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
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
APPLICANT: 2300 Clark Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2317 N. Clark Street
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30’ to 0.68’ 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,
46-20-Z
APPLICANT: 2300 Clark Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2317 N. Clark Street
SUBJECT: Application 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: Saint Joseph and Realty and Development Inc.
OWNER: Saydee Sanchez, Ariel Centeno and Saint Joseph Realty and Development, Inc.
PREMISES AFFECTED: 1622-24 N. Monticello Avenue
SUBJECT: 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: Christopher Stankiewicz
OWNER: Same as applicant
PREMISES AFFECTED: 843 W. Wellington Avenue
SUBJECT: 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: Christopher Stankiewicz
OWNER: Same as applicant
PREMISES AFFECTED: 843 W. Wellington Avenue
SUBJECT: 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: Christopher Stankiewicz
OWNER: Same as applicant
PREMISES AFFECTED: 843 W. Wellington Avenue
SUBJECT: Application for a variation to reduce the east side setback from 2.48' to zero (west setback to be 4'), combined side setback from 6.2' to 4', rear setback from 37.53' to 2' 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.

51-20-Z
APPLICANT: Christopher Stankiewicz
OWNER: Same as applicant
PREMISES AFFECTED: 843 W. Wellington Avenue
SUBJECT: Application 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: Christopher Stankiewicz
OWNER: Same as applicant
PREMISES AFFECTED: 843 W. Wellington Avenue
SUBJECT: Application for a variation to relocate the required rear yard open space to the roof a proposed three car garage that will serve the existing three dwelling unit building to be converted to a four dwelling unit building.

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

53-20-Z
APPLICANT: Ricki Ray and John H. Ray III
OWNER: Same as applicant
PREMISES AFFECTED: 10044 S. Leavitt Street
SUBJECT: Application for a variation to reduce the south side setback from the required 9' to 5' (north to be 28.82') for a combined side yard setback of 33.82' for a proposed two-story side addition and a rear two-story addition 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: Josephine Waters dba Josephine Jet Set Beauty Salon
OWNER: American NB & TC Tr # 100-294-03
PREMISES AFFECTED: 2544-46 E. 79th Street
SUBJECT: Application 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: Joseph Caldwell, Jr
OWNER: Same as applicant
PREMISES AFFECTED: 901 W. 129th Place
SUBJECT: 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: Nick Mitich
OWNER: Same as applicant
PREMISES AFFECTED: 11307-11 S. Avenue G
SUBJECT: Application for a variation to increase the non-conforming floor area from the existing 10,609.74 square feet to 11,157.61 square feet which is not more than 15% to permit the enclosure of the courtyard in an 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.

57-20-Z
APPLICANT: Nick Mitich
OWNER: Same as applicant
PREMISES AFFECTED: 11307-11 S. Avenue G
SUBJECT: Application 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: Nick Mitich
OWNER: Same as applicant
PREMISES AFFECTED: 11307-11 S. Avenue G
SUBJECT: Application for a variation to increase the height of the existing building from 34.75' to 38.17' 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.

59-20-Z
APPLICANT: Sustainabuild, LLC - 1824 Kedzie Series*
OWNER: Same as applicant
PREMISES AFFECTED: 1824 N. Kedzie Avenue
SUBJECT: Application for a variation to relocate the required 288 square feet of rear yard open space to one of two, two-car garages which shall serve the 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: SRD Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2129-31 W. Ohio Street
SUBJECT: 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: SRD Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2129-31 W. Ohio Street
SUBJECT: Application for a variation to reduce the off-street parking requirement from four spaces to three spaces to permit the subdivision 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: SRD Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2129-31 W. Ohio Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 144 square feet to zero to permit the subdivision 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: El Expreso Group, LLC
OWNER: Mer-Car Corp
PREMISES AFFECTED: 3501 S. California Avenue
SUBJECT: 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: FJ Homestead, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1044 W. Polk Street
SUBJECT: Application for a variation to reduce the east side setback from 2' to 0.33', (west side setback shall be 3'), combined side setback from 4.8' to 3.33', rear setback from 28.8' to 19.33' for a proposed new stair bridge connection that will access a proposed roof deck top deck on an existing detached two-car garage from the existing rear open porch that serves the existing four-story, two dwelling unit building.

Continued to March 20, 2020

66-20-S
APPLICANT: Atalie Sosa / Crowned in Color, LLC
OWNER: Brian Healy / 6778 N. Northwest Hwy, LLC
PREMISES AFFECTED: 6778 N. Northwest Highway
SUBJECT: Application for a special use to establish a hair salon.

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

67-20-Z
APPLICANT: Scott Banjavcic
OWNER: Same as applicant
PREMISES AFFECTED: 4106 N. Leavitt Street
SUBJECT: Application for a variation to increase the existing floor area of 2,607 square which is 387.85 square feet added to the allowable 2,793.15 square feet which totals 3,181 square feet for a proposed rear second and 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: Scott Banjavcic
OWNER: Same as applicant
PREMISES AFFECTED: 4106 N. Leavitt Street
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 ZONING DISTRICT: C1-2 WARD: 49
APPLICANT: Yalman & Ergun Inc. dba Macho Hookah Lounge
OWNER: Peter Fronimos
PREMISES AFFECTED: 7021 N. Clark Street
SUBJECT: Application 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 ZONING DISTRICT: RT-3.5 WARD: 36
APPLICANT: Maria Vera
OWNER: Same as applicant
PREMISES AFFECTED: 5907 W. Waveland Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.33' 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, two dwelling unit building with rear open porch and detached two-car garage.

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

71-20-S ZONING DISTRICT: C2-3 WARD: 47
APPLICANT: Blackwater Development Co.
OWNER: Same as applicant
PREMISES AFFECTED: 1214 W. Carmen Avenue
SUBJECT: Application for a special use to establish residential use below the second 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, and Saul (Garcia absent).

72-20-Z ZONING DISTRICT: C2-3 WARD: 47
APPLICANT: Blackwater Development Co.
OWNER: Same as applicant
PREMISES AFFECTED: 1214 W. Carmen Avenue
SUBJECT: Application 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
APPLICATION: ZONING DISTRICT: RM-5.5
OWNER: WARD: 46
PREMISES AFFECTED: Maynard-3501 Pine Grove, LLC
SUBJECT: Same as applicant
3501 N. Pine Grove Avenue
Application for a variation to reduce the required on-site open space from the required 756 square feet to zero to convert the existing sixteen dwelling 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
APPLICATION: ZONING DISTRICT: RM-5.5
OWNER: WARD: 46
PREMISES AFFECTED: Maynard- 3501 Pine Grove, LLC
SUBJECT: Same as applicant
3501 N. Pine Grove
Application 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 unit 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
APPLICATION: ZONING DISTRICT: RT-4
OWNER: WARD: 28
PREMISES AFFECTED: East Douglas Park, LLC
SUBJECT: Same as applicant
1244 S. Washtenaw Avenue
Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,996.88 square feet for a proposed two-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, and Saul (Garcia absent).

76-20-Z
APPLICATION: ZONING DISTRICT: RT-4
OWNER: WARD: 28
PREMISES AFFECTED: East Douglas Park, LLC
SUBJECT: Same as applicant
1244 S. Washtenaw Avenue
Application for a variation to reduce the front setback from the required 11.03' 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 Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, and Saul (Garcia absent).

77-20-Z  ZONING DISTRICT: B2-3  WARD: 46
APPLICANT: Maklen Development, LLC 4502-04 N. Beacon
OWNER: Same as applicant
PREMISES AFFECTED: 1346 W. Sunnyside Avenue
SUBJECT: 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  ZONING DISTRICT: RM-5  WARD: 32
APPLICANT: 3027-29 W. Logan, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3027-29 W. Logan Boulevard
SUBJECT: Application for a variation to reduce the east setback from the required 4.24’ to 3.83’, west setback from 4.24’ to 3.25’, combined side setback from 10.6’ to 7.08’, rear setback from 32.54’ to 3.6’ for a proposed rear three-story addition to the existing three story, seven dwelling unit building to be converted to a fifteen dwelling unit building. Continued to March 20, 2020

79-20-Z  ZONING DISTRICT: RM-5  WARD: 32
APPLICANT: 3027-29 W. Logan, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3027-29 W. Logan Boulevard
SUBJECT: Application for a variation to reduce the rear yard open space from the required 540 square feet to zero for a proposed three story addition to the existing three story, fifteen dwelling unit building to be converted to a twenty-one dwelling unit building. Continued to March 20, 2020

80-20-S  ZONING DISTRICT: B3-5  WARD: 43
APPLICANT: 2616 North Clark, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2616-18 N. Clark Street
SUBJECT: Application for a special use to covert an existing five-story, fourteen dwelling unit building to a fourteen room hotel with ground floor commercial use. Motion to approve made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, and Saul (Garcia absent).
Saul (Garcia absent).

81-20-Z  
APPLICANT: Paul and Maureen Gutierrez  
OWNER: Same as applicant  
PREMISES AFFECTED: 6950 N. Oleander Avenue  
SUBJECT: Application for a variation to reduce the combined side setback from the required 16.5' to 12.96' for a proposed second floor addition a front two-story addition and a rear one-story addition to the existing single family residence. 
Motion to approve made by Chairman. Second by Garcia. 
Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, and Saul (Garcia absent).

82-20-S  
APPLICANT: Zivkovic Family Holdings, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 3817 N. Ashland Avenue  
SUBJECT: Application 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: Zivkovic Family Holdings  
OWNER: Same as applicant  
PREMISES AFFECTED: 3817 N. Ashland Avenue  
SUBJECT: Application for a variation to reduce the north end wall facing side property line from the required 3' to zero and to reduce the separation between the rear wall of one row of townhouse units facing the rear wall of another row of townhouse units from 30' to 20' 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).

84-20-S  
APPLICANT: Arthur Zerber  
OWNER: Same as applicant  
PREMISES AFFECTED: 4506 W. Irving Park Road  
SUBJECT: Application for a special use to expand the existing residential use below the second floor with a proposed two-story rear addition to the existing 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
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).

2:00 P.M.

86-20-S
APPLICANT: TP Packers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4301 S. Packers Avenue
SUBJECT: Application for a special use to establish a major utilities and service use which would allow for an existing one-story building to be used for transit maintenance with outdoor vehicle storage.
Continued to March 20, 2020

87-20-S
APPLICANT: TP Packers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4301 S. Packers Avenue
SUBJECT: Application 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: Ron's Temporary Help Services, Inc.
OWNER: Anton Hanania
PREMISES AFFECTED: 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: Ayse & Mercedes, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3524-24 1/2 W. Irving Park Road
SUBJECT: Application for a special use to establish a hookah bar.
Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

90-20-S
APPLICANT: Jimmy's Food and Deli Inc.
OWNER: Madison & Central, LLC
PREMISES AFFECTED: 5601 W. Madison Street
SUBJECT: Application for a special use to establish a one-lane drive through facility to serve a one-story grocery/deli building.
Continued to March 20, 2020

91-20-Z
APPLICANT: VDR Real Estate, LLC
OWNER: Same as above
PREMISES AFFECTED: 3432 W. Belden Avenue
SUBJECT: 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: VDR Real Estate, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3432 W. Belden Avenue
SUBJECT: Application for a variation to establish a dwelling unit in an existing two dwelling unit building to be converted to a three dwelling unit building with a proposed rear deck that will serve the existing two-story building.
Motion to approve made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.
<table>
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<tr>
<th>Case</th>
<th>Zoning District</th>
<th>Ward</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
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<tr>
<td>93-20-Z</td>
<td>RS-3</td>
<td>35</td>
<td>VDR Real Estate, LLC</td>
<td>Same as applicant</td>
<td>3432 W. Belden Avenue</td>
<td>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. &lt;br&gt; <strong>Motion to approve made by Chairman. Second by Garcia.</strong> &lt;br&gt; <strong>Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.</strong></td>
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<tr>
<td>94-20-Z</td>
<td>RM-5</td>
<td>27</td>
<td>Joudeh Investments, LLC</td>
<td>City of Chicago*</td>
<td>2341 W. Adams Street</td>
<td>Application for a variation to reduce the rear setback from the required 46.71' to 40.9', west and east side yard setback each from 3.52' to zero, combined side setback from 8.8' to zero for a proposed three-story, eight dwelling unit building with an attached rear seven car garage. &lt;br&gt; <strong>Motion to approve made by Chairman. Second by Garcia.</strong> &lt;br&gt; <strong>Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Saul (Knudsen absent).</strong></td>
</tr>
<tr>
<td>95-20-Z</td>
<td>RM-5</td>
<td>27</td>
<td>Joudeh Investments, LLC</td>
<td>City of Chicago*</td>
<td>2341 W. Adams Street</td>
<td>Application for a variation to relocate the 359.66 square feet of rear yard open space to the roof deck of a proposed seven car garage which will serve the proposed three-story, eight dwelling unit building. &lt;br&gt; <strong>Motion to approve made by Chairman. Second by Garcia.</strong> &lt;br&gt; <strong>Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Saul (Knudsen absent).</strong></td>
</tr>
<tr>
<td>96-20-Z</td>
<td>RM-5</td>
<td>27</td>
<td>Joudeh Investments, LLC</td>
<td>City of Chicago*</td>
<td>2341 W. Adams Street</td>
<td>Application for a variation to reduce the required off-street parking from the required eight spaces to seven spaces to serve a proposed three-story, eight dwelling unit building with an attached seven car garage with roof deck.</td>
</tr>
</tbody>
</table>
Motion to approve made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Saul (Knudsen absent).

*Amended at Hearing

97-20-S
APPLICANT: SSCHI, LLC
OWNER: Water Tower, LLC
PREMISES AFFECTED: 845 N. Michigan Avenue, 7th Floor # 8005
SUBJECT: Application 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: Hermelinda Castaneda
OWNER: Hermelinda & Hilda Castaneda
PREMISES AFFECTED: 2427 S. Whipple Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' 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 with rolling 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: Advent Properties, LLC -2000
OWNER: Same as applicant
PREMISES AFFECTED: 2406 W. Armitage Avenue / 2000-04 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 3' 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. 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: Advent Properties, LLC 2000
OWNER: Same as applicant
PREMISES AFFECTED: 2406 W. Armitage Avenue / 2000-04 N. Western Avenue
SUBJECT: Application 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: Tona Costello and Jason Talanian
OWNER: Same as applicant
PREMISES AFFECTED: 6925 W. Hobart Avenue
SUBJECT: 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: Ricky Haynes
OWNER: Same as applicant
PREMISES AFFECTED: 8148 S. East End Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 4’ to 2.66’ (south to be 6.78’), combined side setback from 9.65’ to 9.44’, front yard setback from 14.22’ to 11.98’ for a proposed two-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: Kerrye Dove
OWNER: Same as applicant
PREMISES AFFECTED: 3640 N. Magnolia Avenue
SUBJECT: 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: Broadmoor II, LLC, a Delaware LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3236-38 N. Whipple Street
SUBJECT: Application for a variation to reduce the front setback from the required 15' 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 garages accessed from alleys from 2' to 0.31' for the subdivision of one zoning lot into two zoning lots. The existing three-story, three dwelling unit building 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
APPLICANT: Alkstudios Inc.
OWNER: Broadway Building II, LLC
PREMISES AFFECTED: 3005 N. Broadway
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

106-20-Z
APPLICANT: Surge Billiards, Inc.
OWNER: WKDREAMS, LLC
PREMISES AFFECTED: 3716 W. Fullerton Avenue
SUBJECT: 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.

107-20-S
APPLICANT: Surge Billiards, Inc.
OWNER: Infant Welfare Society of Chicago dba Angel Harvey Family Health Center
PREMISES AFFECTED: 3600-22 W. Fullerton Avenue
SUBJECT: Application for a special use to establish five, off-site accessory parking spaces to serve a proposed sports and recreation, indoor use (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.
108-20-Z
APPLICANT: Surge Billiards, Inc.
OWNER: Infant Welfare Society of Chicago dba Angel Harvey Family Wellness Center
PREMISES AFFECTED: 3600-22 W. Fullerton Avenue
SUBJECT: 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: Surge Billiards, Inc.
OWNER: Infant Welfare Society of Chicago dba Angel Harvey Family Health Center
PREMISES AFFECTED: 3600-22 W. Fullerton Avenue
SUBJECT: 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.

CONTINUANCES

457-19-S
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.
Continued to April 17, 2020

458-19-Z
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.
Continued to April 17, 2020

8-20-S ZONING DISTRICT: PMD #9 WARD: 37
APPLICANT: Ruben Salgado dba 4630 W Augusta Inc.
OWNER: Ruben Salgado
PREMISES AFFECTED: 4630 W. Augusta Boulevard
SUBJECT: Application for a special use to establish a small venue (banquet hall) on the second floor of an existing two-story building.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

9-20-S ZONING DISTRICT: B3-1 WARD: 10
APPLICANT: Jose R. Gomez dba No limit Barber Studio
OWNER: Lucina Carrasco
PREMISES AFFECTED: 13419 S. Baltimore Avenue
SUBJECT: Application 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 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 April 17, 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 April 17, 2020

26-20-Z ZONING DISTRICT: RT-4 WARD: 43
APPLICANT: Webster 914, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 916 W. Webster Avenue
SUBJECT: 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

40-20-Z
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.
Continued to August 21, 2020

41-20-Z
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.
Continued to August 21, 2020

43-20-Z
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.
Continued to August 21, 2020

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 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.