PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Farzin Parang
Zurich Esposito
Sylvia Garcia
Jolene Saul
Sam Toia
Timothy Knudson

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). Newly appointed alternate member Timothy Knudson was present for the morning session but took no part in the morning hearings or deliberations on said hearings as he was present solely in an observational capacity.

Motion to approve the minutes from the August 16, 2019 regular meeting made by Toia. Second by Chairman. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the September 20, 2019 agenda made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

9:00 A.M.

Request for special use extension

382-18-S
APPLICANT: Canine Therapy Corps
OWNER: The El Marro Land Trust
PREMISES AFFECTED: 3918 W. Fullerton Avenue
SUBJECT: Application for a special use to establish a shelter and boarding kennel (animal training).

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

Regular Call

460-19-S
APPLICANT: One Parking 707 Inc.
OWNER: 1415 Condominium Association
PREMISES AFFECTED: 1415 N. Dearborn Street
SUBJECT: Application for a special use to establish non-accessory parking in an existing twenty-seven story building by using eleven of the
forty-five required parking spaces.

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

461-19-S
ZONING DISTRICT: B3-1
WARD: 18
APPLICANT: John McGowan d/b/a/ Serenity Nails, LLC
OWNER: Amin Ijbara
PREMISES AFFECTED: 8237 S. Kedzie 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; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

462-19-S
APPLICANT: Johnson Duong
OWNER: Same as applicant
PREMISES AFFECTED: 3107 W. Armitage 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; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

463-19-Z
APPLICANT: Clark Apartments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3839 N. Clark Street
SUBJECT: Application for a variation to reduce the front setback from the required 7.5' to zero, rear setback from 30' to 19', north setback from 5' to zero (south to be zero), for a proposed five-story, nine dwelling unit building.

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

464-19-Z
APPLICANT: Giel and Regina Stein
OWNER: Same as applicant
PREMISES AFFECTED: 2513 N. Burling Street
SUBJECT: Application for a variation to reduce the north setback from the required 2' to 8’* (south to be 3'), combined side setback from 5' to 3' for a proposed three-story, single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-2; yeas – Chairman, Esposito, and Toia; nays – Garcia and Saul.

*Amended at hearing

465-19-Z
APPLICANT: Gino Battaglia
OWNER: Same as applicant
PREMISES AFFECTED: 1740 N. Milwaukee Avenue

ZONING DISTRICT: C1-3
WARD: 32
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.

Continued to October 18, 2019 at 2:00 p.m.

466-19-Z
APPLICANT: Edgewater Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5946-62 N. Sheridan Road
SUBJECT: Application for a variation to increase the height from the maximum 60' to 65.92' for a proposed six-story, fifty-nine dwelling unit building with ground floor parking.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

467-19-S
APPLICANT: The Salvation Army, an Illinois Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 2511-33 W. Madison Street
SUBJECT: Application for a special use to expand an existing special use to allow the expansion of an existing off-site accessory parking lot which serves the existing community center located at 20 S. Campbell Avenue.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

*Amended at hearing

468-19-S
APPLICANT: OG Management, Inc.
OWNER: Volo Holdings, LLC 2346 Grand Series
PREMISES AFFECTED: 2346 W. Grand Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building 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.

469-19-S
APPLICANT: OG Management, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2346 W. Grand Avenue
SUBJECT: Application for a special use to reduce the required off-street parking from six parking spaces to two parking spaces for a proposed four-story, six dwelling unit building 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.

470-19-Z
APPLICANT: OGM Management
OWNER: Volo Holdings, LLC 2346 Grand Series
PREMISES AFFECTED: 2346 W. Grand Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to 26.33 feet for a proposed four-story, six dwelling unit building 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.

471-19-Z
APPLICANT: OGM Management, Inc.
OWNER: Volo Holdings, LLC 2346 Grand Series
PREMISES AFFECTED: 2346 W. Grand Avenue
SUBJECT: Application for a variation to reduce the required minimum lot area from 2,400 square feet to 2,350 square feet for a proposed four-story, six dwelling unit building 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.

472-19-S
APPLICANT: Discovery Practice Management Inc. d/b/a/ Center for Discovery
OWNER: Chicago Title and Land Trust # 8002370845
PREMISES AFFECTED: 7450 N. Sheridan Road
SUBJECT: Application for a special use to establish a Group Community Home in an existing three-story, single family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

473-19-Z
APPLICANT: Edwin E. Muniz d/b/a/ Fast Entertainment Inc.
OWNER: Edwin E. Muniz
PREMISES AFFECTED: 3208 N. Kostner Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge for an existing tavern which is located within 125’ of a residential district.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

474-19-Z
APPLICANT: 
OWNER: 
PREMISES AFFECTED: 
SUBJECT:
ZONING DISTRICT: RS-3 WARD: 23
APPLICANT: Oscar Alanis
OWNER: Same as applicant
PREMISES AFFECTED: 5318 S. Lockwood Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 18.54' to 13.21' for a proposed second floor addition to the existing one-story, single family residence.

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

475-19-Z ZONING DISTRICT: B3-3 WARD: 1
APPLICANT: SustaniaBuild, LLC- 2421 Fullerton Series
OWNER: Mary Jo Carpenter
PREMISES AFFECTED: 2423 W. Fullerton Avenue
SUBJECT: Application for a variation to reduce the front setback from 3' to zero, east setback from 4' to 3', rear setback from 30' to 16' for a proposed four-story retail and twenty-one dwelling unit building with twenty-one, on-site parking spaces.

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

476-19-Z ZONING DISTRICT: RT-4 WARD: 1
APPLICANT: 2719-23 W Haddon, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2719 W. Haddon Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36.13' to 2', east and west setback each from 2' to zero, combined side setback from 5' to zero for a proposed connection to the new garage roof deck from the existing 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.

477-19-Z ZONING DISTRICT: RT-4 WARD: 1
APPLICANT: 2719-23 W Haddon Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2721 W. Haddon Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 36.12' to 22' for a proposed connection to the new roof deck from the existing six dwelling unit building.

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

478-19-Z ZONING DISTRICT: RS-3 WARD: 27
APPLICANT: Albert V. Trigo
OWNER: Same as applicant
PREMISES AFFECTED: 1015 N. Drake Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.54' to zero, north side setback from 2.4' to zero (south shall be zero), combined side setback from 6' to zero to allow a rear fence with rolling gate at 11.2' in height to serve the existing two-story residential building.

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

479-19-S
APPLICANT: Primo Center for Women and Children
OWNER: 4952 Madison, LLC
PREMISES AFFECTED: 4952-58 W. Madison Street / 1-17 N. Lavergne Avenue
SUBJECT: Application for a special use to establish a transitional residence in an existing three-story, mixed use building with ground floor retail and residential use and residential units above.

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

480-19-Z
APPLICANT: Mateusz Jasinski
OWNER: Same as applicant
PREMISES AFFECTED: 6167 N. Overhill Avenue
SUBJECT: Application for a variation to reduce rear setback from the required 8.17' to 3.08' for a proposed one-story addition to the side of an existing one-story, single family residence.

Continued to October 18, 2019 at 2:00 p.m.

481-19-Z
APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.
OWNER: Nashone Greer
PREMISES AFFECTED: 6706 S. Emerald Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 43.5' to 22' for a proposed two-story day care with an attached one-car garage and two unenclosed parking stalls.

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

482-19-S
APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.
OWNER: Alpha Temple Baptist Church
PREMISES AFFECTED: 6700-06 S. Union Avenue
SUBJECT: Application for a special use to establish an accessory off-site parking lot to accommodate the required seven parking stalls to serve a proposed day care center at 6706 S. Emerald Avenue.

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

483-19-Z
APPLICANT: Nashone Greer d/b/a/ Little Angels Family Daycare II, Inc.
OWNER: Alpha Temple Baptist Church
PREMISES AFFECTED: 6700-06 S. Union Avenue
SUBJECT: Application for a special use to establish an accessory off-site parking lot to accommodate the required seven parking stalls to serve a proposed day care center at 6706 S. Emerald Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, Saul (Toia absent).
APPLICANT: Nashone Greer d/b/a/ Little Angels Family Day Care II, Inc.
OWNER: Alpha Temple Baptist Church
PREMISES AFFECTED: 6700-06 S. Union Avenue
SUBJECT: Application for a variation to establish shared parking for non-residential uses with different peak hours of operation, to serve the proposed day care at 6706 S. Emerald Avenue and a religious assembly at 6701 S. Emerald Avenue.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, Saul (Toia absent).

484-19-S
APPLICANT: Reborn Ministries / Reborn Community Church
OWNER: Same as applicant
PREMISES AFFECTED: 4000 W. Wilcox Street
SUBJECT: Application for a special use to establish a religious assembly in an existing two-story building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

485-19-Z
APPLICANT: Reborn Ministries / Reborn Community Church
OWNER: Same as applicant
PREMISES AFFECTED: 4000 W. Wilcox Street
SUBJECT: Application for a variation to reduce the front setback from the required 6.92’ to zero for a proposed one story addition and a rear two story addition to a religious assembly in an existing two-story building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

486-19-S
APPLICANT: Reborn Ministries / Reborn Community Church
OWNER: City of Chicago Fleet & Facility Management
PREMISES AFFECTED: 3928-34 W. Wilcox Street
SUBJECT: Application for a special use to establish eighteen required off-site parking spaces to serve a proposed religious assembly at 4000 W. Wilcox.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

487-19-Z
APPLICANT: Reborn Ministries / Reborn Community Church
OWNER: City of Chicago Fleet & Facility Management
PREMISES AFFECTED: 3928-34 W. Wilcox
SUBJECT: Application for a variation to establish shared parking for two non-residential uses with different peak hours. The existing parking lot
serves an existing library and a proposed religious assembly located at 4000 W. Wilcox Street.

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

### 488-19-S
- **APPLICANT:** GW Lawrence Ashland, LLC
- **OWNER:** Same as applicant
- **PREMISES AFFECTED:** 1532 W. Lawrence Avenue
- **SUBJECT:** Application for a special use to establish a gas station with a one-story retail building.

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

### 489-19-Z
- **APPLICANT:** GW Lawrence Ashland, LLC
- **OWNER:** Same as above
- **PREMISES AFFECTED:** 1532 W. Lawrence Avenue
- **SUBJECT:** Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 15,385.5 square feet for a proposed gas station with a one-story retail building.

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

### 490-19-Z
- **APPLICANT:** Barrett Home, LLC
- **OWNER:** Same as applicant
- **PREMISES AFFECTED:** 1142 W. Diversey Parkway
- **SUBJECT:** Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,980.44 square feet for a proposed four-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.

### 491-19-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 2.33’ for a proposed two-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.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

492-19-Z
APPLICANT: 708 S. Campbell, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 710 S. Campbell Avenue
SUBJECT: Application for a variation to eliminate the required 348.59 square feet of rear yard open space for a proposed two-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.

493-19-S
APPLICANT: Holy Trinity Eritrean Orthodox Tewahedo Church in Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 7310 N. Rogers Avenue
SUBJECT: Application for a special use to establish a religious assembly within a one-story building with fifteen on-site parking spaces.

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

494-19-S
APPLICANT: Deliverance Prayer Center
OWNER: Same as applicant
PREMISES AFFECTED: 7223 S. Ashland Avenue
SUBJECT: Application for a special use to establish a religious assembly in an existing two-story building with on-site parking.

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

495-19-S
APPLICANT: Mariama Ngamlianji
OWNER: Monroe-Western Condo Association
PREMISES AFFECTED: 117 S. Western Avenue
SUBJECT: Application for a special use to establish a hair braiding salon.

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

496-19-Z
APPLICANT: North Park Elementary School
OWNER: Same as applicant
PREMISES AFFECTED: 2017-21 W. Montrose Avenue
SUBJECT: Application for a variation to increase the existing floor area ratio of 0.9 to 1.23 to allow the expansion of an existing school use in an
<table>
<thead>
<tr>
<th>Case Number</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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</thead>
<tbody>
<tr>
<td>497-19-Z</td>
<td>RS-3</td>
<td>47</td>
<td>North Park Elementary School</td>
<td>Same as applicant</td>
<td>2017-21 W. Montrose Avenue</td>
<td>Application for a variation to reduce the rear setback from the required 37.55' to 18', west side setback from 12.08' to zero (east to be zero) for the expansion of an existing school use in an existing two-story building, a new rear 10' high fence and new unenclosed parking.</td>
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<tr>
<td>498-19-S</td>
<td>M1-2</td>
<td>27</td>
<td>Covenant House Illinois</td>
<td>DJC Communications, Inc.</td>
<td>2934 W. Lake Street</td>
<td>Application for a special use to establish a transitional residence with beds on the second and third floor of an existing one and three story building.</td>
</tr>
<tr>
<td>499-19-S</td>
<td>B1-2</td>
<td>26</td>
<td>1205 N Spaulding, LLC</td>
<td>Robert E. Brickmeyer</td>
<td>3256-58 W. Division / 1205 N. Spaulding Avenue</td>
<td>Application for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building with detached six car garage.</td>
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<tr>
<td>500-19-Z</td>
<td>B1-2</td>
<td>26</td>
<td>1205 N Spaulding, LLC</td>
<td>Robert E. Birkmeyer</td>
<td>3256-58 W. Division Street/ 1205 N. Spaulding Avenue</td>
<td>Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed three-story, six dwelling unit building with detached six car garage.</td>
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</table>
Withdrawn.

501-19-Z
APPLICANT: Jaroslaw Madry
OWNER: Same as applicant
PREMISES AFFECTED: 4830-32 S. St. Lawrence
SUBJECT: Application for a variation to reduce the north setback from 2.02' to zero, south setback from 2.02' to 0.05', combined side setback from 5.05' to 0.05' to subdivide an existing zoning lot into two zoning lots. The existing three-story, three dwelling unit building at 4830 S. St. Lawrence shall remain. A new three-story, three dwelling unit building is proposed for 4832 S. St. Lawrence Avenue.

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

502-19-Z
APPLICANT: Anthony & Maureen Chiavola
OWNER: Same as applicant
PREMISES AFFECTED: 6631 W. Albion Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 4' to 1.6', east setback from 4' to 1.3', combined side setback from 9' to 2.9' for a proposed two-story, single family residence with front covered porch and rear wood deck.

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 4:05 PM. Second by Toia. Motion carried 5-0; yeas-Chairman, Esposito, Garcia, Saul, and Toia.

The Board reconvened at 4:35 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Chairman, Esposito, Garcia, and Saul). Toia arrived at 4:38 PM. Newly appointed alternate member Timothy Knudson was present for the afternoon session but took no part in the afternoon hearings or deliberations on said hearings as he was present solely in an observational capacity.

2:00 P.M.

503-19-S
APPLICANT: South Loop Skilled Nursing Facility d/b/a/ Warren Barr South Loop
OWNER: FNR Chicago SL, LLC
PREMISES AFFECTED: 46-60 E. 18th Street / 1725 S. Wabash Avenue
SUBJECT: Application for a special use to amend an existing special use to eliminate the condition requiring off-street parking for fifty-eight automobiles to serve the existing five-story, one-hundred ninety-seven bed skilled nursing facility.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

504-19-S
ZONING DISTRICT: B3-3 WARD: 46
APPLICANT: Xuyen Truong as president of 888 Salons Limited
PREMISES AFFECTED: 952 W. Montrose Avenue
OWNER: Jake Siegel (Beneficiary of Trust 93-2076)
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.

CONTINUANCES

251-19-S
ZONING DISTRICT: DX-7 WARD: 42
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.
Dismissed for Want of Prosecution.

289-19-Z
ZONING DISTRICT: B3-2 WARD: 30
APPLICANT: Constantina Koudounis Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2992 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, retail and thirteen dwelling unit building.

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

290-19-Z
APPLICANT: Constantina Koudounis Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2992 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 13,000 square feet to 11,896 square feet for a proposed four-story, retail and thirteen dwelling unit building.

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

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.

Continued to October 18, 2019 at 2:00 p.m.

<table>
<thead>
<tr>
<th>376-19-S</th>
<th>ZONING DISTRICT: B3-2</th>
<th>WARD: 47</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>Kriser's Feeding Pets for Life, LLC</td>
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<tr>
<td>OWNER:</td>
<td>MR 3629 Western Waveland, LLC</td>
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<td>PREMISES AFFECTED:</td>
<td>3649 N. Western Avenue</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish an animal shelter / boarding, animal training/ day care facility.</td>
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Continued to October 18, 2019 at 2:00 p.m.

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<th>383-19-Z</th>
<th>ZONING DISTRICT: B3-3</th>
<th>WARD: 32</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>KPLN Holdings, LLC</td>
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<td>OWNER:</td>
<td>L W East Series, LLC and Southport Lincoln Property Series, LLC</td>
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<tr>
<td>PREMISES AFFECTED:</td>
<td>2933-37 N. Southport Avenue / 2956-58 N. Lincoln Avenue</td>
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<td>SUBJECT:</td>
<td>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 twelve car garage.</td>
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<tr>
<td>Withdrawn.</td>
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<th>388-19-Z</th>
<th>ZONING DISTRICT: C2-3</th>
<th>WARD: 11</th>
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<tbody>
<tr>
<td>APPLICANT:</td>
<td>East Bank Storage on 35th Street, Inc.</td>
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<tr>
<td>OWNER:</td>
<td>South Branch, LLC</td>
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<td>PREMISES AFFECTED:</td>
<td>1200 W. 35th Street</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a variation to establish a public place of amusement license to provide an event space which is located within 125' of a residential district.</td>
<td></td>
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</tbody>
</table>

Motion to approve made by Chairman. Second by Toia.

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

<table>
<thead>
<tr>
<th>391-19-S</th>
<th>ZONING DISTRICT: C1-2</th>
<th>WARD: 25</th>
</tr>
</thead>
<tbody>
<tr>
<td>APPLICANT:</td>
<td>1917 Jefferson Partners, LLC</td>
<td></td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
<td></td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1917 S. Jefferson Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building.</td>
<td></td>
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</tbody>
</table>

Motion to approve made by Chairman. Second by Toia.

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

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<td>PREMISES AFFECTED:</td>
<td>1917 S. Jefferson Street</td>
<td></td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3.882.5 square feet for a proposed four-story, four dwelling unit building.</td>
<td></td>
</tr>
</tbody>
</table>
Motion to approve made by Chairman. Second by Toia. 
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

394-19-S  
APPLICANT:  Board of Education of City of Chicago  
OWNER:  Shopping Center BF, LLC  
PREMISES AFFECTED:  5300 N. Broadway  
SUBJECT:  Application for a special use to establish a public Pre-Kindergarten school.  
Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

395-19-S  
APPLICANT:  Shama Ministries  
OWNER:  Same as applicant  
PREMISES AFFECTED:  11136 S. Eggleston Avenue  
SUBJECT:  Application for a special use to establish a group community home.  
Motion to approve made by Chairman. Second by Toia.  
Motion denied 0-4; yeas – none; nays -Esposito, Garcia, Saul, and Toia (Chairman absent).

402-19-Z  
APPLICANT:  Joseph Peterchak  
OWNER:  Same as applicant  
PREMISES AFFECTED:  77 E. Cedar Street  
SUBJECT:  Application for a variation to reduce the rear setback from the required 20.08' to zero for a proposed three-story rear addition with roof deck.  
Motion to approve made by Chairman. Second by Toia.  
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

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 32' for a proposed four-story, two dwelling unit building.  
Continued to October 18, 2019 at 2:00 p.m.

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.
Continued to October 18, 2019 at 2:00 p.m.

410-19-S
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2755 W. Lawrence Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building with six car garage with roof deck accessed from the rear open porch.

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

411-19-Z
APPLICANT: Alan Coyle
OWNER: Same as applicant
PREMISES AFFECTED: 2755 W. Lawrence 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 a six car garage with roof deck accessed from the rear open porch.

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

413-19-S
APPLICANT: JYM Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2321 W. Howard Street
SUBJECT: Application for a special use to establish a one-lane drive through to serve a proposed one-story, restaurant.

Continued to October 18, 2019 at 2:00 p.m.

415-19-S
APPLICANT: 7-Eleven, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4346 N. Kimball Avenue
SUBJECT: Application for a special use to establish a gas station.

Continued to November 15, 2019 at 2:00 p.m.

416-19-Z
APPLICANT: Sze Wing Li
OWNER: Ernesto Esparza
PREMISES AFFECTED: 4421 S. Drake Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 39.97' to 15.17', north side setback from 2' to 1.40', south side setback from 2' to 1.57', combined side setback from 5' to 2.97' to permit the subdivision of one zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S.
Drake Avenue.

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

417-19-Z
APPLICANT: Sze Wing Li
OWNER: Ernesto Esparza
PREMISES AFFECTED: 4421 S. Drake Avenue
SUBJECT: Application for a variation to reduce the off-street parking from one non-conforming parking space to zero to allow the subdivision of one improved zoning lot into two zoning lots. The existing single family residence shall remain at 4421 S. Drake Avenue.

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

418-19-Z
APPLICANT: Sze Wing Li
OWNER: Same as applicant
PREMISES AFFECTED: 4423 S. Drake Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 39.97' to 20' for a proposed two-story, single family residence.

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

419-19-Z
APPLICANT: 1932 N. Fremont, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1932 N. Fremont Street
SUBJECT: Application for a variation to reduce the south side setback from the required 2' to 1' (north side to be 3'), combined side setback from 5' to 4' for a proposed three-story, single family residence.
Continued to October 18, 2019 at 2:00 p.m.

420-19-S
APPLICANT: Medmar Lakeview, LLC
OWNER: 3524 N. Clark, LLC
PREMISES AFFECTED: 3524 N. Clark Street
SUBJECT: Application for a special use to establish a medical cannabis dispensary.

Motion to approve without condition made by Chairman. Second by Toia. Motion denied 2-3; yeas – Esposito and Saul; nays - Chairman, Garcia, and Toia.

Motion to approve with condition made by Chairman. Second by Toia. Motion carried 3-2; yeas – Chairman, Garcia, and Toia; nays - Esposito and Saul.
422-19-Z  ZONING DISTRICT: C1-1  WARD: 12
APPLICANT: United Developments and Investments II, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1551-59 W. 33rd Street
SUBJECT: Application for a variation to reduce the front setback from the required 7.63' to zero for a proposed one-story commercial building with five open parking stalls.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

423-19-S  ZONING DISTRICT: B3-2  WARD: 44
APPLICANT: Natural Nail Cafe Corp.
OWNER: Ni Brother Inc.
PREMISES AFFECTED: 2831 N. Halsted Street 1N
SUBJECT: Application for a special use to establish a nail salon.
Dismissed for Want of Prosecution.

448-19-S  ZONING DISTRICT: B3-5  WARD: 48
APPLICANT: MQS Group, LLC
OWNER: Edgewater Beach Apartment Corporation
PREMISES AFFECTED: 5557 N. Sheridan Road
SUBJECT: Application for a special use to establish a tavern.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

457-19-S  ZONING DISTRICT: PMD-4A  WARD: 27
APPLICANT: Moonlight Studios, Inc.
OWNER: DDP Enterprises, LLC
PREMISES AFFECTED: 1455 W. Hubbard Street
SUBJECT: Application for a special use to establish an accessory off-site parking lot with seventeen required parking spaces to serve a proposed industrial private event space located at 1446 W. Kinzie Street.
Continued to October 18, 2019 at 2:00 p.m.

458-19-Z  ZONING DISTRICT: PMD-4A  WARD: 27
APPLICANT: Moonlight Studios, Inc.
OWNER: DDP Enterprises, LLC
PREMISES AFFECTED: 1455 W. Hubbard Street
SUBJECT: Application for a variation to establish shared parking for seventeen parking spaces for non-residential use with different peak hours to accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.
Continued to October 18, 2019 at 2:00 p.m.

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, García, Saul, and Toia. Meeting went into closed session at 8:00 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 8:50 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. No. 337-19-Z made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.


The Chairman moved to adjourn at 8:58 PM. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Meeting adjourned.