Chairman Parang called the meeting to order at 9:05 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Parang, Doar, and Toia).

Motion to approve the minutes from the May 17, 2019 regular meeting made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

Motion to approve the June 21, 2019 agenda made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

9:00 A.M.

303-19-S
APPLICANT: Oaktree Academy, LLC
OWNER: Ambala Holdings, LLC
PREMISES AFFECTED: 2114 W. Lawrence Avenue
SUBJECT: Application for a special use for two off-site parking spaces to meet the parking requirement for a proposed day care center located at 2120 W. Lawrence Avenue.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

304-19-S
APPLICANT: Saint Anne’s Home
OWNER: The Order of Saint Anne, Chicago
PREMISES AFFECTED: 1715 W. Chase Avenue
SUBJECT: Application for a special use to establish a community home group living to be converted from the existing community home to family living in an existing three-story building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

305-19-Z
APPLICANT: Drew and Nancy Coatney
OWNER: Same as applicant
PREMISES AFFECTED: 5750 N. Fairfield Avenue
SUBJECT: Application for a variation to expand the existing floor area from
3,475 square feet to 3,995 square feet (520 square foot addition) for a proposed rear three story addition to the existing two-story single family residence.

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

306-19-S
APPLICANT: McDonald's Corporation
OWNER: Franchise Realty Investment Trust- IL
PREMISES AFFECTED: 4844 N. Lincoln Avenue
SUBJECT: Application for a special use to establish a dual lane drive-through facility to serve an existing fast food restaurant.

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

307-19-S
APPLICANT: Aeslin Pup Hub WT, LLC
OWNER: O & J Investments, LLC
PREMISES AFFECTED: 1802-06 W. Chicago Avenue
SUBJECT: Application for a special use to establish an animal boarding kennel.

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

308-19-Z
APPLICANT: 2038 W. Superior, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2038 W. Superior Street
SUBJECT: Application for a variation to reduce the front setback (W. Lee Street) from the required 12’ to 4’, the front setback for parking (W. Lee Street) from 20’ to 4’ for a proposed one-story, attached two-car garage for the existing single family residence.

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

309-19-S
APPLICANT: Maria Castro
OWNER: Javier Galindo
PREMISES AFFECTED: 2878 W. Cermak Road
SUBJECT: Application for a special use to establish a beauty salon.
Continued to August 16, 2019 at 2:00 PMPM

310-19-S
APPLICANT: 2037 N. Kenneth, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1653 W. Division Street
SUBJECT: Application for a special use to eliminate the two required on-site parking spaces for a proposed three-story building with office
space and two dwelling units which is a transit served location within 1,320 feet of a CTA station entrance.

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

---

**311-19-S**

**APPLICANT:** Development Group, LLC Hancock  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2020 W. Armitage Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed four-story, five dwelling unit building with a detached two-car garage and three-car garage which will each have a roof deck.

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

---

**312-19-Z**

**APPLICANT:** Development Group, LLC Hancock  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2020 W. Armitage Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 5,000 square feet to 4,600 square feet for a proposed four-story, five dwelling unit building.

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

---

**313-19-Z**

**APPLICANT:** Jiamiene Hsu  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3211 S. Archer Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from 30' to zero for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.

**Continued to July 19, 2019 at 2:00 PM**

---

**314-19-Z**

**APPLICANT:** Jiamiene Hsu  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3211 S. Archer Avenue  
**SUBJECT:** Application for a variation to reduce the required on-site parking from thirty-four spaces to twenty-eight spaces for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.

**Continued to July 19, 2019 at 2:00 PM**

---

**315-19-Z**

**APPLICANT:** Jiamiene Hsu  
**OWNER:** Same as applicant
PREMISES AFFECTED: 3211 S. Archer Avenue
SUBJECT: Application for a variation to reduce the required off-street loading zone from the required one to zero for a proposed four-story, thirty-four dwelling unit building with an attached garage with twenty-eight parking spaces.
Continued to July 19, 2019 at 2:00 PM

316-19-Z
APPLICANT: 708 S. Campbell, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 710 S. Campbell Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12’ to 4.33’ for a proposed two-story, six dwelling unit building.
Continued to July 19, 2019 at 2:00 PM

317-19-Z
APPLICANT: 708 S Campbell, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 710 S. Campbell Avenue
SUBJECT: Application for a variation to reduce the required parking from six on-site parking spaces to five for a proposed two-story, six dwelling unit building.
Continued to July 19, 2019 at 2:00 PM

318-19-S
APPLICANT: Elemento S A Inc.
OWNER: Emma Rodriguez and Jose Gaytan
PREMISES AFFECTED: 3252 W. 31st Street
SUBJECT: Application for a special use to establish a Class IV-A recycling facility in an existing Class II recycling facility.
Continued to July 19, 2019 at 2:00 PM

319-19-S
APPLICANT: Clair Enterprises, LLC
OWNER: Saul Del Rivero
PREMISES AFFECTED: 2123 W. Division Street
SUBJECT: Application for a special use to establish a hookah bar.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

320-19-Z
APPLICANT: Yo, Eleven, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 815 S. Carpenter Street
SUBJECT: Application for a variation to increase the existing floor area ratio from 5,052 square feet to 5,502 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>321-19-Z</td>
<td>RT-4</td>
<td>25</td>
</tr>
<tr>
<td>Applicant</td>
<td>Yo, Eleven, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected</td>
<td>815 S. Carpenter Street</td>
<td></td>
</tr>
<tr>
<td>Subject</td>
<td>Application for a variation to reduce the rear setback from the required 30' to 8.67', north setback from 2' to 1.92' (south to be 3.08'), combined side setback to be 5' for a proposed rear enclosed porch and three story staircase to the existing three-story, six dwelling unit.</td>
<td></td>
</tr>
<tr>
<td>Continued to July 19, 2019 at 2:00 PM</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>322-19-Z</td>
<td>RT-4</td>
<td>25</td>
</tr>
<tr>
<td>Applicant</td>
<td>Yo, Eleven, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected</td>
<td>815 S. Carpenter Street</td>
<td></td>
</tr>
<tr>
<td>Subject</td>
<td>Application for a variation to reduce the rear yard open space from the required 390 square feet to 254 square feet for a proposed rear enclosed porch and three-story staircase for the existing three-story, six dwelling unit building.</td>
<td></td>
</tr>
<tr>
<td>Continued to July 19, 2019 at 2:00 PM</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>323-19-S</td>
<td>B3-3</td>
<td>27</td>
</tr>
<tr>
<td>Applicant</td>
<td>Michael Scoby</td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected</td>
<td>1050 W. Kinzie Street</td>
<td></td>
</tr>
<tr>
<td>Subject</td>
<td>Application for a special use to establish residential use below the second floor for an existing four-story, six dwelling unit building to be converted to a seven dwelling unit building with one additional parking space for the new unit.</td>
<td></td>
</tr>
<tr>
<td>Continued to July 19, 2019 at 2:00 PM</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>324-19-Z</td>
<td>RT-4</td>
<td>32</td>
</tr>
<tr>
<td>Applicant</td>
<td>Palmer Park, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Same</td>
<td></td>
</tr>
<tr>
<td>Premises Affected</td>
<td>3228-36 W. Palmer Street / 2201-13 N. Sawyer Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject</td>
<td>Application for a variation to reduce the rear yard open space from 960 square feet to zero for the conversion of an existing two-story building into fourteen dwelling units with a rear open parking lot.</td>
<td></td>
</tr>
<tr>
<td>Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
</tr>
</thead>
<tbody>
<tr>
<td>325-19-Z</td>
<td>RT-4</td>
<td>32</td>
</tr>
<tr>
<td>Applicant</td>
<td>Palmer Park, LLC</td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected</td>
<td>3228-36 W. Palmer Street / 2201-13 N. Sawyer Avenue</td>
<td></td>
</tr>
</tbody>
</table>
SUBJECT: Application for a variation to reduce the required off-street parking from the required fourteen spaces to twelve spaces to convert an existing two-story building to a fourteen dwelling unit building with a rear open parking lot.

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

326-19-Z
ZONING DISTRICT: RT-4  
WARD: 32

APPLICANT: Palmer Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3228-36 W. Palmer Street / 2201-13 N. Sawyer Avenue
SUBJECT: Application for a variation to reduce the landscape setback along N. Sawyer from the required 7' to 2' and to eliminate four required trees in the setback and to reduce the required amount of shrubs in the setback from thirty to six, and to allow a 4' high ornamental fence to be installed at the property line instead of 5' from the property line for a two-story residential building with on-site parking lot.

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

327-19-Z
ZONING DISTRICT: B2-3  
WARD: 1

APPLICANT: Tim Pomaville
OWNER: Ambrosia Homes of Illinois, LLC Series 39
PREMISES AFFECTED: 2438 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to 2' for a proposed detached garage with roof with an attached rear open porch for access which will serve a proposed three-story, three dwelling unit building.

Continued to July 19, 2019 at 2:00 PM

328-19-S
ZONING DISTRICT: C2-1  
WARD: 32

APPLICANT: Vequity, LLC Series LV 2001
OWNER: Same as applicant
PREMISES AFFECTED: 2366 N. Damen Avenue
SUBJECT: Application for a special use to establish a gas station with a one-story, commercial / retail accessory building.

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

329-19-Z
ZONING DISTRICT: C2-1  
WARD: 32

APPLICANT: Vequity, LLC series LV 2001
OWNER: Same as applicant
PREMISES AFFECTED: 2366 N. Damen Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 17,346 square feet for a proposed gas station with a one-story commercial/retail accessory building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

330-19-Z
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 4949-5015 S. Blackstone Avenue / 5002-58 S. Lake Park Avenue
SUBJECT: Application for a variation to reduce the rear setback abutting South Lake Park Avenue from the required 50' to zero for a proposed 25' tall accessory score board, two 90' high sport light poles and a 6' tall ornamental fence on top of the existing 2' high retaining wall which will serve an out-door track and football field accessory to existing high school and elementary school buildings.

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

331-19-S
APPLICANT: Karkif Division 2, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1807 W. Division Street
SUBJECT: Application for a special use to reduce the required parking by 100% from five required spaces to zero for a proposed four-story addition to an existing one and three story building which shall be converted to a retail and seven dwelling unit building which shall be a transit served location.

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

332-19-Z
APPLICANT: Karkif Division 2, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1807 W. Division Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 7,000 square feet to 6,620 square feet for a proposed four-story addition to the existing one and three-story building to be converted to a retail and seven dwelling unit building which shall be a transit served location.

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

333-19-Z
APPLICANT: Karkif Division 2, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1807 W. Division Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 3.06' for a proposed four-story addition to the existing one and three story retail and dwelling unit building to be converted to a retail and seven dwelling unit building which shall
be a transit served location.

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

334-19-S
APPLICANT: Daystar Education Association
OWNER: Same as applicant
PREMISES AFFECTED: 1550 S. State Street
SUBJECT: Application for a special use to expand an existing school in an existing one-story building.

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

335-19-S
APPLICANT: Daystar Education Association
OWNER: The Ozinga Foundation, Inc.
PREMISES AFFECTED: 42-74 W. 16th Street
SUBJECT: Application for a special use to establish an off-site required accessory parking lot with six accessory parking spaces, thirteen drop-off spaces and one 10’ x 25’ loading zone to serve a proposed one-story school use building located at 1550 S. State Street.

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

336-19-S
APPLICANT: Daystar Education Association
OWNER: The Ozinga Foundation, Inc.
PREMISES AFFECTED: 42-74 W. 16th Street
SUBJECT: Application for a special use to establish an off-site non accessory parking lot with seventy-six parking spaces to serve a proposed one-story school use located at 1550 S. State Street.

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

Meeting went into closed session at 11:29 AM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia (Garcia absent). Meeting returned to open session at 11:42 AM.

The Chairman moved to recess at 11:45 PM. Second by Doar. Motion carried 3-0; yeas-Parang, Doar, 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 three members present (Parang, Doar, and Toia).

2:00 PM

CONTINUANCES

241-19-S
APPLICANT: Frenchy Soccer Development, LLC
OWNER: Heneghan Wrecking Company Inc. / Heneghan Wrecking and Excavating Co, Inc.
PREMISES AFFECTED: 4201 W. 36th Street
SUBJECT: Application for a special use to allow a sports and recreation, participant 149 person capacity (indoor soccer field) in an existing one-story warehouse. Continued to August 16, 2019 at 2:00 PM

251-19-S
APPLICANT: Kadampa Meditation Center New York
OWNER: Same as applicant
PREMISES AFFECTED: 375 W. Erie Street, Unit C-101
SUBJECT: Application for a special use to establish a religious assembly facility. Continued to July 19, 2019 at 2:00 PM

VOTE ONLY

259-19-S
APPLICANT: Dusk 'Til Dawn, Inc.
OWNER: Mendoza Family Holdings, LLC
PREMISES AFFECTED: 3448 N. Clark Street
SUBJECT: Application for a special use to establish a massage establishment. Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Parang, Doar, and Toia; nays – Garcia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 84-19-S, 202-19-S, 203-19-Z and 225-19-S made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia.

The Chairman moved to adjourn at 2:30 PM. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Toia. Meeting adjourned.