

THE MARCH 20, 2020 REGULAR MEETING OF THE ZONING BOARD OF APPEALS (“BOARD”) PREVIOUSLY RESCHEDULED TO ITS NEXT REGULAR MEETING OF APRIL 17, 2020, RESCHEDULED TO APRIL 24, 2020, THEN RESCHEDULED TO MAY 1, 2020 HAS NOW BEEN RESCHEDULED TO ITS NEXT REGULAR MEETING DATE OF MAY 15, 2020. DUE TO THE COVID-19 HEALTH EMERGENCY, THIS MAY 15, 2020 MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL INSTEAD BE VIRTUAL. FURTHER DETAILS ON HOW TO ACCESS THIS VIRTUAL MEETING WILL BE FORTHCOMING ON THE BOARD’S WEBSITE (WWW.CHICAGO.GOV/ZBA).

THE AGENDA OF THIS RESCHEDULED MEETING IS AS FOLLOWS:

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- May 15, 2020
VIRTUAL HEARING**

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

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

Chairman Parang called the meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Esposito, Garcia, Saul, and Toia).

Motion to approve the minutes from the February 21, 2020 regular meeting made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the minutes from the March 6, 2020 special meeting made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the agenda for the March 20, 2020 regular meeting of the Board now rescheduled to May 15, 2020 made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

9:00 A.M.

Special Use Extension Request

112-19-S	ZONING DISTRICT: B3-1	WARD: 14
APPLICANT:	Modern Guapos Company	
OWNER:	Freddie Estrada	
PREMISES AFFECTED:	6020 S. Archer 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, Saul,
and Toia.**

Regular Call

119-20-Z **ZONING DISTRICT: B2-3** **WARD: 40**
APPLICANT: Western Carmen Bldg, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2402 W. Carmen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, twenty-four dwelling unit, mixed use building with ground floor-retail.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,
and Toia.**

120-20-Z **ZONING DISTRICT: B2-3** **WARD: 40**
APPLICANT: Western Carmen Bldg, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2402 W. Carmen Avenue
SUBJECT: Application for a variation to eliminate the one required 10' x 25' loading space for a proposed four-story, twenty-four dwelling unit building with ground floor retail.
**Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,
and Toia.**

121-20-A **ZONING DISTRICT: B1-1** **WARD: 31**
APPLICANT: Scott Addison
OWNER: The 2737 Company, LLC and Davis Samuels
PREMISES AFFECTED: 2737 and 2767 N. Cicero Avenue
SUBJECT: Application for an appeal of the decision of the Office of the Zoning Administrator in refusing to establish auto sales in a B1-1 Zoning District.
Continued to June 19, 2020

122-20-Z **ZONING DISTRICT: RS-2** **WARD: 19**
APPLICANT: Michael Clancy
OWNER: Same as applicant
PREMISES AFFECTED: 10815 S. St. Louis Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 6' to 3' (north to be 11') combined side setback from 18' to 14', front yard setback from 25.89' to 15.67' 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.**

123-20-Z **ZONING DISTRICT: RT-4** **WARD: 11**

APPLICANT: Richard Ferro
OWNER: Same as applicant
PREMISES AFFECTED: 3134 S. Shields Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 2' on Stewart Avenue, the parking setback from the front property line on Stewart Avenue to prevent the obstruction of the sidewalk by parked cars from 20' to 2', the unobstructed open space width required along the north property line from 5' to 3', the open space along the south property line from 5' to 2' for a proposed three-story, three dwelling unit building with side open stairs and the north wall and three unenclosed parking spaces on a through lot.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

124-20-Z **ZONING DISTRICT: RT-4** **WARD: 11**
APPLICANT: Richard Ferro
OWNER: Nicholas Ferro Trustee of 3114 S. Princeton Land Trust dated October 14, 2009
PREMISES AFFECTED: 3136 S. Shields Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 2' on Stewart Avenue, the parking setback from the front property line on Stewart Avenue to prevent the obstruction of the sidewalk by parked cars from 20' to 2', the unobstructed open space width required along the north property line from 5' to 3', the open space along the south property line from 5' to 2' for a proposed three-story, three dwelling unit building with side open stairs and the north wall and three unenclosed parking spaces on a through lot.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

125-20-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Michelle E. Aponte Boska
OWNER: Chicago Title and Land Trust #8002381199
PREMISES AFFECTED: 2004 W. Superior Street
SUBJECT: Application for a variation to reduce the front setback along Lee Place from 28.3' to zero, reduce the combined side setback from 4.8' to 4.5 (west to be 2' and east shall be 2.5') for a proposed two-story, single family residence with detached two-car garage.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

126-20-Z **ZONING DISTRICT: RS-3** **WARD: 1**
APPLICANT: Michelle E. Aponte Boska
OWNER: Chicago Title and Land Trust #8002381199
PREMISES AFFECTED: 2004 W. Superior Street

SUBJECT: Application for a variation to reduce the front property line along Lee Place to the proposed garage from 20' to zero for a proposed two-story, single family residence with a detached two-car garage.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

127-20-S **ZONING DISTRICT: B3-3** **WARD: 44**
APPLICANT: Paradise Cliffs, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 668 W. Diversey Parkway
SUBJECT: Application for a special use to establish a massage establishment.
Motion to approve with condition made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

128-20-S **ZONING DISTRICT: B3-1** **WARD: 14**
APPLICANT: Juan Carlos Santillian dba BRBL No. 2, LLC
OWNER: Arturo Huerta
PREMISES AFFECTED: 5040 S. Archer Avenue, 1st Floor
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, Saul, and Toia.

129-20-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Linh Pham Lincoln Square Nails Inc.
OWNER: Qing Qing Zhang
PREMISES AFFECTED: 4614 N. Western Avenue
SUBJECT: Application for a special 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.

130-20-Z **ZONING DISTRICT: RS-2** **WARD: 19**
APPLICANT: Michael Clancy
OWNER: Same as applicant
PREMISES AFFECTED: 10504 S. Spaulding Avenue
SUBJECT: Application for a variation to reduce the combined side setback from the required 11.1' to 9' (north to be 4', south to be 5') for a proposed two-story, single family residence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-2; yeas – Chairman, Saul, and Toia; nays – Esposito and Garcia.

131-20-Z **ZONING DISTRICT: RS-3** **WARD: 12**
APPLICANT: Creative Property Group, LLC
OWNER: Same as applicant

PREMISES AFFECTED: 3357-59 W. 37th Place
SUBJECT: Application for a variation to reduce the front setback from the required 13.5' to zero, west setback from 2.43' to zero (east to be 9.7") combined side setback to be 9.7' for the subdivision of one zoning lot into two zoning lots. The existing one-story single family residence shall remain. A single family residence is proposed for the vacant lot.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

132-20-Z **ZONING DISTRICT: B3-3** **WARD: 30**
APPLICANT: Wilmot Construction Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3207 N. Lawndale Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 12' on floors containing dwelling units for a proposed four-story building with rooftop stairway and elevator enclosures and an attached nine-car garage for a retail use and nine dwelling unit building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

133-20-Z **ZONING DISTRICT: B3-3** **WARD: 44**
APPLICANT: CA Residential 3542 N Southport, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3542 N. Southport Avenue
SUBJECT: Application for a variation to reduce the rear setback from the 30' to 6.69 for a proposed four-story, mixed use building with private residential roof deck and roof top elevator and stair penthouse enclosures and an attached two-car garage with roof deck from the second story.
Continued to June 5, 2020

134-20-Z **ZONING DISTRICT: B3-3** **WARD: 44**
APPLICANT: CA Residential 3542 N Southport, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3542 N. Southport Avenue
SUBJECT: Application for a variation to increase the height from 50' to 55' for a proposed four-story, mixed use building with private residential roof deck and roof top elevator and stair penthouse enclosures and an attached two-car garage with roof deck from the second story.
Continued to June 5, 2020

135-20-Z **ZONING DISTRICT: RT-4** **WARD: 12**
APPLICANT: Maria Saaverda
OWNER: Same as applicant
PREMISES AFFECTED: 2900 W. 25th Street
SUBJECT: Application for a variation to reduce the rear setback from the

required 33.6' to 3.64' west setback from 2.5' to zero, (east be zero for abutting a public street) for a proposed rear fence with rolling gate at 8.5' in height and a rear patio at the rear of the existing two-story building.

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

**136-20-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: B2-2

WARD: 35

John Downes Construction, Inc.
Same as applicant
3149 N. Sawyer Avenue
Application for a variation to reduce the front setback on N. Sawyer Street from the required 6.27' to zero a proposed three-story, seven dwelling unit building and a three and four car attached garages.

Continued to June 5, 2020

**137-20-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: B1-3

WARD: 29

Five Thirty One partners, LLC
North Columbian, LLC
6700-20 W. North Avenue
Application for a variation to reduce the rear setback from 30' to zero to convert an existing two-story building to residential use and construct a third story addition and establish thirty-six new dwelling units over an existing vacant ground floor financial service use.

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

**138-20-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: B1-3

WARD: 29

Five Thirty One partners, LLC
North Columbian, LLC
6700-20 W. North Avenue
Application for a variation to reduce the off-street loading zone Requirement from one to zero to convert an existing two-story building to residential use and construct a third story addition and establish thirty-six new dwelling units over an existing vacant ground floor financial service use.

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

**139-20-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:**

ZONING DISTRICT: B1-1

WARD: 29

Five Thirty One Partners
North Columbian, LLC
6746-58 W. North Avenue
Application for a special use to establish an off-site required accessory parking lot with thirty-six parking spaces to serve the

proposed thirty-six dwelling unit building located at 6700-20 W. North Avenue which is located within 600 feet of the nearest off-site parking space.

Motion to approve made by Chairman. Second by Toia.

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

140-20-S

ZONING DISTRICT: B3-2

WARD: 32

APPLICANT:

Edward Clark

OWNER:

Same as applicant

PREMISES AFFECTED:

1905 W. Belmont 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; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

141-20-Z

ZONING DISTRICT: RS-3

WARD: 32

APPLICANT:

Jay Shetty

OWNER:

Same as applicant

PREMISES AFFECTED:

2220 W. Dickens Avenue

SUBJECT:

Application for a variation to increase the floor area ratio from 2,634 square feet to 2,698 square feet for a proposed west side 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, Saul, and Toia.

142-20-Z

ZONING DISTRICT: RS-3

WARD: 32

APPLICANT:

Jay Shetty

OWNER:

Same as applicant

PREMISES AFFECTED:

2220 W. Dickens Avenue

SUBJECT:

Application for a variation to reduce the west setback from 2' to 0.94' (south setback to be 3.67'), combined side yard setback from 4.83' to 4.61' for a proposed west side addition to the existing single family residence.

Motion to approve made by Chairman. Second by Toia.

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

143-20-S

ZONING DISTRICT: B1-2

WARD: 11

APPLICANT:

Lakeside Bank, an Illinois Banking Corporation

OWNER:

Same as applicant

PREMISES AFFECTED:

3849-59 S. Halsted Street

SUBJECT:

Application for a special use to amend an existing special use for a two lane drive through facility to serve a bank. The amendment request will alter the bulk and function of the existing special use, from the design conditions specified by the Zoning Board of Appeals at the time of the approval specifically to re-design the exterior parking lay out ingress and egress. The parking shall be provided across the alley at 3850-52 S. Emerald Avenue.

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

144-20-Z ZONING DISTRICT: RS-3 WARD: 48
APPLICANT: 1443 W Summerdale Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1443 W. Summerdale Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35.15' to 2', east setback from 2.4' to zero (west to be zero) combined side setback from 7' to zero for a proposed front and rear addition, rear open deck, two car garage with roof deck and access stair directly from the rear deck to an existing two-story, two dwelling unit building to be converted to a single family residence.
Continued to June 19, 2020

145-20-Z ZONING DISTRICT: RS-3 WARD: 48
APPLICANT: 1443 W Summerdale Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1443 W. Summerdale Avenue
SUBJECT: Application for a variation to increase the allowed floor area from the maximum 3,389 square feet (0.9) to 3,766 square feet (1.0) for a proposed front and rear addition, rear open deck, two-car detached garage with roof deck and access stair directly from the rear deck to an existing two-story, two dwelling unit building to be converted to a single family residence.
Continued to June 19, 2020

146-20-S ZONING DISTRICT: B1-2 WARD: 19
APPLICANT: Sika Blanche Toneho dba Gloria Africa Beauty
OWNER: RNS Properties, LLC
PREMISES AFFECTED: 2332 W. 111th Street
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.**

147-20-S ZONING DISTRICT: B2-5 WARD: 44
APPLICANT: Fletcher Lofts, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3133-43 N. Sheffield Avenue
SUBJECT: Application for a special use to reduce the amount of required on-site parking for a transit served location from eighty-six spaces to twenty-nine spaces to convert the existing five-story building to an eight six dwelling unit building with twenty-nine parking spaces in the basement.
Motion to approve made by Chairman. Second by Toia.
**Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul,
and Toia.**

148-20-Z **ZONING DISTRICT: B2-5** **WARD: 44**
APPLICANT: Fletcher Lofts, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3133-43 N. Sheffield Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 15,578.9 square feet to 14,512.15 square feet to convert the existing five-story building to an eighty-six dwelling unit building with twenty-nine parking spaces in the basement.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

149-20-S **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Coen Developers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4932 N. Damen Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit building and a detached three-car garage with roof deck and access from the three-story open porch and stairs in the rear.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

150-20-Z **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: Coen Developers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4932 N. Damen Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed three-story, three dwelling unit building with detached three-car garage with roof deck and direct access from the three-story open porch and stairs.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

151-20-S **ZONING DISTRICT: C1-2** **WARD: 8**
APPLICANT: A.I.M. Art in Motion
OWNER: Galactica Partners, LLC
PREMISES AFFECTED: 7401-45 S. East End Avenue
SUBJECT: Application for a special use to expand an existing special use for a school with a one story addition. The applicant will occupy 117,998 square feet of the 125,037 square foot expanded building. There will be on-site parking spaces for employees, visitors, student drop off and pick up and a landscaped plaza.
Withdrawn

The Chairman moved to recess at 12:22 AM. Second by Toia. Motion carried 5-0; yeas- Chairman, Esposito, Garcia, Saul, and Toia.

The Board reconvened at 2:05 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, Saul, and Toia).

2:00 P.M.

152-20-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: DX-7
PC AU 3, LLC
Twelve West Maple. LLC
12-14 W. Maple Street
Application for a special use to establish an Adult Use Cannabis Dispensary.

WARD: 2

Continued by the Chairman pursuant to his authority under the Emergency Rules until such time that the Board can either: (1) resume in-person hearings; or (2) the Chairman feels the virtual meeting format is sufficient to accommodate everyone who wishes to speak on this application.

153-20-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: DX-7
PDI Medical III, LLC
Risolia and McKeaney Partners c/o Lodge Management
21-29 W. Division Street
Application for a special use to establish an Adult Use Cannabis Dispensary.

WARD: 2

Continued by the Chairman pursuant to his authority under the Emergency Rules until such time that the Board can either: (1) resume in-person hearings; or (2) the Chairman feels the virtual meeting format is sufficient to accommodate everyone who wishes to speak on this application.

CONTINUANCES

18-20-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-2
Pilsen Church
Same as applicant
1809 S. Racine Avenue
Application for a special use to establish an eighty-four seat religious assembly facility.

WARD: 25

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

19-20-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-2
Pilsen Church
The Resurrection Project, an Illinois IFP
1854 S. Racine Avenue
Application for a special use to establish eleven off-site parking

WARD: 25

spaces to serve the religious assembly located at 1809 S. Racine Avenue.

Withdrawn

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

26-20-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: Webster 914, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 916 W. Webster Avenue
SUBJECT: Application for a variation to reduce the combined side setback from the required 4.8' to 4.', rear setback from 34.50' to 21.67' for a proposed three-story, two dwelling unit building with roof top deck, detached three car garage with roof deck and wood fence.
Motion to approve made by Chairman. Second by Toia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

55-20-Z **ZONING DISTRICT: B2-3** **WARD: 34**
APPLICANT: Joseph Caldwell, Jr
OWNER: Same as applicant
PREMISES AFFECTED: 901 W. 129th Place
SUBJECT: Application for a variation to reduce the front setback from the required 15.41' to zero, east side setback from 6.83' to zero, west side setback from 5' to zero for a proposed one-story addition connecting a new one-story addition with parking and a rear two-story addition to the existing one-story single family residence being converted to two dwelling units.
Continued to June 5, 2020

65-20-Z **ZONING DISTRICT: RM-5** **WARD: 11**
APPLICANT: FJ Homestead, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1044 W. Polk Street
SUBJECT: Application for a variation to reduce the east side setback from 2' to 0.33', (west side setback shall be 3'), combined side setback from 4.8' to 3.33', rear setback from 28.8' to 19.33' for a proposed new stair bridge connection that will access a proposed roof deck top deck on an existing detached two-car garage from the existing rear open porch that serves the existing four-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia.

Motion carried 3-2; yeas – Chairman, Esposito, and Toia; nays – Garcia and Saul.

78-20-Z **ZONING DISTRICT: RM-5** **WARD: 32**
APPLICANT: 3027-29 W. Logan, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3027-29 W. Logan Boulevard
SUBJECT: Application for a variation to reduce the east setback from the required 4.24' to 3.83', west setback from 4.24' to 3.25', combined side setback from 10.6' to 7.08', rear setback from 32.54' to 3.6' for a proposed rear three-story addition to the existing three story, seven dwelling unit building to be converted to a fifteen dwelling unit building.
Continued at the request of the applicant until such time that the Emergency Rules are repealed and the Board can resume in-person hearings

79-20-Z **ZONING DISTRICT: RM-5** **WARD: 32**
APPLICANT: 3027-29 W. Logan, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3027-29 W. Logan Boulevard
SUBJECT: Application for a variation to reduce the rear yard open space from the required 540 square feet to zero for a proposed three story addition to the existing three story, seven dwelling unit building to be converted to a fifteen dwelling unit building.
Continued at the request of the applicant until such time that the Emergency Rules are repealed and the Board can resume in-person hearings

86-20-S **ZONING DISTRICT: PMD-8A** **WARD: 11**
APPLICANT: TP Packers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4301 S. Packers Avenue
SUBJECT: Application for a special use to establish a major utilities and service use which would allow for an existing one-story building to be used for transit maintenance with outdoor vehicle storage.
Withdrawn

87-20-S **ZONING DISTRICT: PMD-8A** **WARD: 11**
APPLICANT: TP Packers, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4301 S. Packers Avenue
SUBJECT: Application for a special use to establish outdoor vehicle storage for a proposed transit maintenance facility in an existing one-story building.
Withdrawn

90-20-S **ZONING DISTRICT: C1-3** **WARD: 29**
APPLICANT: Jimmy's Food and Deli Inc.
OWNER: Madison & Central, LLC

PREMISES AFFECTED: 5601 W. Madison Street
SUBJECT: Application for a special use to establish a one-lane drive through facility to serve a one-story grocery/ deli building.
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia. Meeting went into closed session at 3:40 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 4:10 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 618-19-Z, 619-19-Z, 626-19-S, 627-19-Z, 536-19-Z, 6-20-S, 10-20-Z, 44-20-Z, 45-20-Z, 46-20-Z, 60-20-Z, 71-20-S, 72-20-Z, 77-20-Z, 82-20-S, 83-20-Z, 99-20-Z and 100-20-Z made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its special meeting of March 6, 2020 made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of February 21, 2020 made by Chairman. Second by Toia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Saul, and Toia.

The Chairman moved to adjourn at 4:27 PM. Second by Garcia. Motion carried 5-0; yeas Chairman, Esposito, Garcia, Saul, and Toia.

Adjournment.