

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- August 21, 2020
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

Farzin Parang
Zurich Esposito
Sylvia Garcia
Jolene Saul
Sam Toia

Chairman Parang called the meeting to order at 9:03 AM. Chairman then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Esposito, Garcia, Saul, and Toia).

Motion to approve the minutes from the July 17, 2020 regular meeting of Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the agenda for the August 21, 2020 regular meeting of Board made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

9:00 A.M.

STATUS

457-19-S	ZONING DISTRICT: PMD-4A	WARD: 27
APPLICANT:	Moonlight Studios, Inc.	
OWNER:	DDP Enterprises, LLC	
PREMISES AFFECTED:	1455 W. Hubbard Street	
SUBJECT:	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 Street.	
	Withdrawn	

458-19-Z	ZONING DISTRICT: PMD-4A	WARD: 27
APPLICANT:	Moonlight Studios, Inc.	
OWNER:	DDP Enterprises, LLC	

PREMISES AFFECTED: 1455 W. Hubbard Street
SUBJECT: 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.
Withdrawn

16-20-Z **ZONING DISTRICT:** RM-5 **WARD:** 4
APPLICANT: Willie Brickhouse
OWNER: Same as applicant
PREMISES AFFECTED: 4124 S. Berkeley Avenue
SUBJECT: 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 October 16, 2020

17-20-Z **ZONING DISTRICT:** RM-5 **WARD:** 4
APPLICANT: Willie Brickhouse
OWNER: Same as applicant
PREMISES AFFECTED: 4124 S. Berkley Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required seventy-six square feet to zero for a proposed rear three-story addition with a rear attached one-car garage.
Continued to October 16, 2020

REGULAR CALL

246-20-S **ZONING DISTRICT:** B3-2 (P) **WARD:** 40
APPLICANT: Wicked River Brewery, LLC dba Urban Renewal Brew Lab
OWNER: Phaser, LLC
PREMISES AFFECTED: 5402 N. Clark Street
SUBJECT: Application for a special use to establish a tavern.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

247-20-Z **ZONING DISTRICT:** RT-4 **WARD:** 3
APPLICANT: Bronzeville Development Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3936 S. Wells Street
SUBJECT: Application for a variation to reduce the front setback along S. Princeton Avenue from the required 14.67' to 4' and to reduce the front parking setback from the property line to prevent obstruction of the side walk by parked cars from 20' to 4' for a proposed single family residence with a detached garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

248-20-S
APPLICANT: LG Development Group, LLC- 61 W. Erie Series
OWNER: Same as applicant
PREMISES AFFECTED: 61 W. Erie Street
SUBJECT: Application for a special use to reduce the required parking from twenty-eight spaces to two for a proposed six-story, retail and twenty-eight residential unit building which shall be a transit served location.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Saul, and Toia (Garcia recused).

249-20-Z
APPLICANT: LD Development Group, LLC- 61 West Erie Series
OWNER: Same as applicant
PREMISES AFFECTED: 61 W. Erie Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero on floors containing dwelling units for a proposed six-story, retail and residential building which shall be a transit served location.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Saul, and Toia (Garcia recused).

250-20-Z
APPLICANT: LG Development Group, LLC- 61 West Erie Series
OWNER: Same as applicant.
PREMISES AFFECTED: 61 W. Erie Street
SUBJECT: Application for a variation to reduce the required on-site open space from 1,080 square feet to zero for a proposed six-story, retail and twenty-eight unit residential building which shall be a transit served location.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Saul, and Toia (Garcia recused).

251-20-S
APPLICANT: 2423 S. State Street QOZB, LLC
OWNER: 2423 South State Street, LLC
PREMISES AFFECTED: 2423 S. State Street
SUBJECT: Application for a special use to establish a group living (co-living) residential building with residential units on the ground floor.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

252-20-S **ZONING DISTRICT: RT-4 WARD: 4**
APPLICANT: 4611 S. Ellis, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4600-08 S. Ellis Avenue
SUBJECT: Application for a special use to establish an accessory off-site parking lot with fifty-nine parking spaces to serve a proposed twenty-nine residential unit building at 4601 S. Ellis Avenue.
Continued to September 18, 2020

253-20-Z **ZONING DISTRICT: RT-4** **WARD: 4**
APPLICANT: 4611 South Ellis, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4600-08 S. Ellis Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 5', north and south side setback to zero for an accessory off-site parking lot with fifty-nine spaces to serve a proposed twenty-nine dwelling unit building at 4601 S. Ellis Avenue.
Continued to September 18, 2020

254-20-S **ZONING DISTRICT: C3-1** **WARD: 5**
APPLICANT: The Rebuild Foundation NFP
OWNER: City of Chicago
PREMISES AFFECTED: 6929 S. Kenwood Avenue
SUBJECT: Application for a special use to establish a community center.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Toia (Saul recused).

255-20-S **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: Robert Perez dba Tito's Tattoos
OWNER: Martin Ortega and Armando Delgado
PREMISES AFFECTED: 2149 1/2 W. Cermak Road
SUBJECT: Application for a special use to establish a body art service (tattoo shop).
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

256-20-S **ZONING DISTRICT: B1-1** **WARD: 37**
APPLICANT: Durande Franks
OWNER: Division Apartments, LLC
PREMISES AFFECTED: 5256 W. Division Street
SUBJECT: Application for a special use to establish a barber shop.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

257-20-Z ZONING DISTRICT: RS-3 WARD: 32
APPLICANT: Howard and Rachel Katz
OWNER: Same as applicant
PREMISES AFFECTED: 2126 W. Fletcher Street
SUBJECT: Application for a variation to reduce the front setback from the required 11.76' to 9.92', west side setback from 4' to 2.56' (east to be 27.67'), rear setback from 34.97' to 21' for a proposed one-story front addition and a rear one-story addition to the existing two-story single family residence.
Continued to September 18, 2020

258-20-S ZONING DISTRICT: B3-1 WARD: 17
APPLICANT: Raina 71st Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 7119 S. Ashland Avenue
SUBJECT: Application for a special use to establish a one-lane drive through facility to serve a proposed fast food restaurant.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

259-20-S ZONING DISTRICT: RS-2 WARD: 39
APPLICANT: Academy of Music of the Paderewski Symphony Orchestra
OWNER: First Congregational Church of Forest Glen
PREMISES AFFECTED: 5400 N. Lawler Avenue
SUBJECT: Application for a special use to convert an existing two-story religious assembly building to a community center.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

260-20-S ZONING DISTRICT: M1-2 WARD: 20
APPLICANT: The Peoples Gas Light and Coke Company
OWNER: 6501 S. State Street, LLC
PREMISES AFFECTED: 6509 S. State Street
SUBJECT: Application for a special use to establish a non-required accessory off-site parking with one hundred fifty-five spaces to serve a public utilities operation located at 38 W.64th Street.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

261-20-S ZONING DISTRICT: DX-7 WARD: 2
APPLICANT: BRP LaSalle, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 753 N. LaSalle Drive / 129 W. Chicago Avenue
SUBJECT: Application for a special use to reduce the required parking from twenty spaces to zero for proposed nine-story building with ground floor retail and twenty-eight units above.

**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Saul (Toia absent).**

262-20-Z **ZONING DISTRICT: DX-7** **WARD: 2**
APPLICANT: BRP LaSalle, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 753 N. LaSalle Drive / 129 W. Chicago Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 10.18' for a proposed nine-story building with ground floor retail and twenty-eight dwelling units above.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Saul (Toia absent).**

263-20-Z **ZONING DISTRICT: DX-7** **WARD: 2**
APPLICANT: BRP LaSalle, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 753 N. LaSalle Drive / 129 W. Chicago Avenue
SUBJECT: Application for a variation to eliminate the required 10' x 25' loading berth for a proposed nine-story building with ground floor retail and twenty-eight dwelling units above.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Saul (Toia absent).**

264-20-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Brad Suster and Hector Hernandez
OWNER: Same as applicant
PREMISES AFFECTED: 2115 W. Evergreen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 42' to 28', east side setback from 4.16' to 3.04' (west to be 4.16'), combined side setback from 10.4' to 7.2' for a proposed rear two-story addition, one-story rear and side addition new rear roof deck and attached four car garage with roof deck.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Saul (Toia absent).**

265-20-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Brad Suster and Hector Hernandez
OWNER: Same as applicant
PREMISES AFFECTED: 2115 W. Evergreen Avenue
SUBJECT: Application for a variation to relocate the required 507 square feet of rear yard open space to the roof of the proposed four car attached garage to serve the existing three-story, single family residence with new additions.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Saul (Toia absent).**

266-20-S **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Berry Memorial United Methodist Church
OWNER: German American National Congress Chapter Chicago
PREMISES AFFECTED: 4742 N. Western Avenue
SUBJECT: Application for a special use to establish a religious assembly on the ground floor of an existing six-story building.
Motion to approve made by Chairman. Second by Toia.
Motion failed 0-4; yeas – none; nays – Chairman, Esposito, Garcia, and Saul (Toia absent).

At 11:17 AM, Chairman made a motion for a ten (10) minute recess. Second by Saul. Motion carried 4-0; yeas – Chairman, Esposito, Garcia and Saul (Toia absent). The Board then stood in recess until 11:36 AM.

At 11:36 AM, Chairman made a motion to reconvene the meeting. Second by Saul. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting reconvened at 11:36 AM.

267-20-S **ZONING DISTRICT: B3-2** **WARD: 35**
APPLICANT: 3633 W. Lawrence, Inc.
OWNER: Nermin Mujdragic
PREMISES AFFECTED: 3633 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a pawn shop.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

268-20-Z **ZONING DISTRICT: RS-2** **WARD: 50**
APPLICANT: Esther & Harry Schayer
OWNER: Same as applicant
PREMISES AFFECTED: 2902 W. Morse Avenue
SUBJECT: Application for a variation to increase the maximum floor area from 0.65 (5,477 square feet) to 0.75 (6,306 square feet) for a proposed single family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

269-20-S **ZONING DISTRICT: C1-1** **WARD: 10**
APPLICANT: Masjid Al-Taqwa
OWNER: Same as applicant
PREMISES AFFECTED: 9329 S. Escanaba Avenue
SUBJECT: Application for a special use to establish a community center in an existing two-story commercial building. One dwelling unit is located on the second floor.
Continued to September 18, 2020

270-20-S **ZONING DISTRICT: B3-3** **WARD: 43**
APPLICANT: Bank of America N.A

OWNER: Aaron Stal u/t/a dated September 28, 2004
PREMISES AFFECTED: 2428 N. Lincoln Avenue
SUBJECT: Application for a special use to establish a bank on the ground floor of an existing three-story mixed use building located on a pedestrian street.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

271-20-S **ZONING DISTRICT: C1-1** **WARD: 29**
APPLICANT: Bank of America N.A.
OWNER: Same as applicant
PREMISES AFFECTED: 7225 W. Belmont Avenue
SUBJECT: Application for a special use to alter an existing bank with drive-through facility by adding a new ATM in an existing drive through lane.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

272-20-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Bank of America N.A.
OWNER: Same as applicant.
PREMISES AFFECTED: 6115 S. Pulaski Road
SUBJECT: Application for a special use to alter an existing bank with drive-through facility by adding an ATM in an existing drive-through lane.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

273-20-S **ZONING DISTRICT: B3-1** **WARD: 23**
APPLICANT: Bank of America N.A.
OWNER: Same as applicant
PREMISES AFFECTED: 6331 S. Archer Avenue
SUBJECT: Application for a special use to alter an existing bank with drive-through facility by adding an ATM to an existing drive-through lane.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

274-20-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: Willow Howe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 622-24 W. Willow Street
SUBJECT: Application for a variation to reduce the front setback from the required 6.83' to 5.67', rear setback from 26.89' to 5', east side setback from 5' to 0.33', west to be 0.33' abutting the street, roof

top feature setback from the front property line from 20' to 12.71' for a proposed four-story, five dwelling unit building with rear open decks and roof top stairway enclosures.

Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays – Chairman, Esposito, Garcia, Saul, and Toia.

275-20-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
APPLICANT: Willow-Howe, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 622-24 W. Willow Street
SUBJECT: Application for a variation to relocate the required 308.66 square feet for rear yard open space to roof decks of two garages which shall serve a proposed four-story, five dwelling unit building with rear open decks and roof top stairway enclosures.
Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays – Chairman, Esposito, Garcia, Saul, and Toia.

276-20-S **ZONING DISTRICT: RT-4** **WARD: 49**
APPLICANT: Madonna Mission
OWNER: The Catholic Bishop of Chicago
PREMISES AFFECTED: 1706 W. Morse Avenue
SUBJECT: Application for a special use to establish a community center.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

277-20-S **ZONING DISTRICT: RT-4** **WARD: 49**
APPLICANT: 1618-1624 Grand, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building and a detached eight car garage.
Continued to September 18, 2020

278-20-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-1624 Grand, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 8,000 square feet to 7,350 square feet for a proposed four-story, eight dwelling unit building with a detached eight car garage.
Continue to September 18, 2020

279-20-Z **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: 1618-1624 Grand, LLC

OWNER: Same as applicant
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to increase the building height from the maximum 45' to 48.58' for a proposed four-story, eight dwelling unit building with a detached eight car garage.
Continue to September 18, 2020

280-20-Z ZONING DISTRICT: C1-2 WARD: 1
APPLICANT: 1618-1624 Grand, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to increase the area for an accessory building in the rear setback from 1,323 square feet to 1,442 square feet for a proposed four-story, eight dwelling unit building with a detached eight car garage.
Continue to September 18, 2020

CONTINUANCES

40-20-Z ZONING DISTRICT: RS-3 WARD: 19
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 2554 W. 113th Street
SUBJECT: 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.
Withdrawn

41-20-Z ZONING DISTRICT: RS-3 WARD: 19
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 2554 W. 113th Street
SUBJECT: Application 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.
Withdrawn

43-20-Z ZONING DISTRICT: RS-2 WARD: 45
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 6445 W. Strong Street
SUBJECT: Application for a variation to reduce the required off-street parking from thirty-seven stalls to thirty-one stalls for a proposed one-story annex building used as a school and new thirty-one car parking lot on a lot containing an existing school.
Withdrawn

159-20-S ZONING DISTRICT: B3-2 WARD: 29

APPLICANT: Annette Akins dba Thiz How U Do It
OWNER: Old Yeller, LLC
PREMISES AFFECTED: 5945 W. Madison Street
SUBJECT: Application for a special use to establish a hair salon.
Continued to September 18, 2020

162-20-Z **ZONING DISTRICT: RT-4** **WARD: 3**
APPLICANT: Krzysztof Granat
OWNER: Same as applicant
PREMISES AFFECTED: 3934 S. Wells Street
SUBJECT: Application for a variation to reduce the front setback along Princeton Avenue from 14.67' to 4' and to reduce the parking setback from the front property line from 20' to 4' to prevent obstruction of the side walk by parked cars for a proposed single family residence with a detached garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

197-20-S **ZONING DISTRICT: RT-4** **WARD: 8**
APPLICANT: The Rebuild Foundation NFP
OWNER: Same as applicant
PREMISES AFFECTED: 1341-53 E. 72nd Street
SUBJECT: Application for a special use to establish a community center.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Toia (Saul recused).

199-20-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: Kasper Development, LLC
OWNER: Shan Lu and Su Ping Lu
PREMISES AFFECTED: 2716 S. Emerald Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per unit from 3,000 square feet to 2,952 square feet for a proposed three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

234-20-S **ZONING DISTRICT: DX-3** **WARD: 3**
APPLICANT: 2434 State Street QOZB, LLC
OWNER: 2423 South State Street LLC
PREMISES AFFECTED: 2423 S. State Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed five-story, nine dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

236-20-S **ZONING DISTRICT: C1-2** **WARD: 15**

APPLICANT: Shastriji Associates
OWNER: Jayden, LLC
PREMISES AFFECTED: 5005 S. Western Boulevard
SUBJECT: Application for a special use to establish a drive through facility to serve a proposed restaurant.
Continued to September 18, 2020

237-20-Z **ZONING DISTRICT: C1-2** **WARD: 15**
APPLICANT: Shastriji Associates
OWNER: Jayden, LLC
PREMISES AFFECTED: 5005 S. Western Boulevard
SUBJECT: Application for a variation to reduce the front setback from 20' to 5' for a proposed one-story restaurant with a drive through facility.
Continued to September 18, 2020

239-20-Z **ZONING DISTRICT: B2-3** **WARD: 27**
APPLICANT: Planrise, LLC
OWNER: Salina Vest
PREMISES AFFECTED: 1801 W. Grand Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 18' for a proposed four-story, twenty unit building with roof top deck, stair, elevator enclosure on the fifth floor, first floor retail and twenty parking space garage.
Continued to September 18, 2020

At 1:58 PM, the Chairman made a motion to recess until 2:15 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Garcia, Saul, and Toia.

The Board reconvened at 2:27 PM. The Chairman undertook a roll call to establish the presence of a quorum. All members were present (Chairman, Esposito, Garcia, Saul, and Toia).

152-20-S **ZONING DISTRICT: DX-7** **WARD: 2**
APPLICANT: PC AU 3, LLC
OWNER: Twelve West Maple. LLC
PREMISES AFFECTED: 12-14 W. Maple Street
SUBJECT: Application for a special use to establish an Adult Use Cannabis Dispensary.
Motion to approve made by Chairman. Second by Saul. Motion failed 1-2; yeas – Saul; nays – Chairman and Esposito (Garcia and Toia recused).

At 4:10 PM, Chairman made a motion for a ten (10) minute recess. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). The Board then stood in recess until 4:20 PM.

At 4:20 PM, Chairman made a motion to reconvene the meeting. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). Meeting resumed at 4:20 PM.

At 5:40 PM, Chairman made a motion for a five (5) minute recess. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). The Board then stood in recess until 5:45 PM.

At 5:45 PM, Chairman made a motion to reconvene the meeting. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). Meeting resumed at 5:45 PM.

At 6:15 PM, Chairman made a motion for a five (5) minute recess. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). The Board then stood in recess until 6:20 PM.

At 6:20 PM, Chairman made a motion to reconvene the meeting. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). Meeting resumed at 6:20 PM.

At 7:57 PM, Chairman made a motion for a five (5) minute recess. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). The Board then stood in recess until 8:03 PM.

At 8:03 PM, Chairman made a motion to reconvene the meeting. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). Meeting resumed at 8:03 PM.

At 9:05 PM, Chairman made a motion for a five (5) minute recess. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). The Board then stood in recess until 9:10 PM.

At 9:10 PM, Chairman made a motion to reconvene the meeting. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). Meeting resumed at 9:10 PM.

At 10:50 PM, Chairman made a motion for a ten (10) minute recess. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). The Board then stood in recess until 11:02 PM.

At 11:02 PM, Chairman made a motion to reconvene the meeting. Second by Saul. Motion carried 3-0; yeas – Chairman, Esposito, and Saul (Garcia and Toia recused). Meeting resumed at 11:02 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 the Chairman. Second by Saul. Motion carried 4-0; yeas – Chairman, Esposito, Garcia and Saul (Toia absent). Meeting went into closed session at 1:25 AM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting returned to open session at 2:11 AM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Cal. Nos. 220-20-Z and 221-20-Z made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its July 17, 2020 regular meeting made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

The Chairman moved to adjourn at 2:17 AM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Adjournment.