PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Farzin Parang
Sylvia Garcia
Sam Toia

Chairman Parang called the meeting to order at 9:07 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Parang, Garcia, and Toia).

Motion to approve the minutes from the July 19, 2019 regular meeting made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

Motion to approve the August 16, 2019 agenda made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

9:00 A.M.

395-19-S
APPLICANT: Shama Ministries
OWNER: Same as applicant
PREMISES AFFECTED: 11136 S. Eggleston Avenue
SUBJECT: Application for a special use to establish a group community home.
Continued to September 20, 2019 at 2:00 PM

396-19-Z
APPLICANT: Joseph M. Haugh
OWNER: Same as applicant
PREMISES AFFECTED: 6429 N. New England Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 4’ to 2.69’, south setback from 4’ to 3.15’, combined side setback from 9.3’ to 5.84’ for a proposed two-story, rear addition, rear enclosed porch, and second floor addition to the existing single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

397-19-S
APPLICANT: Cally Raduenzel dba Cally’s Curls & Co.*
OWNER: CIG Howard Commercial, LLC
PREMISES AFFECTED: 1627 W. Howard Street
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia.

*Amended at Hearing
398-19-Z
APPLICANT: Dynaprop XXXII: 1226 Winnemac, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1226 W. Winnemac Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 40'-8" to 31'-8" for a proposed rear three-story addition and to convert the existing three dwelling unit building to a five dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia.

399-19-Z
APPLICANT: Dynaprop XXXII: 1226 Winnemac, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1226 W. Winnemac Avenue
SUBJECT: Application for a variation to reduce the required rear yard open space from the required 354 square feet to 323 square feet for a proposed rear three-story addition and to convert the existing three dwelling unit building to a five dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

400-19-S
APPLICANT: Nadya Hope Salon, Inc.
OWNER: Polamer, Inc.
PREMISES AFFECTED: 6142 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a nail salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

401-19-S
APPLICANT: SRMP Executive Inc. dba Style and Smile Beauty Salon
OWNER: Ajaz Ali Khan
PREMISES AFFECTED: 2435 W. Devon Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

402-19-Z
APPLICANT: Joseph Peterchak
OWNER: Same as applicant
PREMISES AFFECTED: 77 E. Cedar Street
SUBJECT: Application for a variation to reduce the rear setback from the required 20.08' to zero for a proposed three-story rear addition with roof deck.
Continued to September 20, 2019 at 2:00 PM

403-19-S
APPLICANT: Ashor Younan*
OWNER: Peter Fortsas
PREMISES AFFECTED: 2921 W. Devon Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

*Amended at hearing

404-19-S
APPLICANT: C A Pioneer Holding, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2801-07 S. Halsted Street/ 739-47 W. 28th Street
SUBJECT: Application for a special use to establish a four-story, thirty dwelling unit residential building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

405-19-Z
APPLICANT: C A Pioneer Holding, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2801-07 S. Halsted Street/ 739-47 W. 28th Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero and to eliminate the one required off-street loading space for a proposed four-story, thirty dwelling unit residential building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

406-19-S
APPLICANT: Eclectic Nail Lounge, LLC
OWNER: Kimon Gabrielatos
PREMISES AFFECTED: 1347 W. Belmont Avenue Floor G
SUBJECT: Application for a special use to establish a hair / nail salon.
Dismissed for Want of Prosecution

407-19-Z
APPLICANT: 1913 N. Halsted Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1913 N. Halsted Street
SUBJECT: Application for a variation to reduce the rear setback from the required 39.3' to 32' for a proposed four-story, two dwelling unit building.
Continued to September 20, 2019 at 2:00 PM

408-19-Z
APPLICANT: 1913 N. Halsted, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1913 N. Halsted Street
SUBJECT: Application for a variation to establish a new curb cut to serve a proposed four-story, two dwelling unit building.
Continued to September 20, 2019 at 2:00 PM
409-19-Z
APPLICANT: Peter Brejnak
OWNER: Same as applicant
PREMISES AFFECTED: 2138-40 W. Evergreen Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15’ to 10.75’, east setback from 2.14’ to 0.04’ (west setback to be 3.03’), combined side setback from 5.35’ to 3.07’ to allow the subdivision of a zoning lot into two zoning lots. The existing building at 2138 W. Evergreen shall remain and be converted from three dwelling units to four dwelling units and four new parking stalls at the rear of the lot. The lot at 2140 W. Evergreen shall be vacant.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

410-19-S
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2755 W. Lawrence Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with six car garage with roof deck accessed from the rear open porch.
Continued to September 20, 2019 at 2:00 PM

411-19-Z
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2755 W. Lawrence Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to 2’ for a proposed four-story, six dwelling unit building with a six car garage with roof deck accessed from the rear open porch.
Continued to September 20, 2019 at 2:00 PM

412-19-Z
APPLICANT: Metropole Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4350 S. Berkeley Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,955.12 for a proposed three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

413-19-S
APPLICANT: JYM Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2321 W. Howard Street
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed one-story, restaurant.  
Continued to September 20, 2019 at 2:00 PM

414-19-S  
ZONING DISTRICT: B3-1  
WARD: 41  
APPLICANT: Elite Cigar Lounge and Hookah Bar, Inc.  
OWNER: Ernest A. Cheirgalos Trust dated October 19, 2010  
PREMISES AFFECTED: 6416 N. Lehigh Avenue  
SUBJECT: Application for a special use to establish a hookah bar.  
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

415-19-S  
ZONING DISTRICT: B3-1  
WARD: 35  
APPLICANT: 7-Eleven, Inc.  
OWNER: Same as applicant  
PREMISES AFFECTED: 4346 N. Kimball Avenue  
SUBJECT: Application for a special use to establish a gas station.  
Continued to September 20, 2019 at 2:00 PM

416-19-Z  
ZONING DISTRICT: RS-3  
WARD: 14  
APPLICANT: Sze Wing Li  
OWNER: Ernesto Esparza  
PREMISES AFFECTED: 4421 S. Drake Avenue  
SUBJECT: Application for a variation to reduce the front setback from the required 39.97’ to 15.17’, north side setback from 2’ to 1.40’, south side setback from 2’ to 1.57’, combined side setback from 5’ to 2.97’ to permit the subdivision of one zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.  
Continued to September 20, 2019 at 2:00 PM

417-19-Z  
ZONING DISTRICT: RS-3  
WARD: 14  
APPLICANT: Sze Wing Li  
OWNER: Ernesto Esparza  
PREMISES AFFECTED: 4421 S. Drake Avenue  
SUBJECT: Application for a variation to reduce the off-street parking from one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.  
Continued to September 20, 2019 at 2:00 PM

418-19-Z  
ZONING DISTRICT: RS-3  
WARD: 14  
APPLICANT: Sze Wing Li  
OWNER: Same as applicant  
PREMISES AFFECTED: 4423 S. Drake Avenue  
SUBJECT: Application for a variation to reduce the front setback from the required 39.97’ to 20’ for a proposed two-story, single family residence.  
Continued to September 20, 2019 at 2:00 PM
419-19-Z
APPLICANT: 1932 N. Fremont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1932 N. Fremont Street
SUBJECT: Application for a variation to reduce the south side setback from the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.
Continued to September 20, 2019 at 2:00 PM

420-19-S
APPLICANT: Medmar Lakeview, LLC*
OWNER: Same as applicant
PREMISES AFFECTED: 3524 N. Clark Street
SUBJECT: Application for a special use to establish a medical cannabis dispensary.
Continued to September 20, 2019 at 2:00 PM

421-19-Z
APPLICANT: Tim & Susan Saffran
OWNER: Same as applicant
PREMISES AFFECTED: 5343 S. Rutherford Avenue
SUBJECT: Application for a variation to reduce the required front setback from the required 21' to 16' for a proposed front porch to the existing two-story, residential building.
Motion to approve made by Chairman. Second by Toia. Motion failed 0-3; yeas – none; nays - Chairman, Garcia, and Toia.

422-19-Z
APPLICANT: United Developments and Investments II, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1551-59 W. 33rd Street
SUBJECT: Application for a variation to reduce the front setback from the required 7.63' to zero for a proposed one-story commercial building with five open parking stalls.
Continued to September 20, 2019 at 2:00 PM

423-19-S
APPLICANT: Natural Nail Cafe Corp.
OWNER: Ni Brother Inc.
PREMISES AFFECTED: 2831 N. Halsted Street 1N
SUBJECT: Application for a special use to establish a nail salon.
Continued to September 20, 2019 at 2:00 PM

424-19-Z
APPLICANT: Grand Palace, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2202-10 W. Grand Avenue
SUBJECT: Application for a variation to reduce the reverse corner lot side
setback from 39.16' to 2.5'* for a proposed five-story*, mixed use building with a twenty-three car private garage at the ground floor.

*Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yea – Chairman, Garcia, and Toia.

*Amended at hearing

425-19-Z
APPLICANT: Grand Palace, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2202-10 W. Grand Avenue
SUBJECT: Application for a variation to increase the height from the maximum 50' to 51.5' for a proposed five-story, mixed use building with an attached twenty-three car garage at ground floor.

*Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yea – Chairman, Garcia, and Toia.

426-19-Z
APPLICANT: Grand Palace, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2202-10 W. Grand Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 939.94 square feet for a proposed five-story, mixed use building with an attached twenty-three car garage at the ground floor.

*Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yea – Chairman, Garcia, and Toia.

427-19-S
APPLICANT: CMC Pratt, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2751-59 N. Pratt Avenue / 6745 N. California Avenue
SUBJECT: Application for a special use to establish a community center in an existing one-story building with a new second floor addition with retail space to remain.

*Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yea – Chairman, Garcia, and Toia.

428-19-Z
APPLICANT: CMC Pratt, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2751-59 N. Pratt Avenue / 6745 N. California Avenue
SUBJECT: Application for a variation to reduce the interior landscape from 406 square feet to 365 square feet, reduce the number of interior trees from three to one, eliminate the 7' landscape setback with three trees and twenty shrubs along Pratt and California Avenue, allow the 4' high ornamental fence to be located at the property line instead of 5' from the property line and to erect a 6' high wooden trash enclosure instead of a masonry enclosure to serve the proposed community center.
429-19-S
APPLICANT: Kerry L. Butler dba Urban Naturals Salon
OWNER: Matija Dostal
PREMISES AFFECTED: 1755-57 W. 95th Street
SUBJECT: Application for a special use to establish a beauty salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

430-19-S
APPLICANT: Cook- DuPage Transportation Company, Inc.
OWNER: 2005, LLC
PREMISES AFFECTED: 2005 W. 43rd Street / 4328-4424 S. Damen Avenue
SUBJECT: Application for a special use to expand a major utilities and service for a proposed wash station, filling station, fleet vehicle storage and fleet vehicle repairs within an existing rear one-story portion of an existing five and one-story building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

431-19-S
APPLICANT: Svitlana Maldonado & Sophia Mamchur dba SBK Dog Club, Inc.
OWNER: 1522 N Ashland, LLC
PREMISES AFFECTED: 1522 N. Ashland Avenue
SUBJECT: Application for a special use to establish an animal boarding / daycare facility.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

432-19-S
APPLICANT: The Healthy Hair Boutique (La Joie Johnson)
OWNER: Fourstars, LLC
PREMISES AFFECTED: 700 E. 47th Street, Suite C
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

433-19-S
APPLICANT: Aaron Mallory dba GRO Community
OWNER: Aaron Mallory dba Gro Real Estate, LLC
PREMISES AFFECTED: 350 W. 109th Place
SUBJECT: Application for a special use to establish a transitional residence.
Motion to approve made by Chairman. Second by Toia. Motion failed 1-2; yeas – Garcia; nays - Chairman and Toia.

434-19-S
APPLICANT: Hermon Baptist Church
OWNER: Same as applicant
Chairman moved to recess at 11:50 AM. Second by Toia. Motion carried 3-0; yeas-Chairman, Garcia, and Toia.

The Board reconvened at 2:05 PM. Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Chairman, Garcia, and Toia).

2:00 P.M.

435-19-Z
APPLICANT:  Alfred J. Cantieri
OWNER:  Same as applicant
PREMISES AFFECTED:  4105 N. Lincoln Avenue
SUBJECT:  Application for a variation to reduce the rear setback from the required 30' to 3.72' for a proposed second floor addition with one dwelling unit above the existing one-story retail building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

436-19-Z
APPLICANT:  Alfred J. Cantieri
OWNER:  Same as applicant
PREMISES AFFECTED:  4105 N. Lincoln Avenue
SUBJECT:  Application for a variation to reduce the required automobile parking spaces from one to zero for a proposed second floor addition with one dwelling unit above the existing one-story, retail building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

437-19-S
APPLICANT:  NB2M, LLC
OWNER:  2201 West Fulton, LLC
PREMISES AFFECTED:  2201 W. Fulton Street
SUBJECT:  Application for a special use to establish an accessory off-site parking lot with twenty-nine parking stalls to serve a proposed industrial private event space located at 2145 W. Walnut Street.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

438-19-Z
APPLICANT:  NB2M, LLC
OWNER:  2201 West Fulton, LLC
PREMISES AFFECTED:  2201 W. Fulton Street
SUBJECT: Application for a variation to establish shared parking for twenty-nine parking spaces which will be shared between an existing industrial use located at 2201 W. Fulton and a proposed industrial private event space located at 2145 W. Walnut Street which will have different peak parking demands.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

439-19-S ZONING DISTRICT: PMD-4 WARD: 27
APPLICANT: NB2M, LLC
OWNER: 2201 W. Fulton, LLC
PREMISES AFFECTED: 215 N. Leavitt
SUBJECT: Application for a special use to establish twenty five accessory off-site parking spaces in an existing lot to serve the proposed industrial event space located at 2145 W. Walnut Street.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

440-19-Z ZONING DISTRICT: PMD-4 WARD: 27
APPLICANT: NB2M, LLC
OWNER: 2201 W. Fulton, LLC
PREMISES AFFECTED: 215 N. Leavitt Street
SUBJECT: Application for a variation to establish shared parking for eleven of the twenty five parking spaces which will be shared between an existing industrial use located at 2201 W. Fulton Street and a proposed industrial private event space located at 2145 W. Walnut Street.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

441-19-Z ZONING DISTRICT: RM-4.5 WARD: 43
APPLICANT: 1956 North Orchard Street, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1956 N. Orchard Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.35' to zero for a proposed rear, one-story addition to the existing three-story, single family residence with an attached garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

442-19-Z ZONING DISTRICT: RS-3 WARD: 47
APPLICANT: Public Building Commission of Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 4540 N. Campbell Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 5.87', north setback from 22.5' to 2.5' for a proposed three-story addition to an existing three-story school.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.
443-19-Z
APPLICANT: Public Building Commission of Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 4540 N. Campbell Avenue
SUBJECT: Application for a variation to reduce the existing landscape setback along Maplewood Avenue from the required 7’ to 6’-8”, eliminate approximately fifty shrubs in the existing landscape setback and to allow the existing ornamental fence to remain at the property line instead of 5’ from the property line for a proposed three-story addition to an existing three-story school.

Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

444-19-S
APPLICANT: CIBC Bank USA
OWNER: Same as applicant
PREMISES AFFECTED: 3040 W. 111th Street
SUBJECT: Application for a special use to establish a drive through facility that will serve a proposed one-story bank.

Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

445-19-Z
APPLICANT: CIBC Bank USA
OWNER: Same as applicant
PREMISES AFFECTED: 3040 W. 111th Street
SUBJECT: Application for a variation to reduce the east side setback from 8’ to zero for a proposed one-story bank with a drive-through facility with an accessory parking abutting a residential district.

Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

446-19-S
APPLICANT: Banana Glades, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 24 S. Morgan Street
SUBJECT: Application for a special use to lease thirty-two of the seventy-three required residential parking spaces which are located on the first through third floors in an existing eleven-story, mixed use building which contains seventy-nine parking spaces.

Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

447-19-S
APPLICANT: Banana Glades, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 24 S. Morgan Street
SUBJECT: Application for a special use to establish six non-accessory parking spaces which are located on the first through third floors in an existing eleven-story, mixed use building which contains seventy-nine parking spaces.

Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.
spaces within the first through third levels in an existing eleven-story mixed use building with seventy-nine parking spaces.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

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<tr>
<th>448-19-S</th>
<th>ZONING DISTRICT: B3-5</th>
<th>WARD: 48</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>MQS Group, LLC</td>
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<tr>
<td>OWNER:</td>
<td>Edgewater Beach Apartment Corporation</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>5557 N. Sheridan Road</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish a tavern. Continued to September 20, 2019 at 2:00 PM.</td>
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<th>449-19-S</th>
<th>ZONING DISTRICT: B1-2</th>
<th>WARD: 17</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>Kelvin Neal</td>
<td></td>
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<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>7759 S. Halsted Street</td>
<td></td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish a hair salon. Motion to approve made by Chairman. Second by Toia. Motion failed 1-2; yeas – Chairman; nays – Garcia, and Toia.</td>
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<th>450-19-Z</th>
<th>ZONING DISTRICT: B3-2</th>
<th>WARD: 43</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>2577 N. Clark Land Trust</td>
<td></td>
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<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>2577-79 N. Clark Street</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the required off-street parking spaces from one to zero to allow the conversion of an existing office space on the second floor of a two-story mixed use building to a dwelling unit. Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.</td>
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<th>ZONING DISTRICT: B3-1</th>
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<td>APPLICANT:</td>
<td>Black Dagger Inc.</td>
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<tr>
<td>OWNER:</td>
<td>Gladys R. Wilson and Associates</td>
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<td>PREMISES AFFECTED:</td>
<td>3431 N. Harlem Avenue</td>
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<td>SUBJECT:</td>
<td>Application for a special use to establish a body art service (tattoo shop). Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.</td>
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<th>WARD: 19</th>
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<tr>
<td>APPLICANT:</td>
<td>Bianca Salazar dba Vier Hair Loft, LLC*</td>
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<tr>
<td>OWNER:</td>
<td>Vince Barraco of Brock’s 2, LLC</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>3010 W. 111th Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish a hair salon. Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.</td>
<td></td>
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*Amended at hearing

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<thead>
<tr>
<th>453-19-Z</th>
<th>ZONING DISTRICT: RS-3</th>
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<td>APPLICANT:</td>
<td>Public Building Commission</td>
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<tr>
<td>---</td>
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<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>10538 S. Langley Avenue</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the front setback from the required 20' to 8.58', south side setback from 28.41' to 10.41' for a proposed four-story addition to an existing four-story school.</td>
<td></td>
</tr>
<tr>
<td>Motion to approve made by Chairman. Second by Toia.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Motion carried 3-0; yeas – Chairman, Garcia, and Toia.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>#</th>
<th>ZONING DISTRICT</th>
<th>WARD</th>
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<tbody>
<tr>
<td>454-19-Z</td>
<td>RS-3</td>
<td>9</td>
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<tr>
<td>455-19-Z</td>
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<td>9</td>
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<tr>
<td>456-19-Z</td>
<td>RS-3</td>
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<table>
<thead>
<tr>
<th>APPLICANT:</th>
<th>Moonlight Studios, Inc</th>
</tr>
</thead>
<tbody>
<tr>
<td>OWNER:</td>
<td>DDP Enterprises, LLC</td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1455 W. Hubbard Street</td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish an accessory off-site parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie</td>
</tr>
</tbody>
</table>
Continued to September 20, 2019 at 2:00 PM

<table>
<thead>
<tr>
<th>458-19-Z</th>
<th>ZONING DISTRICT: PMD-4A</th>
<th>WARD: 27</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>Moonlight Studios, Inc.</td>
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<tr>
<td>OWNER:</td>
<td>DDP Enterprises, LLC</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1455 W. Hubbard Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to establish shared parking for seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.</td>
<td></td>
</tr>
</tbody>
</table>

Continued to September 20, 2019 at 2:00 PM

<table>
<thead>
<tr>
<th>459-19-S</th>
<th>ZONING DISTRICT: PMD-14</th>
<th>WARD: 35</th>
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</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>GW Addison Kimball, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>3343 W. Addison Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to increase the maximum floor area to 10,269 square feet for a proposed one-story restaurant with a drive through facility.</td>
<td></td>
</tr>
<tr>
<td>Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.</td>
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CONTINUANCES

<table>
<thead>
<tr>
<th>382-19-S</th>
<th>ZONING DISTRICT: PMD-14</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>GW Addison Kimball, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>3343 W. Addison Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish a dual-lane* drive through facility to serve a proposed one-story restaurant.</td>
<td></td>
</tr>
</tbody>
</table>
| Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia. | *

*Amended at hearing

<table>
<thead>
<tr>
<th>241-19-S</th>
<th>ZONING DISTRICT: M3-3</th>
<th>WARD: 22</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>Frenchy Soccer Development, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Heneghan Wrecking Company Inc. / Heneghan Wrecking and Excavating Co, Inc.</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>4201 W. 36th Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to allow a sports and recreation, participant 149 person capacity (indoor soccer field) in an existing one-story warehouse.</td>
<td></td>
</tr>
<tr>
<td>Withdrawn</td>
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<td></td>
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</table>

<table>
<thead>
<tr>
<th>309-19-S</th>
<th>ZONING DISTRICT: B3-2</th>
<th>WARD: 12</th>
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</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>Maria Castro</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Javier Galindo</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>2878 W. Cermak Road</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish a beauty salon.</td>
<td></td>
</tr>
</tbody>
</table>
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

339-19-Z
APPLICANT: Sonny Montijo
OWNER: Same as applicant
PREMISES AFFECTED: 3219 W. Mclean Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 2' to 1' (east to be 3.58') combined side setback from 5' to 4.58' for a proposed fourth floor addition to the existing three-story building to be converted with partial enclosure over the existing rear open porch and will convert from two dwelling units to three dwelling units.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

343-19-Z
APPLICANT: Wilmot Construction Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 905.58 square feet for a proposed four-story, mixed use building with an attached thirty-two car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

344-19-Z
APPLICANT: Wilmot Construction Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the off-street parking from the required forty on-site accessory parking spaces to thirty-two to serve a proposed four-story, mixed use building with an attached thirty-two car garage.
Withdrawn

356-19-Z
APPLICANT: Robert Linn
OWNER: Leeward, LLC-Series 1759
PREMISES AFFECTED: 2457 N. Artesian Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero (south side setback to be 3'), combined side setback from 5' to 3' for a proposed two-story, single family residence.
Motion to approve made by Chairman. Second by Toia. Motion failed 0-3; yeas – none; nays – Chairman, Garcia, and Toia.
359-19-Z
APPLICANT: Chi Partners, LLC 2711 Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2711 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building.
Continued to October 18, 2019 at 2:00 PM

360-19-Z
APPLICANT: Chi Partners, LLC 2711 Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2711 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the required off-street parking from four to three spaces for the proposed addition of a fourth dwelling unit in an existing three-story, three dwelling unit building.
Continued to October 18, 2019 at 2:00 PM

361-19-Z
APPLICANT: Linlin Bai
OWNER: Linlin Bai and Yi Zhang
PREMISES AFFECTED: 2054 N. Burling Street
SUBJECT: Application for a variation to reduce the rear setback from the required 21.56’ to 13.33’, front setback from 9.24’ to 2.5’, south setback from 2’ to 0.89’, combined side setback from 5’ to 4.23’, roof top feature setback from 20’ to 7.5’ for a proposed front patio pit, roof deck with rooftop stairway enclosure and a rear two-story addition to the existing two-story, single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

368-19-S
APPLICANT: FH7 Wicker Park, LLC
OWNER: RSR Chicago, LLC
PREMISES AFFECTED: 1425 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

369-19-S
APPLICANT: FH7 Wicker Park, LLC
OWNER: RSR Chicago, LLC
PREMISES AFFECTED: 1425 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a massage establishment.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

370-19-S
APPLICANT: FH7 Wicker Park, LLC
OWNER: RSR Chicago, LLC
PREMISES AFFECTED: 1425 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
APPLICANT: FHY Wicker Park, LLC  
OWNER: RSR Chicago, LLC  
PREMISES AFFECTED: 1425 N. Milwaukee Avenue  
SUBJECT: Application for a special use to establish a body art service to provide microblading / permanent makeup.  

Motion to approve made by Chairman. Second by Toia.  
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

386-19-Z  
APPLICANT: Keeper Property Holdings, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1920 N. Kenmore Avenue  
SUBJECT: Application for a variation to reduce the front setback from the required 9.41' to zero, west setback from 11.38' to zero, north setback from 11.38' to 1.0", combined side setback from 28.44' to zero, rear setback from 28.14' to zero, roof top feature setback from 20' to 6.17' for a proposed two-story, single family residence with an attached two-car* garage, rooftop penthouse roof decks and pergolas.  

Motion to approve made by Chairman. Second by Toia.  
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

*Amended at hearing

387-19-Z  
APPLICANT: Keeper Property Holdings, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 1920 N. Kenmore Avenue  
SUBJECT: Application for a variation to reduce the rear yard open space from the required 328.35 square feet to zero for a proposed two-story, single family residence with an attached two-car* garage, rooftop penthouse roof decks and pergolas.  

Motion to approve made by Chairman. Second by Toia.  
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

394-19-S  
APPLICANT: Board of Education of City of Chicago  
OWNER: Shopping Center BF, LLC  
PREMISES AFFECTED: 5300 N. Broadway  
SUBJECT: Application for a special use to establish a public Pre-Kindergarten school.  

Continued to September 20, 2019 at 2:00 PM

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 Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.  
Meeting went into closed session at 4:15 PM.

Motion to return to open session made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia. Meeting returned to open session at 4:47 PM.
Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of July 19, 2019, except for Board Cal No. 337-19-Z. Second by Toia. Motion carried 3-0: yeas – Chairman, Garcia, and Toia.

Motion to adopt revised Rules of Procedure made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

Chairman moved to adjourn at 7:30 PM. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

Meeting adjourned.

*Amended at hearing