

OWNER: Peter Fortsas
PREMISES AFFECTED: 2921 W. Devon 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 – Chairman, Garcia, and Toia.

*Amended at hearing

404-19-S **ZONING DISTRICT: B1-3** **WARD: 11**
APPLICANT: C A Pioneer Holding, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2801-07 S. Halsted Street/ 739-47 W. 28th Street
SUBJECT: Application for a special use to establish a four-story, thirty dwelling unit residential building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

405-19-Z **ZONING DISTRICT: B1-3** **WARD: 11**
APPLICANT: C A Pioneer Holding, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 2801-07 S. Halsted Street/ 739-47 W. 28th Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero and to eliminate the one required off-street loading space for a proposed four-story, thirty dwelling unit residential building.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

406-19-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Eclectic Nail Lounge, LLC
OWNER: Kimon Gabrielatos
PREMISES AFFECTED: 1347 W. Belmont Avenue Floor G
SUBJECT: Application for a special use to establish a hair / nail salon.
Dismissed for Want of Prosecution

407-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
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 September 20, 2019 at 2:00 PM

408-19-Z **ZONING DISTRICT: RM-4.5** **WARD: 43**
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 September 20, 2019 at 2:00 PM

APPLICANT: Public Building Commission
OWNER: Same as applicant
PREMISES AFFECTED: 10538 S. Langley Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 8.58', south side setback from 28.41' to 10.41' for a proposed four-story addition to an existing four-story school.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

454-19-Z **ZONING DISTRICT: RS-3** **WARD: 9**
APPLICANT: Public Building Commission of Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 10538 S. Langley Avenue
SUBJECT: Application for a variation to exceed the floor area ratio .9 of 57,883.5 square feet to the maximum 59,022 square feet for a proposed four-story addition to the existing four-story school.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

455-19-Z **ZONING DISTRICT: RS-3** **WARD: 9**
APPLICANT: Public Building Commission of Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 10538 S. Langley Avenue
SUBJECT: Application for a variation to eliminate the one required loading berth for a proposed four-story addition to the existing four-story school.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

456-19-Z **ZONING DISTRICT: RS-3** **WARD: 9**
APPLICANT: Public Building Commission of Chicago
OWNER: Same as applicant
PREMISES AFFECTED: 10538 S. Langley Avenue
SUBJECT: Application for a variation to eliminate the required 7' landscape setback (with seven trees and approximately fifty shrubs), along E. 105th Pl. and S. Langley Avenue, eliminate interior landscape requirement (approximately 1,221 square feet with ten shrubs), allow the existing 4' high ornamental fence to remain at the property line instead of 5' from the property line for a proposed four-story addition to an existing four-story school.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, 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

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.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, 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 1.0'*, 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 two-car* garage, rooftop penthouse roof decks and pergolas.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

*Amended at hearing

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 two-car* garage, rooftop penthouse roof decks and pergolas.
Motion to approve made by Chairman. Second by Toia.
Motion carried 3-0; yeas – Chairman, 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 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 Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.
Meeting went into closed session at 4:15 PM.

Motion to return to open session made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia. Meeting returned to open session at 4:47 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of July 19, 2019, except for Board Cal No. 337-19-Z. Second by Toia. Motion carried 3-0: yeas – Chairman, Garcia, and Toia.

Motion to adopt revised Rules of Procedure made by Chairman. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

Chairman moved to adjourn at 7:30 PM. Second by Toia. Motion carried 3-0; yeas – Chairman, Garcia, and Toia.

Meeting adjourned.

*Amended at hearing