PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS
Farzin Parang
Zurich Esposito
Sylvia Garcia
Sam Toia
Timothy Knudsen

Prior to the meeting, Chairman Parang designated alternate Board member Timothy Knudsen to fill the position of regular Board member Jolene Saul.

Acting Chairman Garcia called the meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Garcia, Esposito, and Knudsen). Toia arrived at 9:30 AM. Chairman Parang arrived at 9:45 AM.

Motion to approve the minutes from the October 18, 2019 regular meeting made by Garcia. Second by Esposito. Motion carried 3-0; yeas – Garcia, Esposito, Knudsen.

Motion to approve the November 15, 2019 agenda made by Garcia. Second by Esposito. Motion carried 3-0; yeas – Garcia, Esposito, and Knudsen.

9:00 A.M.

550-19-Z
APPLICANT: Anne Dunne
OWNER: Same as applicant
PREMISES AFFECTED: 3044 N. Rutherford Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 10', rear setback from 25.04' to zero, north side setback from 6' to zero (south to be 18.11'), combined side setback to be 18.11' for a north side privacy fence at 8' in height.
Motion to approve made by Chairman. Second by Toia. Motion denied 0-5; yeas – none; nays - Chairman, Esposito, Garcia, Knudsen, and Toia.

551-19-S
APPLICANT: Completely Styled
OWNER: 11070 S. Western, LLC
PREMISES AFFECTED: 2406 W. 111th Street
SUBJECT: Application for a special use to establish a hair salon.
Continued to December 20, 2019 at 9:00 a.m.

552-19-S
APPLICANT: Nereida Aparicio
OWNER: Arturo Cortez
PREMISES AFFECTED: 1750 W. 18th Street
SUBJECT: Application for a special use to establish a nail salon.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

553-19-S
APPLICANT: Kiana Frederick dba Pretty Flawless Hair
OWNER: David Stewart
PREMISES AFFECTED: 211 W. 119th Street
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, Knudsen, and Toia.

554-19-S
APPLICANT: Marcial Rosas
OWNER: Zeng & Mo Property, LLC
PREMISES AFFECTED: 1539 W. 47th Street
SUBJECT: Application for a special use to establish a barbershop.
Motion to approve made by Chairman. Second by Toia.
Motion carried 4-0; yeas – Garcia, Esposito, Knudsen, and Toia (Chairman absent).

555-19-Z
APPLICANT: Mario Razo
OWNER: Same as applicant
PREMISES AFFECTED: 3637-39 S. Parnell Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.97' to 1.8', (south to be 2.4') combined side setback from 4.8' to 2.8' to allow the subdivision of an existing zoning lot into two zoning lots. The existing two-story, two dwelling unit building shall remain.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

556-19-Z
APPLICANT: Mario Razo
OWNER: Same as applicant
PREMISES AFFECTED: 3637 S. Parnell Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.97' to 11.83' for a proposed two-story, single family residence with two parking stalls.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.
557-19-Z
APPLICANT: Jose Bahena
OWNER: Same as applicant
PREMISES AFFECTED: 2840 S. Ridgeway Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 3.10' for a proposed two story, front open porch to serve an existing two-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

558-19-Z
APPLICANT: OG Management, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 738 N. Avers Avenue
SUBJECT: Application for a variation to reduce the number of parking spaces from the required seven to six for the proposed conversion on an existing three-story, six dwelling unit building to a seven dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

559-19-Z
APPLICANT: OG Management, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 742 N. Avers Avenue
SUBJECT: Application for a variation to reduce the required parking from four spaces to three for the conversion of an existing three-story, three dwelling unit building to a four dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

560-19-Z
APPLICANT: Metropole Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2801 W. Warren Boulevard
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 982.4 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, Knudsen, and Toia.

561-19-Z
APPLICANT: Wilmot Construction
OWNER: Same as applicant
PREMISES AFFECTED: 3204 N. Lawndale Avenue / 3702 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 935.93 square feet for a proposed four-story mixed-use building with an attached sixteen garage.

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

562-19-Z  ZONING DISTRICT: B3-3  WARD: 32
APPLICANT: KPLN Holdings, LLC
OWNER: Southport Lincoln Property Series, LLC / L W East Series, LLC
PREMISES AFFECTED: 2933-37 N. Southport Avenue/ 2956-58 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building with an attached eleven car garage.
Continued to December 20, 2019 at 2:00 p.m.

563-19-Z  ZONING DISTRICT: B3-3  WARD: 32
APPLICANT: KPLN Holdings, LLC
OWNER: Southport Lincoln Property Series, LLC / L W East Series, LLC
PREMISES AFFECTED: 2933-37 N. Southport Avenue/ 2956-58 N. Lincoln Avenue
SUBJECT: Application for a variation to reduce the off-street parking from the required twelve parking spaces to eleven for a proposed four-story, mixed use building with an attached eleven car garage.
Continued to December 20, 2019 at 2:00 p.m.

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.
Continued to January 17, 2020 at 2:00 p.m.

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.
Continued to January 17, 2020 at 2:00 p.m.

566-19-Z  ZONING DISTRICT: RS-3  WARD: 32
APPLICANT: Noah Properties, LLC
OWNER: John A. Newhouse
PREMISES AFFECTED: 2339 W. Shakespeare Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 13.03' to 8.5', east setback from 2' to zero, combined side setback from 4.8' to 2', rear setback from 28' to 2' for a proposed two-story, single family residence with rear open deck and an attached two-car garage with roof deck.

Continued to December 20, 2019 at 2:00 p.m.

APPLICANT: Noah Properties, LLC
OWNER: John A. Newhouse
PREMISES AFFECTED: 2339 W. Shakespeare Avenue
SUBJECT: Application for a variation to relocate the required 225 square feet of rear yard open space to the proposed garage roof deck which will serve the proposed two-story, single family residence with rear open deck and an attached two-car garage with roof deck.

Continued to December 20, 2019 at 2:00 p.m.

APPLICANT: Noah Properties, LLC
OWNER: John A. Newhouse
PREMISES AFFECTED: 2341 W. Shakespeare Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12.85' to 8.5', both side yard setbacks from 2' to zero, combined side yard setback from 4.8' to zero, rear yard setback from 28' to 2' for a proposed two-story, single family residence with a rear open deck and attached two-car garage with roof deck.

Continued to December 20, 2019 at 2:00 p.m.

APPLICANT: Noah Properties, LLC
OWNER: John A. Newhouse
PREMISES AFFECTED: 2341 W. Shakespeare Avenue
SUBJECT: Application for a variation to relocate the required rear yard open space to the roof of the proposed attached garage which will serve the proposed single-family residence with a rear open deck and attached two car garage with roof deck.

Continued to December 20, 2019 at 2:00 p.m.

APPLICANT: Marz Community Brewing
OWNER: 1965 Exchange, LLC, Boise Baum Trading Co., LLC, District 18 Two, LLC
PREMISES AFFECTED: 1950 N. Western Avenue
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, Knudsen, and Toia.

571-19-S
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.

Continued to December 20, 2019 at 2:00 p.m.

572-19-Z
APPLICANT: Sustainabuild, LLC 2345
OWNER: Same as applicant
PREMISES AFFECTED: 2345 W. Monroe Street
SUBJECT: Application for a variation to reduce the front setback (W. Wilcox Street) from the required 15' to 2', east side setback from 3.84' to zero (west to be zero), combined side setback from 9.6' to zero for a proposed four-story, nine dwelling unit building with detached two car garage with roof deck and access stair and detached four-car garage in front (W. Wilcox St.).

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

573-19-Z
APPLICANT: Sustainabuild, LLC 2345
OWNER: Same as applicant
PREMISES AFFECTED: 2345 W. Monroe Street
SUBJECT: Application for a variation to reduce the required unobstructed midway building separation for through-lots from 26' to zero for a proposed four-story, nine dwelling unit building with detached two car garage with roof deck and access stair and four-car detached garage in front (W. Wilcox St.).

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

574-19-Z
APPLICANT: ATK Development, LLC Series 2422
OWNER: Same as applicant
PREMISES AFFECTED: 2422 W. Iowa Street
SUBJECT: Application for a variation to reduce the minimum lot area from 3,000 square feet to 2,990.88 for a proposed three-story, three dwelling unit building with rear open porch, rooftop stairway enclosure and three-car parking car port.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yea – Chairman, Esposito, Garcia, and Knudsen (Toia absent).

575-19-S
APPLICANT: Sirrah Food Industries
OWNER: Evangeline and Paul Mophos
PREMISES AFFECTED: 10258 S. Halsted Street
SUBJECT: Application for a special use to establish a two-lane drive through facility to serve a proposed restaurant in an existing one-story building to be converted from a financial service use.

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

576-19-Z
APPLICANT: Lawrence 1101, LLC & Fulton West Loop Lawrence, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4738-50 N. Winthrop Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.42' to zero, rear setback from 30' to 10' on floors containing dwelling units for a proposed four-story, eighty-four total (mix of efficiency and dwelling units) with thirty-seven on-site parking spaces, roof top stair and elevator enclosure with residential roof deck which shall be located within a transit served location.

Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yea – Esposito, Garcia, Knudsen, and Toia (Chairman recused).

577-19-S
APPLICANT: Jasmine Reyes dba All Jazzed Up, LLC
OWNER: Eduardo DeJesus
PREMISES AFFECTED: 3822 W. North Avenue
SUBJECT: Application for a special use to establish a nail salon.

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

578-19-S
APPLICANT: Best Chicagoland LLC, dba Urban Luxe Salon
OWNER: Same as applicant
PREMISES AFFECTED: 6848 S. Ashland Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yea – Chairman, Esposito, Garcia, Knudsen, and Toia.
579-19-S  
**APPLICANT:** ZS Dev Peoria Green, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 123 S. Peoria Street / 128 S. Green Street  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed six-story, twenty-five dwelling unit building. 
**Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen (Toia absent).**

580-19-Z  
**APPLICANT:** ZS Dev Peoria Green, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 123 S. Peoria Street / 128 S. Green Street  
**SUBJECT:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to zero for a proposed six-story, twenty-five dwelling unit building. 
**Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen (Toia absent).**

581-19-S  
**APPLICANT:** Daniel Lopez Torres dba New York Hairstyle Academy Inc.  
**OWNER:** Ted Marvrakis  
**PREMISES AFFECTED:** 9214 S. Commercial Avenue  
**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, Knudsen, and Toia.**

582-19-S  
**APPLICANT:** Connie's Pizza, Inc.  
**OWNER:** JLS Archer, LLC  
**PREMISES AFFECTED:** 2373 S. Archer Avenue  
**SUBJECT:** Application for a special use to establish a drive-through facility to serve an existing one-story restaurant. 
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen (Toia recused).**

583-19-S  
**APPLICANT:** Lacore Styling & Company, LLC  
**OWNER:** 211 E. 79th St., LLC  
**PREMISES AFFECTED:** 213 E. 79th Street  
**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, Knudsen, and Toia.

The Chairman moved to recess at 1:00 PM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Garcia, Knudsen, and Toia.

The Board reconvened at 2:09 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 Toia).

2:00 P.M.

<table>
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<th>ZONING DISTRICT: RS-2 and RM-5</th>
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<tr>
<td>584-19-Z</td>
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<td>APPLICANT:</td>
<td>Delta Life Services, LLC</td>
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<tr>
<td>OWNER:</td>
<td>Sisters of the Resurrection (an Illinois not-for-profit)</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>7432 &amp; 7500 S. Talcott Avenue</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear setback from the required 50' to 10.6' at the existing convent building at 7432 W. Talcott Avenue to allow the division of an existing zoning lot into two new zoning lots. The existing convent shall be converted to a seventy-two unit assisted living facility. The existing high school building at 7500 W. Talcott Avenue shall remain.</td>
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</table>

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

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<td>585-19-Z</td>
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<td>APPLICANT:</td>
<td>Delta Life Services, LLC</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>7432 &amp; 7500 W. Talcott Avenue</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the rear yard open space for the existing convent building at 7432 W. Talcott Avenue from the required 6,859.18 square feet to 970.43 square feet to permit the subdivision of one zoning lot into two zoning lots. The existing convent shall be converted to a seventy-two unit assisted living facility. The existing high school building at 7500 W. Talcott Avenue shall remain.</td>
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Motion to approve made by Chairman. Second by Toia. 
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

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<th>WARD: 32</th>
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<td>586-19-S</td>
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<tr>
<td>APPLICANT:</td>
<td>2149-51 W Belmont, LLC</td>
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<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>2149-51 W. Belmont Avenue</td>
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</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building</td>
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</tbody>
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with an attached six car garage with roof deck and one-story open
deck above.

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

587-19-Z
APPLICANT: 2149-51 W Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2149-51 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, six dwelling unit building with an attached six car garage with roof deck and one-story open deck above.

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

588-19-Z
APPLICANT: 2149-51 W Belmont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2149-51 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per unit from the required 1,000 square feet to 999.6 square feet for a proposed four-story, six dwelling unit building with an attached six car garage with roof deck and one-story open deck above.

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

589-19-Z
APPLICANT: Matthew Carpenter & Angela Melendez
OWNER: Same as applicant
PREMISES AFFECTED: 3541 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the north side setback from 5' to 2' (south to be 3.1') combined side setback from 5' to 3.1' for an existing rear one-story addition and a proposed second floor addition to the existing two-story single-family residence.

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

590-19-A
APPLICANT: Corine A. O'Hara dba Corett Builders Corp.
OWNER: Same as appellant
PREMISES AFFECTED: 2855 N. Ashland Avenue
SUBJECT: Application for an appeal of the decision of the office of the
Zoning Administrator in refusing to recognize 2855 N. Ashland as a two dwelling unit building.

**Motion to uphold the decision of the Zoning administrator made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Toia (Knudsen absent).**

**591-19-Z**  
**APPLICANT:** 1100-1114 W. Randolph Associates, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1100-12 W. Randolph Street  
**SUBJECT:** Application for a variation to reduce the off-street parking from the required forty-three spaces to zero for a proposed retail and office building which shall be located within 1,320 feet of a CTA rail station.

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

**592-19-Z**  
**APPLICANT:** 1100-1114 W. Randolph Associates, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1100-12 W. Randolph Street  
**SUBJECT:** Application for a variation to reduce the off-street loading zone requirement from one to zero for a proposed three-story retail and office building which shall be located within 1,320 feet of a CTA rail station.

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

**593-19-Z**  
**APPLICANT:** 2738 W Cortez Condominium Association  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2738 W. Cortez Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 37.4' to 2', east and west side setback from 2' each to zero, combined side setback from 5' to zero for a proposed garage roof deck with access bridge in the rear of an existing three-story, three dwelling unit building.

**Continued to December 20, 2019 at 2:00 p.m.**

**594-19-Z**  
**APPLICANT:** 2738 W Cortez Condominium Association  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2738 W. Cortez Street  
**SUBJECT:** Application for a variation to relocate the required 202 square feet of rear yard open to a proposed garage roof top deck which will serve the existing three-story, three dwelling unit building with garage with
access bridge to the proposed roof deck.

Continued to December 20, 2019 at 2:00 p.m.

595-19-Z  
**APPLICANT:** 2738 W Cortez Street Condominium Association  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2738 W. Cortez Street  
**SUBJECT:** Application for a variation to reduce the required number of off-street parking three parking spaces to two for a proposed garage roof deck with access bridge at the rear of the existing three-story, three dwelling unit building.

Continued to December 20, 2019 at 2:00 p.m.

596-19-S  
**APPLICANT:** An Abstract Grooming Company / Simeon O Haynes  
**OWNER:** Bob Louis Group, LLC  
**PREMISES AFFECTED:** 900 S. Western Avenue  
**SUBJECT:** Application for a special use to establish a barber shop.

Continued to December 20, 2019 at 2:00 p.m.

**CONTINUANCES**

327-19-Z  
**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.

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

376-19-S  
**APPLICANT:** Kriser's Feeding Pets For Life, LLC  
**OWNER:** MR 3629 Western Waveland, LLC  
**PREMISES AFFECTED:** 3649 N. Western Avenue  
**SUBJECT:** Application for a special use to establish an animal shelter / boarding, animal training/ day care facility.

Withdrawn

407-19-Z  
**APPLICANT:** 1913 N. Halsted Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1913 N. Halsted Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the
required 39.3’ to 28.58’ for a proposed four-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Knudsen, and Toia; nays - Garcia.

408-19-Z
APPLICANT: 1913 N. Halsted, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1913 N. Halsted Street
SUBJECT: Application for a variation to establish a new curb cut to serve a proposed four-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-1; yeas – Chairman, Esposito, Knudsen, and Toia; nays - Garcia.

415-19-S
APPLICANT: 7-Eleven, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4346 N. Kimball Avenue
SUBJECT: Application Withdrawn

465-19-Z
APPLICANT: Gino Battaglia
OWNER: Same as applicant
PREMISES AFFECTED: 1740 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the required total off-street parking spaces from the required one to zero for a proposed artist live/ work space on the third floor of an existing three-story, mixed use building.

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

524-19-Z
APPLICANT: Sarah & Todd Shraiberg
OWNER: Same as applicant
PREMISES AFFECTED: 2204 N. Orchard Street
SUBJECT: Application for a variation to reduce the north and south side setback from 2’ to zero, combined side setback from 4.8’ to zero, rear setback from 35’ to zero for a proposed three-story, single family residence with an attached two-car garage with living area above and roof deck.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.
528-19-Z  
APPLICANT: Education & Entertainment, Inc.  
OWNER: Leonas Properties, LLC  
PREMISES AFFECTED: 9156 S. Stony Island Avenue  
SUBJECT: Application for a variation to establish a public place of amusement license to provide recreational services, live theatrical performances, dancing comedy and rental space which is located within 125' of a residential district.  
Continued to December 20, 2019 at 2:00 p.m.

538-19-Z  
APPLICANT: Michael Kang  
OWNER: Same as applicant  
PREMISES AFFECTED: 2147 W. Thomas Street  
SUBJECT: Application for a variation to reduce the east side setback from the required 2.4' to zero (west to be zero), combined side setback from 2.4' to zero for a proposed one-story addition to the existing one-story, single family residence.  
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen (Toia absent).

539-19-Z  
APPLICANT: Michael Kang  
OWNER: Same as applicant  
PREMISES AFFECTED: 2147 W. Thomas Street  
SUBJECT: Application for a variation to reduce the rear yard open space from the required 194.73 square feet to 115 square feet for a proposed rear one-story addition to the existing one-story, single family residence.  
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen (Toia absent).

548-19-A  
APPLICANT: Irony, LLC  
OWNER: Same as appellant  
PREMISES AFFECTED: 6854 W. Thorndale Avenue  
SUBJECT: Application for an appeal of the decision of the office of the Zoning Administrator in refusing to recognize 6854 W. Thorndale as a buildable lot.  
Motion to affirm the decision of the Zoning Administrator made by Chairman. Second by Toia. Decision of the Zoning Administrator affirmed 5-0; yeas – Chairman, Esposito, Garcia, Knudsen and Toia).
359-19-Z

APPLICANT: Chi Partners, LLC 2711 Washtenaw Series
OWNER: Same as applicant
PREMISES AFFECTED: 2711 N. Washtenaw Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,893 square feet to add a fourth dwelling unit to an existing three-story, three dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion denied 2-3. Split decision on October 18, 2019; yeas – Saul and Garcia; nays – Chairman and Knudsen; continued to this date November 15, 2019, so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); nays – Toia.

360-19-Z

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

Motion to approve made by Chairman. Second by Toia. Motion to approve made by Chairman. Second by Toia. Motion denied 2-3. Split decision on October 18, 2019; yeas – Saul and Garcia; nays – Chairman and Knudsen; continued to this date November 15, 2019, so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); nays – 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 Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia. Meeting went into closed session at 5:45 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia. Meeting returned to open session at 6:30 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 420-19-S, 421-19-Z, and 464-19-Z made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

Second by Toia. Motion carried 5-0: yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

The Chairman moved to adjourn at 6:40 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Toia.

Adjournment.