

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- April 19, 2019  
121 N. LaSalle Street- City Council Chambers- 2<sup>nd</sup> Floor**

**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, Doar and Toia). Commissioner Garcia arrived at 9:25 AM.**

**Motion to approve the minutes from the March 15, 2019 regular meeting made by Parang. Second by Doar. Motion carried 3-0; yeas – Parang, Doar and Toia.**

**Motion to approve the April 19, 2019 agenda made by Parang. Second by Doar. Motion carried 3-0; yeas – Parang, Doar and Toia.**

**9:00 A.M.**

<b>182-19-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Barbara and Stanislaw Pluta	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1755-57 N. Wolcott Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 33.88' to zero, north and south setback from 4.48' each to zero each, combined side setback from 11.2' to zero, the enclosed rooftop setback from 20' to 16' for a proposed two-story single family residence with an attached five-car garage with roof deck.	
	<b>Motion to approve made by Chairman. Second by Toia. Motion denied 0-4; yeas – none; nays – Parang, Doar, Garcia and Toia.</b>	

<b>183-19-S</b>	<b>ZONING DISTRICT: M1-2</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Stocking Urban, LLC	
<b>OWNER:</b>	ALL-ROB, LLC	
<b>PREMISES AFFECTED:</b>	4510-20 N. Ravenswood Avenue	
<b>SUBJECT:</b>	Application for a special use to establish an indoor sports and recreation use (6,720 square foot gymnasium) within an existing 13,785 square foot building.	
	<b>Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.</b>	

<b>184-19-S</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 8</b>
<b>APPLICANT:</b>	Eagle Eye Nesting Ground Ministries, Inc.	

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 901-07 E. 75th Street  
**SUBJECT:** Application for a special use to establish a religious assembly in an existing one-story building with six new unenclosed onsite parking stalls.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia and Toia (Doar absent).**

**185-19-S** **ZONING DISTRICT: DX-7** **WARD: 3**  
**APPLICANT:** 1407-1411 S Michigan, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1407-11 S. Michigan Avenue  
**SUBJECT:** Application for a special use to establish a non-accessory public garage with ninety-seven parking spaces within a mixed use building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**186-19-Z** **ZONING DISTRICT: RM-4.5** **WARD: 1**  
**APPLICANT:** Bryan and Jessica Berumen  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1949 W. Race Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 7.83' to 5.17', rear setback from 26.6' to 5', west setback from 2' to zero (east to be zero), combined side setback from 4.8' to zero for a proposed three-story, single family residence with an attached garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**187-19-Z** **ZONING DISTRICT: RM-4.5** **WARD: 1**  
**APPLICANT:** Bryan and Jessica Berumen  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1949 W. Race Avenue  
**SUBJECT:** Application for a variation to relocate the 148 square feet of rear yard open space to roof deck of the proposed attached garage which will serve the proposed three-story, single family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**188-19-Z** **ZONING DISTRICT: B2-3** **WARD: 27**  
**APPLICANT:** 755 Ada, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 755 N. Ada Street  
**SUBJECT:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to zero for a proposed five-story mixed use building with ground floor retail, twenty- four dwelling units above and twenty-four parking spaces.

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

- 189-19-Z**                                 **ZONING DISTRICT: RT-4**                         **WARD: 28**  
**APPLICANT:** Gerald Coyle  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1220 W. Flournoy Street  
**SUBJECT:** Application for a variation to increase the floor area ratio from 1.2 to 1.65 for a proposed rear three-story addition with roof deck for the existing four-story, three dwelling unit building.  
**Continued to May 17, 2019 at 2:00 PM.**
- 190-19-Z**                                 **ZONING DISTRICT: RM-5**                         **WARD: 28**  
**APPLICANT:** Rosario Sanchez  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3110 W. Jackson Boulevard  
**SUBJECT:** Application for a variation to reduce the west setback from the required 2' to zero, (east to be 4'), combined setback from 4.8' to 4' for a proposed two-story addition and two-story open deck and stairs to 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.**
- 191-19-Z**                                 **ZONING DISTRICT: RM-5**                         **WARD: 43**  
**APPLICANT:** Prop-RT Residential realtors & Developers, LLC series 1928 N Cleveland  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1928 N. Cleveland Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 35.77' to 25.5', north setback from 2' to 1' (south to be 3'), combined side setback from 4.9' to 4' for a proposed three-story, single family residence with a roof deck over a semi-attached garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**
- 192-19-S**                                 **ZONING DISTRICT: B3-2**                         **WARD: 32**  
**APPLICANT:** Phu Tran d/b/a/ Tego Nail Spa  
**OWNER:** R & R properties Group, LLC  
**PREMISES AFFECTED:** 1731 N. Western Avenue  
**SUBJECT:** Application for a special use to establish a nail salon.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**
- 193-19-S**                                 **ZONING DISTRICT: B3-2**                         **WARD: 6**  
**APPLICANT:** Memphis Naturals, LLC  
**OWNER:** 211 E. 79th St., LLC  
**PREMISES AFFECTED:** 211 E. 79th Street

**SUBJECT:** Application for a special use to establish a hair salon.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**194-19-S ZONING DISTRICT: B1-2 WARD: 19**  
**APPLICANT:** Sojo's Studios 3, Inc.  
**OWNER:** Beverly SPE, LLC  
**PREMISES AFFECTED:** 2320-22 W. 95th Street  
**SUBJECT:** Application for a special use to establish a hair and nail salon.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**195-19-S ZONING DISTRICT: B3-2 WARD: 2**  
**APPLICANT:** Underground Nail Art Salon, LLC  
**OWNER:** Shanti Development Corp.  
**PREMISES AFFECTED:** 938 N. Damen Avenue  
**SUBJECT:** Application for a special use to establish a nail salon.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**196-19-S ZONING DISTRICT: B3-1 WARD: 23**  
**APPLICANT:** Edna Cisneros  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 7006 W. Archer Avenue  
**SUBJECT:** Application for a special use to establish a hair salon.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**197-19-S ZONING DISTRICT: B1-5 WARD: 2**  
**APPLICANT:** Celina's Nail Spa, LLC  
**OWNER:** 1205 West Webster, LLC  
**PREMISES AFFECTED:** 1205 W. Webster Avenue  
**SUBJECT:** Application for a special use to establish a nail salon.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**198-19-S ZONING DISTRICT: B3-1 WARD: 37**  
**APPLICANT:** Alexis Gonzalez  
**OWNER:** DSK, LLC  
**PREMISES AFFECTED:** 4058 W. Division 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).**

**199-19-S ZONING DISTRICT: B3-1 WARD: 35**  
**APPLICANT:** Jesus Arreola d/b/a Darlene's Unisex  
**OWNER:** Rogelio Llamedo  
**PREMISES AFFECTED:** 3442 W. Fullerton Avenue

**SUBJECT:** Application for a special use to establish a beauty salon.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**CONTINUANCES**

**528-18-Z**   **ZONING DISTRICT: RS-2**                         **WARD: 33**  
**APPLICANT:** 2805 Eastwood, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2805 W. Eastwood Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 54.417' to 28.093', east setback from 4' to 3' (west to be 4'), combined side setback from 9' to 7', rear setback from 33.60' to 28.093, rear yard open space from 400 square feet to 268 square feet for a proposed two-story, single family residence.  
**Withdrawn.**

**642-18-Z**   **ZONING DISTRICT: RS-3**                         **WARD: 40**  
**APPLICANT:** Peter Paraskevoulakos  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4707 N. Talman Avenue  
**SUBJECT:** Application for a variation to convert an existing non-conforming two dwelling unit building to a three dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion denied 0-4; yeas – none; nays – Parang, Doar, Garcia and Toia.**

**76-19-Z (B)**                                     **ZONING DISTRICT: RM-5**                         **WARD: 2**  
**APPLICANT:** Grief Properties, Inc.  
**OWNER:** Gregory Grief  
**PREMISES AFFECTED:** 1638 N. Sedgwick Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 25.93' to 9.45', north from 2' to zero (south to be 3.33'), combined side setback from 4.80' to 3.33' for a proposed four-story, two dwelling unit building and an existing two car garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**84-19-S**   **ZONING DISTRICT: C1-2**                         **WARD: 28**  
**APPLICANT:** Thorntons Inc. c/o Drew Zazofsky  
**OWNER:** Crossroads Ogden, LLC  
**PREMISES AFFECTED:** 2335-61 W. Ogden / 2300-36 W. 13th St. / 1230-52 S. Oakley  
**SUBJECT:** Application for a special use to establish a gas station with a one-story accessory retail building.  
**Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**113-19-S**   **ZONING DISTRICT: RS-3**                         **WARD: 6**

**APPLICANT:** Kathy Hardin Earl dba Amani Maskani House, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 634 E. 72nd Street  
**SUBJECT:** Application for a special use to establish a transitional residence for up to ten adult female clients.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**124-19-Z** **ZONING DISTRICT: RT-4** **WARD: 1**  
**APPLICANT:** 1351 Damen, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1351 N. Damen Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 22.5' to .25', south setback from 4.44' to .25' (north to be zero as allowed for an abutting alley) and to relocate the 216 square feet of rear yard open space to the garage roof deck for a proposed one-story attached three car garage with roof deck to serve the existing four-story, three dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**140-19-Z** **ZONING DISTRICT: C1-1** **WARD: 21**  
**APPLICANT:** Beverage Art II dba Wild Blossom II Southworks Brewing Co.  
**OWNER:** 9015 S. Hermitage, LLC  
**PREMISES AFFECTED:** 9016-30 S. Hermitage Avenue  
**SUBJECT:** Application for a variation to establish a public place of amusement license to provide live entertainment and retail space within an existing brewery which is located within 125' of a residential district.  
**Continued to May 17, 2019 at 2:00 PM.**

**148-19-S** **ZONING DISTRICT: B3-5** **WARD: 28**  
**APPLICANT:** Chicago Fuel, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 43 N. Homan Boulevard  
**SUBJECT:** Application for a special use to establish a gas station with nine pumps and a one-story accessory retail building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**172-19-Z** **ZONING DISTRICT: C1-2** **WARD: 30**  
**APPLICANT:** 3741 W. Belmont, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3743 W. Belmont Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard setback from the required 30' to 20' on floors containing dwelling units for a proposed four-story building with ground floor retail and fourteen dwelling units above.

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

**173-19-Z** **ZONING DISTRICT: C1-2** **WARD: 30**  
**APPLICANT:** 3741 W. Belmont, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3743 W. Belmont Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 14,000 square feet to 13,250 square feet for a proposed four-story building with ground floor retail and fourteen dwelling units above.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**The Chairman moved to recess at 2:20 PM. Second by Doar. Motion carried 4-0; yeas- Parang, Doar, Garcia and Toia.**

**The Board reconvened at 2:45 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with four members present (Parang, Doar, Garcia, and Toia).**

**2:00 P.M.**

**200-19-S** **ZONING DISTRICT: B3-1** **WARD: 29**  
**APPLICANT:** Belmont Real Estate, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3200 N. Harlem Avenue  
**SUBJECT:** Application for a special use to expand an existing gas station with a proposed rear one-story addition to the existing convenience store and a new one-story car wash.  
**Continued to May 17, 2019 at 2:00 PM.**

**201-19-Z** **ZONING DISTRICT: B3-1** **WARD: 29**  
**APPLICANT:** Belmont Real Estate, Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3200 N. Harlem Avenue  
**SUBJECT:** Application for a variation to reduce the south end reverse corner lot setback from the required 7.5' to zero, west end setback from 5' to zero for a proposed one-story rear addition to the existing convenience store and a new one-story car wash.  
**Continued to May 17, 2019 at 2:00 PM.**

**202-19-Z** **ZONING DISTRICT: RT-4** **WARD: 2**  
**APPLICANT:** Jonathan Helton & Megan Webster  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1512 N. Paulina Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the

required 28' to 2', north setback from 2' to zero, south from 2' to zero, combined side setback from 4.8' to zero for a new roof deck and stairs with trellis walls and fireplace on the existing two car garage and a new one-story open deck to serve the existing single family residence.

**Motion to approve made by the Chairman. Second by Toia. Split decision; yeas – Doar and Toia; nays – Parang and Garcia. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to May 17, 2019 at 9:00 AM for vote by fifth board member.**

**203-19-Z**

**ZONING DISTRICT: RT-4**

**WARD: 2**

**APPLICANT:**

Jonathan Helton and Megan Webster

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

1512 N. Paulina Street

**SUBJECT:**

Application for a variation to reduce the rear yard open space from the required 156 square feet to 101.87 square feet for a proposed garage roof deck with trellis walls, fire place and stairs on the existing garage and a new one-story open deck to serve the existing single family residence.

**Motion to approve made by the Chairman. Second by Toia. Split decision; yeas – Doar and Toia; nays – Parang and Garcia. Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to May 17, 2019 at 9:00 AM for vote by fifth board member.**

**204-19-Z**

**ZONING DISTRICT: RS-3**

**WARD: 39**

**APPLICANT:**

Adan Nieto

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

4640 N. Kasson Avenue

**SUBJECT:**

Application for a variation to reduce the front setback from the required 18.38' to 11.66', rear setback from 37.5' to 32.33' for a proposed front, one-story addition, third floor addition and a canopy extended from the existing garage to serve the existing three-story, three dwelling unit building.

**Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Doar, Garcia and Toia; nays – Parang.**

**205-19-Z**

**ZONING DISTRICT: RS-3**

**WARD: 39**

**APPLICANT:**

Adan Nieto

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

4640 N. Kasson Avenue

**SUBJECT:**

Application for a variation to increase the floor area ratio from 0.9 to 0.97 for a proposed front, one-story addition, third floor addition and canopy extended from the existing garage which serves the existing three-story, three dwelling unit building.

**Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Doar, Garcia and Toia; nays – Parang.**



**206-19-Z**                                    **ZONING DISTRICT: RS-3**                                    **WARD: 39**  
**APPLICANT:**                                    Adan Nieto  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                    4640 N. Kasson Avenue  
**SUBJECT:**                                        Application for a variation to increase the building height from the maximum 30' to 32.33' for a proposed front, one-story addition, third floor addition and a canopy extended from the existing garage which serves the existing three-story, three dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Doar, Garcia and Toia; nays – Parang.**

**207-19-S**                                    **ZONING DISTRICT: B3-2**                                    **WARD: 40**  
**APPLICANT:**                                    4911 N Western, LLC  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                    4911 N. Western Avenue  
**SUBJECT:**                                        Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with an attached three car garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Parang, Garcia and Toia; nays – Doar.**

**208-19-Z**                                    **ZONING DISTRICT: B3-2**                                    **WARD: 40**  
**APPLICANT:**                                    4911 N Western, LLC  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                    4911 N. Western Avenue  
**SUBJECT:**                                        Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, three dwelling unit building with an attached three car garage.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Parang, Garcia and Toia; nays – Doar.**

**209-19-S**                                    **ZONING DISTRICT: C1-2**                                    **WARD: 12**  
**APPLICANT:**                                    1732 Pershing, LLC  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**                    1746 W. Pershing Road / 3848 S. Hermitage Avenue  
**SUBJECT:**                                        Application for a special use to establish residential use below the second floor for two proposed three-story, four unit townhouse buildings with rooftop enclosures and attached garages.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia and Toia (Doar absent).**

**210-19-S**                                    **ZONING DISTRICT: M1-2**                                    **WARD: 33**  
**APPLICANT:**                                    Chicago Mudcats Sport and Social Club  
**OWNER:**                                        2930 N Campbell, LLC  
**PREMISES AFFECTED:**                    2932 N. Campbell Avenue  
**SUBJECT:**                                        Application for a special use to establish a sports and recreation



**PREMISES AFFECTED:** 3132 S. Lituanica Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 10.72' to 1.49', rear setback from 26.79' to 10.67', north setback from 5' to 4.26' (south to be 5.30'), combined side setback from 10' to 9.56' to convert an existing three-story building to a four-story, seven dwelling unit building.  
**Continued to May 17, 2019 at 2:00 PM.**

**216-19-Z** **ZONING DISTRICT:** RM-6 **WARD:** 11  
**APPLICANT:** Cloud Property Management, LLC 3132-34 Series  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3132 S. Lituanica Avenue  
**SUBJECT:** Application for a variation to reduce the number of parking spaces from the required seven to six for the proposed conversion of an existing three-story building into a four-story, seven dwelling unit building.  
**Continued to May 17, 2019 at 2:00 PM.**

**217-19-Z** **ZONING DISTRICT:** RS-2 **WARD:** 23  
**APPLICANT:** John J. Burke II  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5347 S. Melvina Avenue  
**SUBJECT:** Application for a variation to reduce the north setback from the required 5' to 3.74' (south to be 23'), front setback from 19.62' to 15.21' for a proposed second floor addition to the existing single family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**218-19-S** **ZONING DISTRICT:** M1-3 **WARD:** 2  
**APPLICANT:** S.M.A.R.T. Golf Fitness Instruction, Inc.  
**OWNER:** Elston Industrial Lofts  
**PREMISES AFFECTED:** 1452 W. Willow Street  
**SUBJECT:** Application for a special use to establish an indoor participant sports and recreation facility in an existing one and two- story, multi-use building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**219-19-S** **ZONING DISTRICT:** B3-1 **WARD:** 39  
**APPLICANT:** Lashtec, Inc.  
**OWNER:** 6015 N. Cicero, Inc.  
**PREMISES AFFECTED:** 6017 N. Cicero Avenue  
**SUBJECT:** Application for a special use to establish a body art service (micro-blading).  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**





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

**230-19-Z** **ZONING DISTRICT: RS-3** **WARD: 32**  
**APPLICANT:** Albany Bank and Trust Company ATUT # 11-3220  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2016 N. Winchester Avenue  
**SUBJECT:** Application for a variation to increase the existing floor area ratio from 3,330.39 square feet to 3,826.732 square feet (addition of 496.342 square feet) for a proposed third floor dormer addition and to lower the basement in the existing four dwelling unit building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**231-19-Z** **ZONING DISTRICT: RS-3** **WARD: 32**  
**APPLICANT:** Albany Bank and Trust Company ATUT #11-3220  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2016 N. Winchester Avenue  
**SUBJECT:** Application for a variation to increase the height of the existing four dwelling unit building which is 30.83' in height by no more than 10% to 33.83' for proposed third floor dormer addition and to lower the basement of the existing building.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**232-19-Z** **ZONING DISTRICT: RS-3** **WARD: 32**  
**APPLICANT:** Albany Bank and Trust Company ATUT # 11-3220  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2016 N. Winchester Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 1,137 square feet to 678 square feet to provide three new parking spaces at the rear of the lot for the existing four dwelling unit building with proposed third floor dormer and a lowered basement.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**233-19-Z** **ZONING DISTRICT: RS-2** **WARD: 33**  
**APPLICANT:** The Philip R.H. Goldbroch 2018 Revocable Trust  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2854 W. Giddings Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 20.93' to 17.42', east setback from 6.09' to 1.37' (west to be 9.71'), combined side setback from 18.26' to 11.08 for a proposed three-story, single family residence with covered terrace and two unenclosed parking spaces.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia and Toia (Doar absent).**

**234-19-Z**   **ZONING DISTRICT: RS-3**                         **WARD: 43**  
**APPLICANT:** Paula and Kelley Thornton  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1238 W. Altgeld Street  
**SUBJECT:** Application for a variation to increase the existing floor area of 2,576 square feet to 2,956 square feet (209.5 square foot addition) for a propose garage addition, access stairway and a two-story addition to the existing single family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**235-19-Z**   **ZONING DISTRICT: RS-3**                         **WARD: 43**  
**APPLICANT:** Paula and Kelley Thornton  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1238 W. Altgeld Street  
**SUBJECT:** Application for a variation to relocate the required 225 square feet of rear yard open space to a garage roof deck which will serve the existing two-story single family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**236-19-Z**   **ZONING DISTRICT: RS-3**                         **WARD: 43**  
**APPLICANT:** Paula and Kelley Thornton  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1238 W. Altgeld Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 28' to 2', west setback from 2.4' to zero east to be 0.79'), combined side setback from 6' to 0.79' for a proposed garage addition, access stairway and a two story addition to the existing single family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**237-19-Z**   **ZONING DISTRICT: RT-4**                         **WARD: 43**  
**APPLICANT:** Randall and Michelle Thomure  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2032 N. Fremont Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 35' to 2', north setback from 2' to zero, south setback from 2' to zero, combined side setback from 5' to zero for a proposed two car garage, with roof deck, pool, rooftop trellis and access stair to 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.**

**238-19-Z**   **ZONING DISTRICT: RS-2**                         **WARD: 41**

**APPLICANT:** Susan Kamin  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 5800 N. Overhill Avenue  
**SUBJECT:** Application for a variation to reduce the north setback from the required 8.4' to 8.07', south setback from 8.4' to 5.98', combined side setback from 25.22' to 14.05' for a proposed second floor addition and front open porch to the existing single family residence.  
**Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia 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 4-0; yeas – Parang, Doar, Garcia and Toia. Meeting went into closed session at 8:02 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 8:25 PM.**

**Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. No. 126-19-A 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 at its regular meeting of March 15, 2019, except for Board Cal No. 162-19-S, 163-19-Z, and 111-19-S made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia.**

**The Chairman moved to adjourn at 8:39 PM. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia and Toia. Meeting adjourned.**