clark StreetApplication for a variation to reduce the rear setback on floorscontaining dwelling units from the required 30' to 0.68' for a proposed		
APPLICANT: OWNER: PREMISES AFFECTED:	2300 Clark Development, LLCSame as applicant2317 N. Clark StreetApplication for a variation to reduce the rear setback on floorscontaining dwelling units from the required 30' to 0.68' for a proposedfour-story, thirty-five dwelling unit building with ground floor residential		
APPLICANT: OWNER: PREMISES AFFECTED:	2300 Clark Development, LLCSame as applicant2317 N. Clark StreetApplication for a variation to reduce the rear setback on floorscontaining dwelling units from the required 30' to 0.68' for a proposedfour-story, thirty-five dwelling unit building with ground floor residentialuse.		

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Knudsen, and Saul.

46-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-3WARD: 432300 Clark Development, LLCSame as applicant2317 N. Clark StreetApplication for a variation to reduce the number of required parking spaces from thirty-five to twenty-eight and the required off-street loading spaces from one to zero for a proposed four-story, thirty-five dwelling unit building with ground floor residential use.Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	
47-20-Z APPLICANT: OWNER:	ZONING DISTRICT: RS-3WARD: 26Saint Joseph and Realty and Development Inc.Saydee Sanchez, Ariel Centeno and Saint Joseph Realty and	
PREMISES AFFECTED: SUBJECT:	Development, Inc. 1622-24 N. Monticello Avenue Application for a variation to reduce the front setback from the required 18.71' to 13.45', north side setback from 2' to 0.66', south side setback from 2' to 1.91', combined side setback from 5' to 2.57' to permit the subdivision of one zoning lot into two zoning lots. The existing two-story single family residence shall remain and a two-story single family residence is proposed for the newly created lot. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	
48-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RT-4 WARD: 44 Christopher Stankiewicz Same as applicant 843 W. Wellington Avenue Application for a variation to reduce the minimum lot area per unit from the required 4,000 square feet to 3,878.41 square feet for a proposed fourth floor addition, rear open terrace, rear porch and stairs attached to a proposed three car garage with roof deck to serve the existing three story residence to be converted from three dwelling units to four dwelling units. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. 	
49-20-Z APPLICANT: OWNER:	ZONING DISTRICT: RT-4WARD: 44Christopher StankiewiczSame as applicant	

PREMISES AFFECTED: SUBJECT:	 843 W. Wellington Avenue Application for a variation to increase the existing floor area ratio from 6,988 square feet to 8,036.2 square for a proposed fourth floor addition, rear open terrace, rear porch and stairs attached to a proposed three car garage with roof deck to serve the existing three story residence to be converted from three dwelling units to four dwelling units. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. 	
50-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4 Christopher Stankiewicz Same as applicant 843 W. Wellington Avenue Application for a variation to reduce the ea zero (west setback to be 4'), combined side rear setback from 37.53' to 2' for a propose open terrace, rear porch and stairs attached garage with roof deck to serve the existing converted from three dwelling units to four Motion to approve made by Chairman. Motion carried 5-0; yeas – Chairman, J Knudsen, and Saul.	e setback from 6.2' to 4', sed fourth floor addition, rear d to a proposed three car three story residence to be dwelling units. Second by Garcia.
51-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4WARD: 44Christopher StankiewiczSame as applicant843 W. Wellington AvenueApplication for a variation to increase the building height from the maximum 38' to 41.75' for a proposed fourth floor addition, rear open terrace, rear porch and stairs attached to a proposed three car garage with roof deck to serve the existing three story residence to be converted from three dwelling units to four dwelling units.Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	
52-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4 Christopher Stankiewicz Same as applicant 843 W. Wellington Avenue Application for a variation to relocate the re to the roof a proposed three car garage that dwelling unit building to be converted to a f Motion to approve made by Chairman.	t will serve the existing three four dwelling unit building.

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

53-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-1WARD: 19Rikki Ray and John H. Ray IIISame as applicant10044 S. Leavitt StreetApplication for a variation to reduce the south side setback from therequired 9' to 5' (north to be 28.82') for a combined side yard setbackof 33.82' for a proposed two-story side addition and a rear two-storyaddition to the existing two-story, single family residence.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.
54-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2WARD: 8Josephine Waters dba Josephine Jet Set Beauty SalonAmerican NB & TC Tr # 100-294-032544-46 E. 79th StreetApplication for a special use to establish a beauty salon.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.
55-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B2-3 WARD: 34 Joseph Caldwell, Jr Same as applicant 901 W. 129th Place Application for a variation to reduce the front setback from the required 15.41' to zero, east side setback from 6.83' to zero, west side setback from 5' to zero for a proposed one-story addition connecting a new one-story addition with parking and a rear two-story addition to the existing one-story single family residence being converted to two dwelling units. Continued to March 20, 2020
56-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 10Nick MitichSame as applicant11307-11 S. Avenue GApplication for a variation to increase the non-conforming floor areafrom the existing 10,609.74 square feet to 11,157.61 square feet whichis not more than 15% to permit the enclosure of the courtyard in anexisting three-story, six dwelling unit building.Motion to approve made by Chairman. Second by Garcia.4

Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

57-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 10Nick MitichSame as applicant11307-11 S. Avenue GApplication for a variation to reduce the required front setback from the required 22.03' to 15.03' to permit the enclosure of the courtyard of the existing three-story, six dwelling unit building.Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.
58-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 10Nick MitichSame as applicant11307-11 S. Avenue GApplication for a variation to increase the height of the existing buildingfrom 34.75' to 38.17' to permit the enclosure of the courtyard of theexisting three-story, six dwelling unit building.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.
59-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: DX-5WARD: 271123 Randolph, LLCSame as applicant1123 W. Randolph StreetApplication for a variation to reduce the rear yard setback from therequired 30' to zero on floors containing dwelling units for a proposedseven-story building with general retail sales and nine dwelling units.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.
60-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4WARD: 1Sustainabuild, LLC - 1824 Kedzie Series*Same as applicant1824 N. Kedzie AvenueApplication for a variation to relocate the required 288 square feet ofrear yard open space to one of two, two-car garages which shall servethe existing four dwelling unit building.Motion to approve made by Chairman. Second by Garcia.Motion failed 0-5; nays - Chairman, Esposito, Garcia, Knudsen,

and Saul.

*Name Amended at Hearing

61-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-3 / RM-5 WARD: 26 SRD Development, LLC Same as applicant 2129-31 W. Ohio Street Application for a variation to reduce the front setback from the required 7.03' to 1.03', reduce the east and west side setback from 2' each to zero, combined side setback from 5' to zero to permit the subdivision one zoning lot into two zoning lots. The existing three-story, four dwelling unit shall remain. A two-story, single family residence is proposed for the newly created lot. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.
62-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-3 / RM-5 WARD: 26 SRD Development, LLC same as applicant 2129-31 W. Ohio Street Application for a variation to reduce the off-street parking requirement from four spaces to three spaces to permit the subdivison of one zoning lot into two zoning lots. The existing three-story, four dwelling unit building shall remain. A two-story, single family residence is proposed for the newly created lot. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.
63-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-3 / RM-5 WARD: 26 SRD Development. LLC Same as applicant 2129-31 W. Ohio Street Application for a variation to reduce the rear yard open space from the required 144 square feet to zero to permit the subdivison of one zoning lot into two zoning lots. The existing three-story, four dwelling unit building shall remain. A two-story, single family residence is proposed for the newly created lot. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.
64-20-S APPLICANT: OWNER:	ZONING DISTRICT: B3-1WARD: 12El Expreso Group, LLCMer-Car Corp

PREMISES AFFECTED: SUBJECT:	 3501 S. California Avenue Application for a special use to establish a bus turn around (Major Utility). Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. 	
65-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5 FJ Homestead, LLC Same as applicant 1044 W. Polk Street Application for a variation to reduce the 0.33', (west side setback shall be 3'), co to 3.33', rear setback from 28.8' to 19.3 bridge connection that will access a prop existing detached two-car garage from the serves the existing four-story, two dwellit Continued to March 20, 2020	mbined side setback from 4.8' 33' for a proposed new stair bosed roof deck top deck on an the existing rear open porch that
66-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1 Atalie Sosa / Crowned in Color, LLC Brian Healy / 6778 N. Northwest Hwy, 6778 N. Northwest Highway Application for a special use to establish Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman Knudsen, and Saul.	a hair salon. I n. Second by Garcia.
67-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 47Scott BanjavcicSame as applicant4106 N. Leavitt StreetApplication for a variation to increase the existing floor area of 2,607square which is 387.85 square feet added to the allowable 2,793.15square feet which totals 3,181 square feet for a proposed rear secondand third floor addition and new front porch and stairs on the three-story residence to be deconverted to a single family residence.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.	
68-20-Z APPLICANT: OWNER: PREMISES AFFECTED:	ZONING DISTRICT: RS-3 Scott Banjavcic Same as applicant 4106 N. Leavitt Street	WARD: 47

SUBJECT:	Application for a variation to reduce the north side setback from 2' to 1.01' (south side setback shall be 3.25'), combined side setback from 5' to 4.26', front setback from 8.66' to 2' for a proposed rear second and third floor addition and a new front porch and stairs on a three-story residence to be deconverted to a single family residence. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	
69-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-2WARD: 49Yalman & Ergun Inc. dba Macho Hookah LoungePeter Fronimos7021 N. Clark StreetApplication for a special use to establish a hookah lounge.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.	
70-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-3.5WARD: 36Maria VeraSame as applicant5907 W. Waveland AvenueApplication for a variation to reduce the front setback from the required14.33' to 7.75', west side setback from 2' to 1.5' (east to be 6.92'),combined side setback to be 8.42' for a proposed two-story, twodwelling unit building with rear open porch and detached two-cargarage.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.	
71-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C2-3WARD: 47Blackwater Development Co.Same as applicant1214 W. Carmen AvenueApplication for a special use to establish residential use below thesecond floor for a proposed four-story, sixteen dwelling unit building.Motion to approve made by Chairman. Second by Garcia.Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, andSaul (Garcia absent).	
72-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C2-3WARD: 47Blackwater Development Co.Same as applicant1214 W. Carmen AvenueApplication for a variation to reduce the front setback from the required	

	7' to 0.33' for a proposed four-story, sixteen dwelling unit building. Motion to approve made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, and Saul (Garcia absent).	
73-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5.5WARD: 46Maynard-3501 Pine Grove, LLCSame as applicant3501 N. Pine Grove AvenueApplication for a variation to reduce the required on-site open spacefrom the required 756 square feet to zero to convert the existing sixteendwelling unit building to twenty-one dwelling units in the existing three-story residential building.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.	
74-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5.5WARD: 46Maynard- 3501 Pine Grove, LLCSame as applicant3501 N. Pine GroveApplication for a variation to reduce the required parking spaces from five to zero to convert the existing sixteen dwelling unit building to a twenty-one dwelling in an existing three-story residential building.Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	
75-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4WARD: 28East Douglas Park, LLCSame as applicant1244 S. Washtenaw AvenueApplication for a variation to reduce the minimum lot area from therequired 3,000 square feet to 2,996.88 square feet for a proposedtwo-story, three dwelling unit building.Motion to approve made by Chairman. Second by Garcia.Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, andSaul (Garcia absent).	
76-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4WARD: 28East Douglas Park, LLCSame as applicant1244 S. Washtenaw AvenueApplication for a variation to reduce the front setback from the requited11.03' to 10', combined side setback from 4.8' to 4' each side to be 2')for a proposed two-story, three dwelling unit building.	

	Motion to approve made by Chairm Motion carried 4-0; yeas – Chairm Saul (Garcia absent).	Ū.
77-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B2-3 WARD: 46 Malden Development, LLC 4502-04 N. Beacon Same as applicant 1346 W. Sunnyside Avenue Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 0.08', north side setback from 3.16' to 0.17' for a proposed four-story, nine dwelling unit building with an attached ten-car garage. Motion to approve made by Chairman. Second by Garcia. Motion carried 4-1; yeas – Chairman, Garcia, Knudsen, and Saul; nays – Esposito. 	
78-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5 3027-29 W. Logan, LLC Same as applicant 3027-29 W. Logan Boulevard Application for a variation to reduce th 4.24' to 3.83', west setback from 4.24 setback from 10.6' to 7.08', rear setbac proposed rear three-story addition to the dwelling unit building to be converted to Continued to March 20, 2020	' to 3.25', combined side ck from 32.54' to 3.6' for a he existing three story, seven
79-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5 3027-29 W. Logan, LLC Same as applicant 3027-29 W. Logan Boulevard Application for a variation to reduce the required 540 square feet to zero for a p the existing three story, fifteen dwelling twenty-one dwelling unit building. Continued to March 20, 2020	proposed three story addition to
80-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-5 2616 North Clark, LLC Same as applicant 2616-18 N. Clark Street Application for a special use to covert dwelling unit building to a fourteen room commercial use. Motion to approve made by Chairm Motion carried 4-0; yeas – Chairma 10	n hotel with ground floor

Saul (Garcia absent).

81-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-2WARD: 41Paul and Maureen GutierrezSame as applicant6950 N. Oleander AvenueApplication for a variation to reduce the combined side setback fromthe required 16.5' to 12.96' for a proposed second floor addition afront two-story addition and a rear one-story addition to the existingsingle family residence.Motion to approve made by Chairman. Second by Garcia.Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, andSaul (Garcia absent).
82-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2WARD: 47Zivkovic Family Holdings, LLCSame as applicant3817 N. Ashland AvenueApplication for a special use to establish residential use below the second floor for three proposed four-story townhome buildings containing fourteen dwelling units with attached two car garages.Motion to approve made by Chairman. Second by Garcia.Motion carried 4-0; yeas - Chairman, Esposito, Knudsen, and Saul (Garcia absent).
83-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2WARD: 47Zivkovic Family HoldingsSame as applicant3817 N. Ashland AvenueApplication for a variation to reduce the north end wall facing sideproperty line from the required 3' to zero and to reduce the separationbetween the rear wall of one row of townhouse units facing the rear wallof another row of townhouse units from 30' to 20' for three proposedfour-story townhome buildings containing fourteen dwelling units withattached two car garages.Motion to approve made by Chairman. Second by Garcia.Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, andSaul (Garcia absent).
84-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1WARD: 45Arthur ZerberSame as applicant4506 W. Irving Park RoadApplication for a special use to expand the existing residential usebelow the second floor with a proposed two-story rear addition to theexisting two-story, two dwelling unit building.

	Motion to approve made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, and Saul (Garcia absent).		
85-20-S	ZONING DISTRICT: B1-2	WARD: 50	
APPLICANT:	Yeshivas Meor Hatorah of Chicago		
OWNER:	Same as applicant		
PREMISES AFFECTED:	6345 N. Monticello Avenue		
SUBJECT:	Application for a special use to convert an existing eight dwelling unit		
	building to a group living facility (eighteen dormitory and two dwelling		
	units above the first floor which contains an existing personal service and two offices) in the existing three-story, mixed use building. Motion to approve made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, and		
	Saul (Garcia absent).		

The Chairman moved to recess at 1:20 PM. Second by Saul. Motion carried 4-0; yeas-Chairman, Esposito, Knudsen, and Saul (Garcia absent).

The Board reconvened at 2:20 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with five members present (Chairman, Esposito, Garcia, Knudsen, and Saul).

<u>2:00 P.M.</u>

86-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: PMD-8AWARD: 11TP Packers, LLCSame as applicant4301 S. Packers AvenueApplication for a special use to establish a major utilities and service usewhich would allow for an existing one-story building to be used fortransit maintenance with outdoor vehicle storage.Continued to March 20, 2020
87-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: PMD-8AWARD: 11TP Packers, LLCSame as applicant4301 S. Packers AvenueApplication for a special use to establish outdoor vehicle storage for a proposed transit maintenance facility in an existing one-story building.Continued to March 20, 2020
88-20-S APPLICANT: OWNER: PREMISES AFFECTED:	ZONING DISTRICT: C1-1 WARD: 18 Ron's Temporary Help Services, Inc. Anton Hanania 8301 S. Pulaski Road

SUBJECT:	Application for a special use to establish a day labor employment agency. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	
89-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1 Ayse & Mercedes, LLC Same as applicant 3524-24 1/2 W. Irving Park Road Application for a special use to establish a Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman, Knudsen, and Saul.	n. Second by Garcia.
90-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-3 Jimmy's Food and Deli Inc. Madison & Central, LLC 5601 W. Madison Street Application for a special use to establish a facility to serve a one-story grocery/deli b Continued to March 20, 2020	•
91-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-3 WARD: 35 VDR Real Estate. LLC Same as above 3432 W. Belden Avenue Application for a variation to reduce the west side yard setback from the required 2' to 1.7' (east to be 4.7'), combined side setback to be 6.4' for a proposed rear deck and to covert the existing two dwelling unit building to a three dwelling unit building. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. 	
92-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-3 VDR Real Estate, LLC Same as applicant 3432 W. Belden Avenue Application for a variation to establish a d dwelling unit building to be converted to a with a proposed rear deck that will serve building. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman, Knudsen, and Saul. 	three dwelling unit building the existing two-story n. Second by Garcia.

93-20-Z	ZONING DISTRICT: RS-3	WARD: 35
APPLICANT:	VDR Real Estate, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3432 W. Belden Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 675 square feet to 550 square feet for a proposed rear deck and to convert the existing two dwelling unit building to three dwelling	
	units.	
	Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,	
	Knudsen, and Saul.	nan, Esposito, Garcia,
	Kinusen, and Saul.	
94-20-Z	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	Joudeh Investments, LLC	WARD, 27
OWNER:	City of Chicago*	
PREMISES AFFECTED:	2341 W. Adams Street	
		the man actional from the maning
SUBJECT:	Application for a variation to reduce t	-
	46.71' to 40.9', west and east side yard setback each from 3.52' to	
	zero, combined side setback from 8.8	
	story, eight dwelling unit building with an attached rear seven garage. Motion to approve made by Chairman. Second by Gard	
	Motion carried 4-0; yeas – Chairr	nan, Esposito, Garcia, and Saul
	(Knudsen absent).	
*Amended at hearing	ZONING DIGDIGT DN	WADD 27
95-20-Z	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	Joudeh Investments, LLC	
OWNER:	City of Chicago*	
PREMISES AFFECTED:	2341 W. Adams Street	
SUBJECT:	Application for a variation to relocate	1
	yard open space to the roof deck of a proposed seven car garage	
	which will serve the proposed three-s	
	Motion to approve made by Chair	•
	Motion carried 4-0; yeas – Chairr	nan, Esposito, Garcia, and Saul
	(Knudsen absent).	
*Amended at Hearing		
96-20-Z	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	Joudeh Investments, LLC	WARD: 27
OWNER:	City of Chicago*	
PREMISES AFFECTED:	2341 W. Adams Street	
		the required off street newlying
SUBJECT:	Application for a variation to reduce t	
	from the required eight spaces to seve	
	three-story, eight dwelling unit building	g with an attached seven car
	garage with roof deck.	

*Amended at Hearing	Motion to approve made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Saul (Knudsen absent).	
97-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: DX-12WARD: 2SSCHI, LLCWater Tower, LLC845 N. Michigan Avenue, 7th Floor # 8005Application for a special use to establish a food and liquor store in an existing shopping center.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	
98-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4WARD: 12Hermelinda CastanedaHermilinda & Hilda Castaneda2427 S. Whipple AvenueApplication for a variation to reduce the front setback from the required15' to zero, north side yard setback from 2' to zero (south to be zero),combined side setback from 5' to zero for a proposed front fence withrolling gate at 8.58' in height for the existing three-story building.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.	
99-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-2WARD: 1Advent Properties, LLC -2000Same as applicant2406 W. Armitage Avenue / 2000-04 N. Western AvenueApplication for a variation to reduce the rear setback from the required30' to 3' for a proposed four-story, mixed use building with groundfloor retail use and twenty-one dwelling units above with an attachedeleven car garage. The site is a transit served location.Motion to approve made by Chairman. Second by Garcia.Motion failed 0-5; yeas – none; nays - Chairman, Esposito,Garcia, Knudsen, and Saul.	
100-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-3WARD: 1Advent Properties, LLC 2000Same as applicant2406 W. Armitage Avenue / 2000-04 N. Western AvenueApplication for a variation to reduce the minimum lot area per dwelling unit from the required 400 square feet to 390.86 square feet for a proposed four-story, mixed use building with ground floor retail use and	

	twenty-one dwelling units above with an attached eleven car garage. This site is a transit served location. Motion to approve made by Chairman. Second by Garcia. Motion failed 0-5; yeas – none; nays - Chairman, Esposito, Garcia, Knudsen, and Saul.	
101-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-1 WARD: 41 Tona Costello and Jason Talanian Same as applicant 6925 W. Hobart Avenue Application for a variation to reduce the unobstructed open space width required along the west property line from 24' to 5.82', along the east property line from 24' to 6.83' for a proposed one-story rear addition, a two-story rear addition, a two-story side addition a second floor addition and a rear open deck on the existing two-story, single family residence with detached garage on a through lot. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0 yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. 	
102-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-2WARD: 8Ricky HaynesSame as applicant8148 S. East End AvenueApplication for a variation to reduce the north side setback from therequired 4' to 2.66' (south to be 6.78'), combined side setback from9.65' to 9.44', front yard setback from 14.22' to 11.98' for a proposedtwo-story addition to the existing one-story single family residence.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.	
103-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-3.5 WARD: 44 Kerrye Dove Same as applicant 3640 N. Magnolia Avenue Application for a variation to reduce the north side setback from the required 2.4' to .59', south setback from 2.4' to 1.86', combined side setback from 6' to 2.45' for a proposed third floor addition, rear two story addition, rear second floor addition, new rear deck with open stair and a detached three car garage on the existing two-story, two dwelling unit building to be deconverted to a single family residence. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	

104-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4WARD: 33Broadmoor II, LLC, a Delaware LLCSame as applicant3236-38 N. Whipple StreetApplication for a variation to reduce the front setback from the required15' to 14.32', north side setback from 2' to 0.77' (south to be 2.5'),combined side setback from 4.8' to 3.27', rear setback for garagesaccessed from alleys from 2' to 0.31' for the subdivision of one zoninglot into two zoning lots. The existing three-story, three dwelling unitbuilding shall remain. The newly created lot shall be vacant.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.	
105-20-S	ZONING DISTRICT: B3-2	WARD: 44
APPLICANT:	Alkstudios Inc.	
OWNER: PREMISES AFFECTED:	Broadway Building II, LLC 3005 N. Broadway	
SUBJECT:	Application for a special use to establish a	hair salon.
	Motion to approve made by Chairman	
	Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	
106-20-Z APPLICANT:	ZONING DISTRICT: B3-1 Surge Billiards, Inc.	WARD: 31
OWNER:	WKDREAMS, LLC	
PREMISES AFFECTED:	 STIG W. Fullerton Avenue Application for a variation to establish a public place of amusement license for a billiard hall. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. 	
SUBJECT:		
107-20-S	ZONING DISTRICT: B3-3	WARD: 31
APPLICANT:	Surge Billiards, Inc.	
OWNER:	Infant Welfare Society of Chicago dba Angel Harvey Family Health	
	Center	
PREMISES AFFECTED: SUBJECT:	3600-22 W. Fullerton Avenue Application for a special use to establish fi	ve off-site accessory parking
SUBJECT.	spaces to serve a proposed sports and red	•••••
	hall) located at 3716 W. Fullerton Avenue. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia,	
	Knudsen, and Saul. 17	
	17	

108-20-Z	ZONING DISTRICT: B3-3	WARD: 31
APPLICANT: OWNER:	Surge Billiards, Inc. Infant Welfare Society of Chicago dba Ang Center	gel Harvey Family Wellness
PREMISES AFFECTED: SUBJECT:	Center 3600-22 W. Fullerton Avenue Application for a variation to increase the maximum distance that the required parking spaces are permitted to be located from the use served from 600 feet to 656 feet to allow five required off-site accessory parking spaces to serve a proposed sports and recreation, participant, indoor facility (billiard hall) located at 3716 W. Fullerton Avenue. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	
109-20-Z APPLICANT: OWNER:	ZONING DISTRICT: B3-3 Surge Billiards, Inc. Infant Wellness Society of Chicago dba Ar	WARD: 31 ngel Harvey Family Health
PREMISES AFFECTED: SUBJECT:	Center 3600-22 W. Fullerton Avenue Application for a variation to establish shared parking with a health center to allow five required off-site accessory parking spaces to serve a proposed sports and recreation, participant, indoor facility (billiard hall) located at 3716 W. Fullerton Avenue. Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.	
	<u>CONTINUANCES</u>	
457-19-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: PMD-4A Moonlight Studios, Inc. DDP Enterprises, LLC 1455 W. Hubbard Street Application for a special use to establish an lot with seventeen required parking spaces industrial private event space located at 144 Continued to April 17, 2020	to serve a proposed
458-19-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: PMD-4A Moonlight Studios, Inc. DDP Enterprises, LLC 1455 W. Hubbard Street Application for a variation to establish share parking spaces for non-residential use with	

	accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street. Continued to April 17, 2020	
8-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: PMD #9 Ruben Salgado dba 4630 W Augusta Ind Ruben Salgado 4630 W. Augusta Boulevard Application for a special use to establish a the second floor of an existing two-story Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman Knudsen, and Saul.	a small venue (banquet hall) on building. n. Second by Garcia.
9-20-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1WARD: 10Jose R. Gomez dba No limit Barber StudioLucina Carrasco13419 S. Baltimore AvenueApplication for a special use to establish a barber shop.Motion to approve made by Chairman. Second by Garcia.Motion carried 5-0; yeas – Chairman, Esposito, Garcia,Knudsen, and Saul.	
16-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RM-5 WARD: 4 Willie Brickhouse Same as applicant 4124 S. Berkeley Avenue Application for a variation to reduce the rear setback from the required 21.64' to 0.35', north side setback from 2' to zero (south to be 2') combined side setback from 4' to 2', the rear property line located at 10' from the centerline of the alley from the required 2' to 0.35 for a rear attached one car garage and a rear three story addition to the existing single family home. Continued to April 17, 2020 	
17-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-5 Willie Brickhouse Same as applicant 4124 S. Berkley Avenue Application for a variation to reduce the r required seventy-six square feet to zero fe addition with a rear attached one-car gara Continued to April 17, 2020	or a proposed rear three-story
26-20-Z	ZONING DISTRICT: RT-4 19	WARD: 43

APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 Webster 914, LLC Same as applicant 916 W. Webster Avenue Application for a variation to reduce the combined side setback from the required 4.8' to 4.', rear setback from 34.50' to 21.67' for a proposed three-story, two dwelling unit building with roof top deck, detached three-car garage with roof deck and wood fence. Continued to March 20, 2020 ZONING DISTRICT: RS-3 WARD: 19 Board of Education Public Building Commission 2554 W. 113th Street Application for a variation to reduce the east side setback from the required 12' to 2.33' for a proposed one-story annex building used as a school with a new trash enclosure and twenty-eight parking stalls on a lot containing an existing school. Continued to August 21, 2020 	
40-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:		
41-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 19Board of EducationPublic Building Commission2554 W. 113th StreetApplication for a variation to reduce the rear yard open space from the required 4,682.96 square feet to zero for a proposed one-story annex building used as a school with a new trash enclosure and twenty eight parking stalls on a lot containing an existing school.Continued to August 21, 2020	
43-20-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-2 Board of Education Public Building Commission 6445 W. Strong Street Application for a variation to reduce from thirty-seven stalls to thirty-one annex building used as a school and lot containing an existing school. Continued to August 21, 2020	stalls for a proposed one-story

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 Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. Meeting went into closed session at 5:00 PM.

Motion to return to open session made by the Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. Meeting returned to open session at 6:04 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 586-19-S, 587-19-Z, 588-19-Z, 589-19-Z, 359-19-Z, 360-19-Z, 562-19-Z, 566-19-Z, 567-19-Z, 568-19-Z, and 569-19-Z made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of January 17, 2020, except for Board Cal. Nos. 6-20-S and 10-20-Z made by Chairman. Second by Garcia. Motion carried 5-0: yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

The Chairman moved to adjourn at 6:12 PM. Second by Garcia. Motion carried 5-0; yeas Chairman, Esposito, Garcia, Knudsen, and Saul.

Adjournment.