

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- July 19, 2019
121 N. LaSalle Street- City Council Chambers- 2nd Flr.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Farzin Parang
Shaina Doar
Sylvia Garcia
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 three members present (Parang, Garcia, and Toia). Doar arrived at 9:15 AM.

Motion to approve the minutes from the June 21, 2019 regular meeting made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia.

Motion to approve the July 19, 2019 agenda made by tChairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia.

9:00 A.M.

337-19-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	George Gonzalez	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2116 W. Shakespeare Avenue / 2117 W. Webster Avenue	
SUBJECT:	Application for a variation to reduce the front setback on Shakespeare Avenue from the required 20' to .5', west setback from 2' to zero (east to be 3') combined side setback from 4.8' to 3', the required midway of unobstructed 21.04' wide open space between streets from 76.3' to 48.29' for a proposed two-story, single family residence with an detached two-car garage on a through lot.	
	Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.	

338-19-Z	ZONING DISTRICT: RT-3.5	WARD: 44
APPLICANT:	Anthony and Lisa Zitella	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3758 N. Wayne Avenue	
SUBJECT:	Application for a variation to reduce the north setback from the required 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero, rear setback from 33.81' to 1.56' and the required rear setback from the property to the garage from 2' to 1.56' for a proposed raised patio with side walls that exceed 6' in height, garage roof deck with pergola and screen walls, fire place attached to the garage with a chimney that exceeds 15' in height which will serve the existing single family residence.	

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

339-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 26**
APPLICANT: Sonny Montijo
OWNER: Same as applicant
PREMISES AFFECTED: 3219 W. McLean Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 2' to 1' (east to be 3.58') combined side setback from 5' to 4.58' for a proposed fourth floor addition to the existing three-story building to be converted with partial enclosure over the existing rear open porch and will convert from two dwelling units to three dwelling units.
Continued to August 16, 2019 at 2:00 PM

340-19-Z **ZONING DISTRICT: RS-2** **WARD: 18**
APPLICANT: Perla Yasuda
OWNER: Same as applicant
PREMISES AFFECTED: 4612 W. 82nd Street
SUBJECT: Application for a variation to reduce the front yard setback from the required 29.58' to zero, east setback from 7.26' to zero (west to be 3'), combined side setback from 21.79' to 3', the setback from the front property line for parking to prevent obstruction of the side walk from 20' to 8' to allow one unenclosed parking stall to be located on the existing drive way and the conversion of the existing garage into habitable area in the existing single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

341-19-Z **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Johnnie Blue, Inc.
OWNER: Faizullah Khan
PREMISES AFFECTED: 2619 W. Lawrence Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ and cover charge in an existing restaurant which is within 125' of a residential zoning district.
Continued to October 18, 2019 at 2:00 PM

342-19-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Jessica and Benjamin Ilhardt
OWNER: Same as applicant
PREMISES AFFECTED: 1841 N. Leavitt Street
SUBJECT: Application for a variation to increase the existing floor area not to exceed 15% of the 2,295 square feet to 2,534 square feet for a proposed 239 square foot addition to the basement and second story of the existing two-story, three unit building to be converted to a single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

343-19-Z **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: Wilmot Construction Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 905.58 square feet for a proposed four-story, mixed use building with an attached thirty-two car garage.
Continued to August 16, 2019 at 2:00 PM

344-19-Z **ZONING DISTRICT: C1-2** **WARD: 30**
APPLICANT: Wilmot Construction Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3114 N. Ridgeway Avenue / 3105-19 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the off-street parking from the required forty on-site accessory parking spaces to thirty-two to serve a proposed four-story, mixed use building with an attached thirty-two car garage.
Continued to August 16, 2019 at 2:00 PM

345-19-S **ZONING DISTRICT: B3-3** **WARD: 27**
APPLICANT: 2223 W Madison, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2217 W. Madison Street
SUBJECT: Application for a special use to establish residential use below the second floor to convert a four-story, retail and forty-two dwelling unit building to a forty-six dwelling unit building with a forty-three car garage which is a transit served location.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

346-19-Z **ZONING DISTRICT: RM-5** **WARD: 1**
APPLICANT: Guardian Wood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1426-30 N. Wood Street
SUBJECT: Application for a variation to reduce the front setback from the required 12.57' to 4', rear setback from 30' to 11.83', north setback from 4' to zero (south to be 4.5') combined side setback from 10' to 4.5' for a proposed four-story, eight dwelling unit building with six on-site parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar absent).

347-19-Z **ZONING DISTRICT: RM-5** **WARD: 1**
APPLICANT: Guardian Wood, LLC

OWNER: Same as applicant
PREMISES AFFECTED: 1426-30 N. Wood Street
SUBJECT: Application for a variation to reduce the required 288 square feet of rear yard open space to zero for a proposed four-story, eight dwelling unit building with six, onsite parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar absent).

348-19-Z **ZONING DISTRICT: RM-5** **WARD: 1**
APPLICANT: Guardian Wood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1426-30 N. Wood Street
SUBJECT: Application for a variation to reduce the required parking spaces from eight to six for a proposed four-story, eight dwelling unit building with six, on-site parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar absent).

349-19-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Chad and Kelly Oldham
OWNER: Same as applicant
PREMISES AFFECTED: 2109 W. Montrose Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 2' to .41', east setback from 2' to 1.09', combined side setback from 4.8' to 1.5', rear setback from 35.13' to 0.94' for a proposed three-story, front addition to the existing single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar absent).

350-19-S **ZONING DISTRICT: B3-2** **WARD: 6**
APPLICANT: Esther Burnett d/b/a/ Dream Beauty and Barber Lounge, LLC
OWNER: V & N Properties, LLC
PREMISES AFFECTED: 7242 S. Wentworth Avenue
SUBJECT: Application for a special use to establish a beauty / barber shop.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

351-19-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: Lishou, LLC d/b/a/ Ocotillo
OWNER: Rogelio Llamedo
PREMISES AFFECTED: 1107 N. California Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Doar, Garcia, and Toia (Parang absent).

352-19-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: Luis R. Molina

OWNER: Same as applicant
PREMISES AFFECTED: 3747 N. Albany Avenue
SUBJECT: Application for a variation to increase the existing floor area ratio from 2,920 square feet to 2,950 square feet for a proposed 4.95' x 3.33' north side addition, rear metal deck and balcony to the existing two-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Garcia (Toia absent).

353-19-S **ZONING DISTRICT: B3-2** **WARD: 26**
APPLICANT: Enyona Agbo
OWNER: John Dahbour
PREMISES AFFECTED: 279 N. Pulaski Road
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Garcia (Toia absent).

354-19-S **ZONING DISTRICT: B3-2** **WARD: 6**
APPLICANT: Rogers Williams d/b/a/ Chicago Natural Hair Gallery
OWNER: Richard Cooper Jr.
PREMISES AFFECTED: 7732 S. Cottage Grove Avenue
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Garcia (Toia absent).

355-19-S **ZONING DISTRICT: B3-3** **WARD: 49**
APPLICANT: Howard Street Brewing, LLC
OWNER: CIG Howard Commercial, LLC
PREMISES AFFECTED: 1617 W. Howard Street
SUBJECT: Application for a special use to establish a tavern.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

356-19-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Rober Linn
OWNER: Leeward, LLC-Series 1759
PREMISES AFFECTED: 2457 N. Artesian Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero (south side setback to be 3'), combined side setback from 5' to 3' for a proposed two-story, single family residence.
Continued to August 16, 2019 at 2:00 p.m.

357-19-S **ZONING DISTRICT: B1-1** **WARD: 13**
APPLICANT: Matthew Taylor
OWNER: Same as applicant
PREMISES AFFECTED: 4459 W. 55th Street
SUBJECT: Application for a special use to expand an existing residential use

OWNER: Same as applicant
PREMISES AFFECTED: 2867 N. Kimball Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed detached two-car garage with roof deck with a stair connection to the existing rear open porch that serves the existing two-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

363-19-Z **ZONING DISTRICT: RS-3** **WARD: 35**
APPLICANT: Catherine Klas
OWNER: Same as applicant
PREMISES AFFECTED: 2867 N. Kimball Avenue
SUBJECT: Application for a variation to relocate 118 square feet of rear yard open space to be located on a proposed garage roof deck (332 square feet will be provided at grade) for a proposed detached two-car garage with roof deck and stair connection to the existing rear open porch that serves the existing two-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

364-19-S **ZONING DISTRICT: B3-5** **WARD: 27**
APPLICANT: 735 W. Division, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 735 W. Division Street
SUBJECT: Application for a special use to establish a gas station with a convenience store.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

365-19-S **ZONING DISTRICT: B3-5** **WARD: 27**
APPLICANT: 735 W. Division, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 735 W. Division Street
SUBJECT: Application for a special use to establish a one lane drive through to serve a proposed accessory convenience store.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

366-19-S **ZONING DISTRICT: DX-16** **WARD: 42**
APPLICANT: The Northern Trust Company
OWNER: 333 Wabash Partners, LLC
PREMISES AFFECTED: 333 S. Wabash Avenue
SUBJECT: Application for a special use to establish an on-premise high rise wall sign for a financial / commercial office building. The sign will be 576 square feet and shall be located on the East elevation of the building at 567 feet above grade and will not extend beyond the

roof line.

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

367-19-Z
APPLICANT: Douglas Renner and Melissa Renner
OWNER: Same as applicant
PREMISES AFFECTED: 1901-03 W. Wabansia Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 24' to zero, west setback from 4.84' to zero for a proposed second floor addition above an existing garage which serves an existing two-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Doar, Garcia, and Toia (Parang absent).

368-19-S
APPLICANT: FH7 Wicker Park, LLC
OWNER: RSR Chicago, LLC
PREMISES AFFECTED: 1425 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
Continued to August 16, 2019 at 2:00 PM

369-19-S
APPLICANT: FH7 Wicker Park, LLC
OWNER: RSR Chicago, LLC
PREMISES AFFECTED: 1425 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a massage establishment.
Continued to August 16, 2019 at 2:00 PM

370-19-S
APPLICANT: FHY Wicker Park, LLC
OWNER: RSR Chicago, LLC
PREMISES AFFECTED: 1425 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a body art service to provide microblading / permanent makeup.
Continued to August 16, 2019 at 2:00 PM

371-19-Z
APPLICANT: Mark Hopper
OWNER: Same as applicant
PREMISES AFFECTED: 2206 W. 23rd Street
SUBJECT: Application for a variation to reduce the west side setback from the required 2' to zero (east to be 3'), combined side setback from 4.8' to 3' for a proposed rear two-story addition to an existing single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Doar, Garcia, and Toia (Parang absent).

372-19-S **ZONING DISTRICT: B3-2** **WARD: 35**
APPLICANT: 3833 Inc.
OWNER: Ene Ki Park
PREMISES AFFECTED: 3833 W. Lawrence 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 3-0; yeas – Doar, Garcia, and Toia (Parang absent).

373-19-S **ZONING DISTRICT: M1-3** **WARD: 28**
APPLICANT: 1233 West Adams, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1233 W. Adams Street
SUBJECT: Application for a special use to establish thirty-nine, non-accessory parking spaces within the existing fifty-four space parking lot. The remaining fifteen spaces will serve the existing building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar absent).

374-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 1**
APPLICANT: 1907 Ohio, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1907 W. Ohio Street
SUBJECT: Application for a variation to reduce the rear setback from the required 28.5' to 24.5' for a proposed three-story, two dwelling unit building with a detached two-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

375-19-S **ZONING DISTRICT: B3-3** **WARD: 32**
APPLICANT: Black River Barbershop, LLC
OWNER: Chicago Kavalier Partners, LLC
PREMISES AFFECTED: 1845 N. Western Avenue
SUBJECT: Application for a special use to establish a barber shop.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Garcia (Toia absent).

The Chairman moved to recess at 12:45 PM. Second by Doar. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

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

2:00 P.M.

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| 376-19-S | ZONING DISTRICT: B3-2 | WARD: 47 |
| 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. | |
| | Continued to September 20, 2019 at 2:00 PM | |
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| 377-19-S | ZONING DISTRICT: B3-1 | WARD: 6 |
| APPLICANT: | Hahn Tran | |
| OWNER: | Jwalit Patel | |
| PREMISES AFFECTED: | 25 E. 71st Street | |
| SUBJECT: | Application for a special use to establish a nail salon. | |
| | Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar absent). | |
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| 378-19-S | ZONING DISTRICT: B1-2 | WARD: 1 |
| APPLICANT: | Alex Mercado | |
| OWNER: | Kris Doyva | |
| PREMISES AFFECTED: | 1110 N. Ashland Avenue | |
| SUBJECT: | Application for a special use to establish a barber shop. | |
| | Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia. | |
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| 379-19-S | ZONING DISTRICT: B3-2 | WARD: 40 |
| APPLICANT: | SN Studios | |
| OWNER: | Keit H. Lam | |
| PREMISES AFFECTED: | 5109 N. Western Avenue | |
| SUBJECT: | Application for a special use to establish a body art services (tattoo shop). | |
| | Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia. | |
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| 380-19-Z | ZONING DISTRICT: RS-3 | WARD: 32 |
| APPLICANT: | 1722 Hermitage, Inc. | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 1722 N. Hermitage Avenue | |
| SUBJECT: | Application for a variation to reduce the rear setback from the required 34.16' to 2', north setback from 2' to 1', south setback to remain at 2', combined side setback from 4.6' to 3', for a proposed two-story, single family residence with detached two-car garage with roof deck and access stairway*. | |
| | Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia. | |

*Amended at hearing

381-19-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: 1722 Hermitage Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1722 N. Hermitage Avenue
SUBJECT: Application for a variation to relocate the required 225 square feet of rear yard open to the roof deck of a proposed detached garage which shall serve a proposed two-story, single family residence.
Withdrawn.

382-19-S **ZONING DISTRICT: PMD-14** **WARD: 35**
APPLICANT: GW Addison Kimball, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3343 W. Addison Street
SUBJECT: Application for a special use to establish a one-lane drive through facility to serve a proposed one-story restaurant.
Continued to August 16, 2019 at 2:00 PM

383-19-Z **ZONING DISTRICT: B3-3** **WARD: 32**
APPLICANT: KPLN Holdings, LLC
OWNER: L W East Series, LLC and Southport Lincoln Property 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 twelve car garage.
Continued to September 20, 2019 at 2:00 PM

384-19-Z **ZONING DISTRICT: B3-2** **WARD: 29**
APPLICANT: L. May Creations
OWNER: Letrusia May
PREMISES AFFECTED: 5936 W. Chicago Avenue
SUBJECT: 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 zoning district.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

385-19-S **ZONING DISTRICT: RS-3** **WARD: 27**
APPLICANT: The Catholic Bishop of Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 3814 W. Iowa Street
SUBJECT: Application for a special use to establish a community center with accessory overnight stay for volunteers of Mission of Our Lady of the Angels.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

386-19-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Keeper Property Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1920 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 9.41' to zero, west setback from 11.38' to zero, north setback from 11.38' to zero, combined side setback from 28.44' to zero, rear setback from 28.14' to zero, roof top feature setback from 20' to 6.17' for a proposed two-story, single family residence with an attached three-car garage, rooftop penthouse roof decks and pergolas.
Continued to August 16, 2019 at 2:00 PM

387-19-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Keeper Property Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1920 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 328.35 square feet to zero for a proposed two-story, single family residence with an attached three-car garage, rooftop penthouse roof decks and pergolas.
Continued to August 16, 2019 at 2:00 PM

388-19-Z **ZONING DISTRICT: C2-3** **WARD: 11**
APPLICANT: East Bank Storage on 35th Street, Inc.
OWNER: South Branch, LLC
PREMISES AFFECTED: 1200 W. 35th Street
SUBJECT: 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.
Continued to September 20, 2019 at 2:00 PM

389-19-S **ZONING DISTRICT: C1-1** **WARD: 39**
APPLICANT: Yeshiva Gedola of the Midwest
OWNER: Ket Stone, LLC
PREMISES AFFECTED: 6045 N. Keystone Avenue
SUBJECT: Application for a special use to establish a private boarding school that provides high school education and post high school preparatory rabbinical training with seven parking spaces.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar absent).

390-19-Z **ZONING DISTRICT: B2-3** **WARD: 25**
APPLICANT: Oakley 23, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2354-58 S. Oakley Avenue
SUBJECT: Application for a variation to reduce the parking requirement from one stall to zero for two new live / work units located on the

ground floor of an existing three-story building with nine dwelling units.

Continued to October 18, 2019 at 2:00 PM

391-19-S ZONING DISTRICT: C1-2 WARD: 25
APPLICANT: 1917 Jefferson Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1917 S. Jefferson Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, four dwelling unit building.
Continued to September 20, 2019 at 2:00 PM

392-19-Z ZONING DISTRICT: C1-2 WARD: 25
APPLICANT: 1917 Jefferson Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1917 S. Jefferson Street
SUBJECT: 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.
Continued to September 20, 2019 at 2:00 PM

393-19-S ZONING DISTRICT: C1-2 WARD: 26
APPLICANT: 811 N Francisco Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 811 N. Francisco Avenue
SUBJECT: Application for a special use to establish residential use below the second floor in an existing four-story mixed use building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

394-19-S ZONING DISTRICT: B1-2 WARD: 48
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.
Continued to August 16, 2019 at 2:00 PM

CONTINUANCES

61-19-Z ZONING DISTRICT: RS-1 WARD: 40
APPLICANT: Avi Ron
OWNER: Andrew Rubenstein
PREMISES AFFECTED: 2939-47 W. Catalpa Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 22.88' to 20', east setback from 12.01' to 1.47', west setback from 12.01' to 6.41' combined side setback from 36.02' to 7.88' to divide an existing zoning lot into two zoning lots. The

existing building at 2939 W. Catalpa shall remain. A single family residence is proposed for 2947 W. Catalpa.

Dismissed without prejudice.

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.
Continued to September 20, 2019 at 2:00 PM

267-19-Z **ZONING DISTRICT: C1-1** **WARD: 25**
APPLICANT: El Cantante Restaurant, LLC dba La Pulqueria
OWNER: Guillermina Carmona
PREMISES AFFECTED: 2501 S. Western Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, DJ, cover charge and rental within an existing restaurant which is located within 125' of a residential district.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar absent).

268-19-S **ZONING DISTRICT: C1-1** **WARD: 25**
APPLICANT: Guillermina Carmona
OWNER: Same as applicant
PREMISES AFFECTED: 2342-46 W. 25th Street
SUBJECT: Application for a special use to establish an accessory off-site parking lot to serve an existing restaurant located at 2501 S. Western Avenue.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia.

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.
Continued to September 20, 2019 at 2:00 PM

290-19-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 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.
Continued to September 20, 2019 at 2:00 PM

293-19-Z	ZONING DISTRICT: RT-4	WARD: 35
APPLICANT:	708 S. Campbell, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3535 W. Wrightwood Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 37.5' to zero, west setback from 5.53' to 0.36' (east to be zero for abutting a public street) for a proposed one-story addition and two, second floor additions to convert the existing two story building to a two dwelling unit building. Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Garcia (Toia absent).	
294-19-S	ZONING DISTRICT: C1-2	WARD: 27
APPLICANT:	W Lake Street Holdings, LLC	
OWNER:	PR Lake St, LLC	
PREMISES AFFECTED:	1111-13 W. Lake Street	
SUBJECT:	Application for a special use to establish an outdoor rooftop patio on the second floor of an existing two-story building which will serve an existing restaurant. Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 3-1; yeas – Doar, Garcia, Toia; nays - Parang.	
313-19-Z	ZONING DISTRICT: B2-5	WARD: 12
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. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.	
314-19-Z	ZONING DISTRICT: B2-5	WARD: 12
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. Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.	
315-19-Z	ZONING DISTRICT: B2-5	WARD: 12

321-19-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Yo, Eleven, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 815 S. Carpenter Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 8.67', north setback from 2' to zero* (south to be 3.08'), combined side setback to be 3.08'* for a proposed rear enclosed porch and three story staircase to the existing three-story, six dwelling unit building.
Motion to approve with revisions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

322-19-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Yo, Eleven, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 815 S. Carpenter Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 390 square feet to 179* square feet for a proposed rear enclosed porch and three-story staircase for the existing three-story, six dwelling unit building.
Motion to approve with revisions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

323-19-S **ZONING DISTRICT: B3-3** **WARD: 27**
APPLICANT: Michael Scoby
OWNER: Same as applicant
PREMISES AFFECTED: 1050 W. Kinzie Street
SUBJECT: 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.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

*Amended at hearing

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 September 20, 2019 at 2:00 PM

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 4-0; yeas – Parang, Doar, Garcia, and Toia. Meeting went into closed session at 5:15 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia. Meeting returned to open session at 5:55 PM.

The Chairman announced that in closed session, the Board had reviewed the Board’s closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.

Motion to approve the proposed updates to the Board’s Rules of Procedure made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Cal. Nos. 642-18-Z, 182-19-Z, 246-19-Z, 270-19-Z, 276-19-Z, 296-19-Z, 297-19-Z, 298-19-Z, 140-19-Z, 213-19-Z, and 214-19-Z made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia.

The Chairman moved to recess at 6:10 PM. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia. Meeting adjourned.