

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- January 17, 2020
121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Farzin Parang
Zurich Esposito
Sylvia Garcia
Jolene Saul
Sam Toia**

Chairman Parang called the meeting to order at 9:10 AM and 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 December 20, 2019 regular meeting made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the January 17, 2020 agenda made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

9:00 A.M.

1-20-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	Jonathan Klemm	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2333 W. Montana Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 12' to 8.29', east side setback from 2' to 1.75', west from 2' to 0.2', combined side setback from 4.8' to 1.95' to allow the subdivision of one zoning lot into two zoning lots. The existing two-story, two dwelling unit building shall remain. A single-family residence is proposed for the vacant lot.	
	Motion to approve made by Chairman. Second by Toia.	
	Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.	

2-20-Z	ZONING DISTRICT: C3-5	WARD: 11
APPLICANT:	Salonlb	
OWNER:	1010-1058 W. 35th, LLC	
PREMISES AFFECTED:	1010 W. 35th Street	
SUBJECT:	Application for a variation to establish a public place of amusement license for a medium venue entertainment use which shall be located on the 5th floor (Suite 500) of an existing building.	
	Motion to approve made by Chairman. Second by Toia.	
	Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.	

SUBJECT: Application for a variation to reduce the rear setback from 35.11' to 2.72'. south side setback from 3.46' to zero (north to be 2.88'), combined side setback from 8.65' to 2.88' for a one-car carport attached to the existing garage with 9.42' high rolling gate and a new covered patio at the rear.

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

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.
Continued to February 21, 2020.

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.
Continued to February 21, 2020.

10-20-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Dr. Nathaniel Hoffman
OWNER: Same as applicant
PREMISES AFFECTED: 2342 W. Superior Street
SUBJECT: Application for a variation to reduce the setback for a rooftop element from the building front line from the minimum 20' to 4.17 for a proposed roof deck with a 200 square foot canopy, 200 square foot pergola and two-story spiral metal stair to the existing single family residence.
Motion to approve made by Chairman. Second by Toia. Motion denied 0-5; nays - Chairman, Esposito, Garcia, Saul, and Toia.

11-20-Z **ZONING DISTRICT: B1-2** **WARD: 29**
APPLICANT: 7000 W North, LLC
OWNER: BATA Real Estate Investments Inc.
PREMISES AFFECTED: 7000 W. North Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per efficiency unit from the required 700 square feet to 697.26 square feet to convert an existing three-story office building to a mixed use building with sixteen elderly housing units on the second and third stories and ground floor office and personal service uses.

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

12-20-S ZONING DISTRICT: C1-2 WARD: 12
APPLICANT: Simona Trifan
OWNER: Same as applicant
PREMISES AFFECTED: 1850-56 W. Pershing Road
SUBJECT: Application for a special use to establish residential use below the second floor for the conversion of a ground floor retail space to a dwelling unit with two dwelling units above.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,
and Toia.**

13-20-S ZONING DISTRICT: B3-3 WARD: 46
APPLICANT: Mirzapur, Inc.
OWNER: 4635 Broadway, LLC
PREMISES AFFECTED: 4635-37 N. Broadway
SUBJECT: Application for a special use to establish a packaged goods store (liquor sales).
**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,
and Toia.**

14-20-S ZONING DISTRICT: B3-2 WARD: 8
APPLICANT: Coumba Sow, LLC
OWNER: 7501-7509 S. Jeffery, LLC
PREMISES AFFECTED: 7505 S. Jeffery Boulevard
SUBJECT: Application for a special use to establish a hair salon.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,
and Toia.**

15-20-Z ZONING DISTRICT: B3-3 WARD: 43
APPLICANT: 800 Altgeld, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2500 N. Halsted Street
SUBJECT: Application for a variation to reduce the front setback from the required 9' to zero, rear setback from 30' to zero, and west side setback from 2.01' to zero for a proposed four-story, eleven dwelling unit mixed use building with ground floor commercial space, roof deck and four enclosed parking spaces.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,
and Toia.**

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 February 21, 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 February 21, 2020.

18-20-S **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: Pilsen Church
OWNER: Same as applicant
PREMISES AFFECTED: 1809 S. Racine Avenue
SUBJECT: Application for a special use to establish an eighty-four seat religious assembly facility.
Continued to March 20, 2020.

19-20-S **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: Pilsen Church
OWNER: The Resurrection Project, an Illinois IFP
PREMISES AFFECTED: 1854 S. Racine Avenue
SUBJECT: Application for a special use to establish eleven, off-site parking spaces to serve the religious assembly located at 1809 S. Racine Avenue.
Continued to March 20, 2020.

20-20-Z **ZONING DISTRICT: B3-2** **WARD: 25**
APPLICANT: Pilsen Church
OWNER: The Resurrection Project, an Illinois NFP
PREMISES AFFECTED: 1854 S. Racine Avenue
SUBJECT: Application for a variation to establish shared parking for two non-residential uses with different hours of operation, with proposed off-site parking to serve a religious assembly at 1809 S. Racine Avenue.
Continued to March 20, 2020.

21-20-Z **ZONING DISTRICT: B2-3** **WARD: 31**

APPLICANT: DAG 4433 W Fullerton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4433-39 W. Fullerton Avenue
SUBJECT: Application for a variation to eliminate one required 8' x 18' parking space to convert an existing four-story, twenty-one dwelling unit building to a twenty-two dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

22-20-Z **ZONING DISTRICT: RS-3** **WARD: 4**
APPLICANT: Christopher Vaughn
OWNER: Same as applicant
PREMISES AFFECTED: 3331 S. Giles Avenue
SUBJECT: Application for a variation to reduce the south side setback from the required 2' to 0.5', north side setback from 2' to zero, combined side setback from 4.1' to 0.5 for a proposed rear three-story and side three-story addition rooftop stair enclosure and elevator penthouse and rear open deck for the existing single family residence.
Motion to approve made by Toia. Second by Garcia. Motion carried 4-0; yeas – Esposito, Garcia, Saul, and Toia (Chairman recused).

23-20-Z **ZONING DISTRICT: RS-3** **WARD: 4**
APPLICANT: Christopher Vaughn
OWNER: Same as applicant
PREMISES AFFECTED: 3331 S. Giles Avenue
SUBJECT: Application for a variation to increase the height from the maximum 30' to 31.92' for a proposed rear three-story addition and three-story side addition for the existing single family residence.
Motion to approve made by Toia. Second by Garcia. Motion carried 4-0; yeas – Esposito, Garcia, Saul, and Toia (Chairman recused).

24-20-Z **ZONING DISTRICT: RS-3** **WARD: 4**
APPLICANT: Christopher Vaughn
OWNER: Same as applicant
PREMISES AFFECTED: 3331 S. Giles Avenue
SUBJECT: Application for a variation to increase the floor area ratio from 0.9 to 1.37 for a proposed rear three-story and side three-story addition to the existing three-story, single family residence.
Motion to approve made by Toia. Second by Garcia. Motion carried 4-0; yeas – Esposito, Garcia, Saul, and Toia (Chairman recused).

25-20-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Mykhaylo Ugryn and Galyna Ugtyna

OWNER: Same as applicant
PREMISES AFFECTED: 3510 W. Pierce Avenue
SUBJECT: Application for a variation to reduce the west setback from the minimum 2' to 0.1' (east to be 2.9'), combined side setback from 4.8' to 3' for a proposed two-story, rear addition, front and rear deck for the existing single family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

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 February 21, 2020.

27-20-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Ryan Bolen
OWNER: Same as applicant
PREMISES AFFECTED: 1728 W. 18th Place
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 8', west side setback 2' to .67' (east side setback to be 3') combined side setback from 4.8' to 3.67' 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.

28-20-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Pelly's Inc.
OWNER: Peter Karonis
PREMISES AFFECTED: 3421 N. Lincoln Avenue
SUBJECT: Application for a special use to establish a package goods liquor store on the ground floor south side portion of an existing one-story, retail building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

29-20-S **ZONING DISTRICT: B3-2** **WARD: 27**
APPLICANT: Greta Williams dba Glamour Lounge Inc.
OWNER: Franklin Williams
PREMISES AFFECTED: 3716 W. Chicago Avenue
SUBJECT: Application for a special use to establish a hair salon.

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

30-20-Z
APPLICANT: Vision Group Investments, LLC
OWNER: Joseph Liberti
PREMISES AFFECTED: 2145 S. Halsted Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 21' on floors containing dwelling units for a proposed four-story, six dwelling unit mixed use building with ground floor commercial use.

ZONING DISTRICT: B3-3 **WARD: 11**

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

31-20-Z
APPLICANT: Vision Group Investments, LLC
OWNER: Joseph Liberti
PREMISES AFFECTED: 2145 S. Halsted Street
SUBJECT: Application for a variation to reduce the minimum required number of off-street parking spaces from six to five for a proposed four-story, six dwelling mixed use building with ground floor commercial use.

ZONING DISTRICT: B3-3 **WARD: 11**

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

32-20-S
APPLICANT: Hollis of Palos, LLC- Midway
OWNER: Parth 13, Inc.
PREMISES AFFECTED: 6525 S. Cicero Avenue
SUBJECT: Application for a special use to establish a drive-through facility to serve a proposed one-story restaurant.

ZONING DISTRICT: B3-1 **WARD: 13**

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

33-20-Z
APPLICANT: 1035 Addison, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1041 W. Addison Street
SUBJECT: Application for a variation to reduce the off-street parking by 100% from sixteen parking spaces to zero for a proposed two-story retail building with rooftop penthouse which shall be a transit served location.

ZONING DISTRICT: B3-2 **WARD: 44**

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

34-20-Z ZONING DISTRICT: B3-2 WARD: 44
APPLICANT: 1035 Addison, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1041 W. Addison Street
SUBJECT: Application for a variation to reduce the off-street loading space from the required one to zero for a proposed two-story, retail building with rooftop elevator penthouse which shall be a transit served location.

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

35-20-Z ZONING DISTRICT: RT-3.5 WARD: 44
APPLICANT: 1501 West School Acquisition, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 1501 W. School Street
SUBJECT: Application for a variation to reduce the west setback from the required 3.25' to zero, rear setback from 37.57' to 2' for a proposed third floor addition to an existing two-story building with new detached three-car garage with roof deck for three new dwelling units.

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

36-20-Z ZONING DISTRICT: RT-3.5 WARD: 44
APPLICANT: 1501 West School Acquisition, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 1501 W. School Street
SUBJECT: Application for a variation to increase the building height from the maximum 35' to 38.5' for a proposed third floor addition to an existing two-story building with a new detached three-car garage with roof deck for three new dwelling units.

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

37-20-Z ZONING DISTRICT: RT-3.5 WARD: 44
APPLICANT: 1501 West School Acquisition, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 1501 W. School Street
SUBJECT: Application for a variation to increase the floor area from 4,274.56 square feet to 4,365 square feet for a proposed third floor addition to an existing two-story building with a new detached three-car

garage with roof deck for three new dwelling units.

Motion to approve made by Chairman. Second by Toia.

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

38-20-Z

ZONING DISTRICT: RT-3.5

WARD: 44

APPLICANT:

1501 W School Acquisition, LLC

OWNER:

City of Chicago

PREMISES AFFECTED:

1501 W. School Street

SUBJECT:

Application for a variation to eliminate the required 300 square feet of rear yard open space for a proposed third floor addition to an existing two-story building with a new detached, three-car garage with roof deck for three new dwelling units.

Motion to approve made by Chairman. Second by Toia.

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

The Chairman moved to recess at 12:10 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Garcia, Saul, and Toia.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Chairman, Esposito, Saul, and Toia). Commissioner Garcia arrived at 2:15.

2:00 P.M.

39-20-S

ZONING DISTRICT: B3-1

WARD: 6

APPLICANT:

Beauty and the Beast HQ, LLC

OWNER:

Christopher Wilmot

PREMISES AFFECTED:

416 E. 87th Street

SUBJECT:

Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Toia.

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

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.

Continued to February 21, 2020.

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.
Continued to February 21, 2020.

42-20-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 3527 S. Wallace Street
SUBJECT: Application for a variation to reduce the east side setback from the required 27.58' to 8.5', west from 27.58' to 6.83', rear setback from 50' to 3.83' for a proposed rear four-story addition to the existing school and installation of four new 22.5' tall light poles and new built in benches and new accessory play lot and track.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Chairman, Esposito, Garcia and Saul (Toia absent).

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.
Continued to February 21, 2020.

CONTINUANCES

564-19-Z **ZONING DISTRICT: RM-5** **WARD: 20**
APPLICANT: KMW Communities, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6202 S. Greenwood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 7.92' to 6', south setback from 7.88' to 6' (north to be zero for corner lot) and reduce the roof top stair enclosure setback from 20' to 10' for a proposed four-story, six dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

565-19-Z **ZONING DISTRICT: RM-5** **WARD: 20**
APPLICANT: KMW Communities, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6202 S. Greenwood Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from the required 273 square feet to zero for a proposed four-story, six dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

571-19-S **ZONING DISTRICT: M1-3** **WARD: 3**
APPLICANT: D3: Dre's Diesel Dome, LLC
OWNER: 2635 South Wabash Realty, LLC
PREMISES AFFECTED: 2635 S. Wabash Avenue
SUBJECT: Application for a special use to establish a 4,215 square foot fitness center (Sports and Recreation Participant) in an existing four-story mixed use building.
Withdrawn.

598-19-Z **ZONING DISTRICT: RT-4** **WARD: 28**
APPLICANT: AGC, Holdings, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2450 W. Flourney Street
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 998 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.

616-19-S **ZONING DISTRICT: C1-2** **WARD: 1**
APPLICANT: Moca, LLC
OWNER: Drummond & Briar, LLC
PREMISES AFFECTED: 2847 W. Fullerton Avenue / 2367 N. Milwaukee Avenue
SUBJECT: Application for a special use to expand an existing medical cannabis dispensary in an existing one and two story building.
Withdrawn.

621-19-Z **ZONING DISTRICT: C2-2** **WARD: 1**
APPLICANT: Diamond Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 505 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 6,000 square feet to 5,852 square feet for a proposed four-story, six dwelling unit mixed use building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

622-19-Z **ZONING DISTRICT: C2-2** **WARD: 1**
APPLICANT: Diamond Partnership, LLC

OWNER: Same as applicant
PREMISES AFFECTED: 505 N. Hermitage Avenue
SUBJECT: Application for a variation to increase the height from the maximum 50' to 55' for a proposed four-story, six dwelling unit mixed use building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

623-19-S **ZONING DISTRICT: C2-2** **WARD: 1**
APPLICANT: Diamond Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 513 N. Hermitage Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

624-19-S **ZONING DISTRICT: C2-2** **WARD: 1**
APPLICANT: Diamond Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 521 N. Hermitage Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

625-19-S **ZONING DISTRICT: C2-2** **WARD: 1**
APPLICANT: Diamond Partnership, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 529 N. Hermitage Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

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 Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting went into closed session at 2:55 PM.

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 3:10 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 475-19-Z, 395-19-S, 402-19-Z, 511-19-Z, 512-19-Z, 513-19-Z, 527-19-Z, 549-19-Z, 341-19-Z, 550-19-Z, 576-19-Z, 579-19-S and 580-19-Z made by 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 regular meeting of December 20, 2019, except for Board Cal No. 618-19-Z, 619-19-Z, 626-19-S, 627-19-Z, 536-19-Z, 562-19-Z, 563-19-Z, 566-19-Z, 567-19-Z, 568-19-Z, and 569-19-Z made by Chairman. Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Garcia, Saul, and Toia.

The Chairman moved to adjourn at 3:15 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Adjournment.