THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- June 26, 2020 VIRTUAL MEETING

VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS

Farzin Parang Timothy Knudsen Jolene Saul Sam Toja

Chairman Parang called the meeting to order at 9:05 AM and formally designated alternate member Knudsen to fill the position of regular member Esposito. Chairman then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Chairman, Knudsen, Saul, and Toia).

Motion to approve the minutes from the March 20, 2020 regular meeting of Zoning Board of Appeals ("Board"), rescheduled to May 15, 2020, made by Chairman. Second by Toia. Motion carried 4-0; yeas — Chairman, Knudsen, Saul, and Toia.

Motion to approve the minutes from the June 5, 2020 special meeting of the Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and Toia.

Motion to approve the agenda for the June 26, 2020 special meeting of Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and Toia.

9:00 A.M.

CONTINUANCE

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 B1-1

Zoning District.

Motion to affirm the decision of the Zoning Administrator made by Chairman. Second by Toia. Motion carried 4-0; yeas

- Chairman, Knudsen, Saul, and Toia.

REGULAR CALL

181-20-Z ZONING DISTRICT: RM-4.5 WARD: 12

APPLICANT: 2434 S Albany, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2434 S. Albany Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.5' to 0.92' for a proposed two-story rear addition and a

second floor addition with roof deck to an existing religious

assembly building to be converted to a four dwelling unit building. **Motion to approve made by Chairman. Second by Toia.**

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

182-20-Z ZONING DISTRICT: RM-4.5 WARD: 12

APPLICANT: 2434 S Albany, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2434 S. Albany Avenue

SUBJECT: Application for a variation to relocate the required 200 square feet

of rear yard open space to a second floor roof deck for an existing religious assembly building to be converted to a four dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

183-20-Z ZONING DISTRICT: RM-4.5 WARD: 12

APPLICANT: 2434 S. Albany, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 2434 S. Albany Avenue

SUBJECT: Application for a variation to reduce the required number of off-

street parking spaces from four to two for the conversion of an existing religious assembly building to a four dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

184-20-Z ZONING DISTRICT: RM-4.5 WARD: 12

APPLICANT: 2454 Spaulding, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2454 S. Spaulding Avenue

SUBJECT: Application for a variation to reduce the number of required off-

street parking spaces from four to three for the conversion of a mixed us building to a four dwelling unit building with dwelling

units on the ground floor.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

185-20-Z ZONING DISTRICT: RM-6 WARD: 25

APPLICANT: Cloud Property Management, LLC 2244 Series

OWNER: Same as applicant **PREMISES AFFECTED:** 2244 W. 23rd Place

SUBJECT: Application for a variation to reduce the number of required off-

street parking spaces from eight to seven for the construction of an additional dwelling unit in a three-story, seven dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

At 10:51 AM, Chairman made a motion for a nine (9) minute recess. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul and Toia. The Board then stood in recess until 11:00 AM.

At 11:00 AM, Chairman made a motion to resume the meeting. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul and Toia. Meeting resumed at 11:00 AM.

186-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 2668-70 N. Burling Street, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2668 N. Burling Street

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 31.68' to 21.5' for a proposed two-car garage with roof top deck and stairs to serve an existing three-story, two dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

187-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 2668-70 N. Burling Street, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2668 N. Burling Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

171.6 square feet to 140 square feet and to decrease the minimum measurement of 12' on any side to 11.33' for a proposed two-car garage to serve an existing three-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

188-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 2668-70 N. Burling Street, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2670 N. Burling Street

SUBJECT: Application for a variation to reduce the rear yard setback from the

required 31.68' to 21.5' for a proposed two-car garage with roof deck and stairs to serve an existing three- story, two dwelling unit

building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

189-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: 2668-70 N. Burling Street, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 2670 N. Burling Street

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 171.6 square feet to 140 square feet and to reduce the measurement of 12' on any side to 11.33' for a proposed two-car garage with roof deck and stairs to serve an existing three-story,

two dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

190-20-Z ZONING DISTRICT: RT-4 WARD: 2

APPLICANT: Christian and Megan Herrmanns

OWNER: Same as applicant

PREMISES AFFECTED: 1504 N. Elk Grove Avenue

SUBJECT: Application for a variation to reduce the west side setback from the

required 4' to 2' (east to be 8'), the rear setback from 33.04' to 24' for a proposed three-story single family residence with a partially below grade connection to garage, a rear deck at 7' in height above

the level of the adjoining ground and garage roof top deck.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

191-20-S ZONING DISTRICT: M2-2 WARD: 47

APPLICANT: Chicago Fire Soccer Holdings, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 3725 N. Talman Avenue

SUBJECT: Application for a special use to establish a non-required, accessory

off-site parking lot to serve an existing recreational use located at

3626 N. Talman Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

192-20-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: SHC Dev, LLC Same as applicant **PREMISES AFFECTED:** 1909 N. Howe Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 35' to 0.67, south side setback from 2.04' to 0.15'9 north to be 0.12') combined side setback from 5.12' to 0.27' for a proposed three-story, single family residence with underground

storage and detached garage. Continued to July 17, 2020

193-20-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: SHC Dev, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1909 N. Howe Street

SUBJECT: Application for a variation to relocate the required 208 square feet

of rear yard open space to the roof of the garage to serve a

proposed three-story, single family residence.

Continued to July 17, 2020

194-20-Z ZONING DISTRICT: RM-5 WARD: 28

APPLICANT: LIANA Build, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1301 S. California Boulevard

SUBJECT: Application for a variation to reduce the required number of

additional off-street parking spaces from three to one to convert an existing three-story, thirteen dwelling unit building to a sixteen

dwelling unit building.

Continued to July 17, 2020

195-20-Z ZONING DISTRICT: RT-4 WARD: 46 APPLICANT: Malden Development, LLC 406606-30 N. Malden Series

OWNER: Same as applicant **PREMISES AFFECTED:** 4630 N. Malden Street

SUBJECT: Application for a variation to reduce the open space from the

required 520 square feet to zero for a proposed three-story, seven dwelling unit building with detached five-car garage, two parking

stalls on slab, trash enclosure and front open decks.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

At 1:30 PM, Chairman made a motion for a thirty (30) minute recess. Second by Toia. Motion carried 4-0; yeas — Chairman, Knudsen, Saul and Toia. The Board then stood in recess until 1:50 PM.

At 1:50 PM, Chairman made a motion to resume the meeting. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul and Toia. Meeting resumed at 1:50 PM.

196-20-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: James and Debra Lloyd OWNER: Same as applicant PREMISES AFFECTED: 3942 N. Hoyne Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2.8' to zero, (south to be 24.83') combined setback to be 24.83' for a proposed rear one-story addition to the existing

single family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

197-20-S ZONING DISTRICT: RT-4 WARD: 8

APPLICANT: The Rebuild Foundation NFP

OWNER: Same as applicant **PREMISES AFFECTED:** 1341-53 E. 72nd Street

SUBJECT: Application for a special use to establish a community center.

Continued to July 17, 2020

199-20-Z ZONING DISTRICT: RT-4 WARD: 11

APPLICANT: Kasper Development, LLC OWNER: Shan Lu and Su Ping Lu 2716 S. Emerald Avenue

SUBJECT: Application for a variation to reduce the minimum lot area per unit

from 3,000 square feet to 2,952 square feet for a proposed three-

story, three dwelling unit building. Continued to July 17, 2020

200-20-S ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: 2368 N Elston, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2368 N. Elston Avenue

SUBJECT: Application for a special use to establish residential use below the

second floor to convert a building from five dwelling units to

seven dwelling units.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

201-20-S ZONING DISTRICT: C1-3 WARD: 32

APPLICANT: 2368 N Elston Avenue

OWNER: 2368 N. Elston, LLC and Midtown View Condo Assoc.

PREMISES AFFECTED: 2356 N. Elston Avenue

SUBJECT: Application for a special use to utilize seven of the thirty-six

parking stalls to serve the proposed residential conversion from

five to seven units located at 2368 N. Elston Avenue.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

202-20-Z ZONING DISTRICT: M1-1 WARD: 11

APPLICANT: Sun Xien Soy Products, LLC
OWNER: Eric Siu Cheung Cheng
PREMISES AFFECTED: 613 W. 47th Street

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 6' for a proposed two-story addition to the east side

of the existing one-story tofu processing facility.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas - Chairman, Knudsen, Saul, and

Toia.

203-20-Z ZONING DISTRICT: B2-2 WARD: 1

APPLICANT: EZMB, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1453 W. Grand Avenue

SUBJECT: Application for a variation to reduce the east side setback* from 2'

to zero for a proposed four-story, five dwelling unit building with detached two and three-car garages with an open stair to provide

access to the roof decks.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

*Amended at hearing.

204-20-Z ZONING DISTRICT: B2-2 WARD: 1

APPLICANT: EZMB, LLC Same as applicant **PREMISES AFFECTED:** 1453 W. Grand Avenue

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 5,000 square feet to 4,695 square feet for a proposed

four-story, five dwelling unit building.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

205-20-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: Growen, LLC **OWNER:** 309 Justine, LLC

PREMISES AFFECTED: 309-19 N. Justine Avenue

SUBJECT: Application for a special use to establish a cannabis infuser.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

206-20-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: Growen, LLC

OWNER: 309 Justine, LLC

PREMISES AFFECTED: 309-19 N. Justine Street

SUBJECT: Application for a special use to establish a cannabis craft grower.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

207-20-S ZONING DISTRICT: PMD-4B WARD: 27

APPLICANT: Growen, LLC **OWNER:** 309 Justine, LLC **PREMISES AFFECTED:** 309-19 N. Justine Street

SUBJECT: Application for a special use to establish a cannabis processor.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

208-20-Z ZONING DISTRICT: B2-3 WARD: 40

APPLICANT: 1767 W. Rosehill, LLC

OWNER: Same as above

PREMISES AFFECTED: 1765 W. Rosehill Drive

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to zero for a proposed four-story, thirteen dwelling unit building with attached thirteen-car garage with roof deck, roof

top stair enclosure and elevator penthouse.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

209-20-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Felix Bahena
OWNER: Same as applicant

PREMISES AFFECTED: 5200 S. Mobile Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 20' to 4.62', north side setback from 2.28' to 0.04' (south to be 6.59') existing combined side yard setback is 6.63' to

subdivide an existing zoning lot into two zoning lots. The existing single family residence shall remain. A single family residence is

proposed for the newly created lot.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

210-20-Z ZONING DISTRICT: RS-3 WARD: 14

APPLICANT: Felix Bahena
OWNER: Same as applicant
PREMISES AFFECTED: 5204 S. Mobile Avenue

SUBJECT: Application for a variation to reduce the combined side yard

setback from the required 8.2' to 7' for a proposed two-story, single

family residence.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

211-20-Z ZONING DISTRICT: RS-3 WARD: 39

APPLICANT: Leonard Di Cristofano OWNER: Same as applicant 4200 N. Kildare Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 30.29' to 10' for a proposed two-story, two dwelling unit

building with detached two-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and Toia.

212-20-Z ZONING DISTRICT: RT-4 WARD: 12

APPLICANT: Yao Lin

OWNER: Same as applicant

PREMISES AFFECTED: 2900-02 W. Pershing Road

SUBJECT: Application for a variation to reduce the rear setback from the

required 37.62' to zero, west side setback from 2' to 0.66' (east to be 2.66') combined side setback from 5' to 3.32' to subdivide one zoning lot into two zoning lots. The existing building at 2902 W. Pershing Road shall remain with one unenclosed parking space. A single family residence with two unenclosed parking spaces is

proposed for the newly created lot.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

213-20-Z ZONING DISTRICT: RT-4 WARD: 12

APPLICANT: Yao Lin

OWNER: Same as applicant

PREMISES AFFECTED: 2900-02 W. Pershing Road

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 214.22 square feet to zero to permit the subdivision of one zoning lot into two zoning lots. The existing building at 2902 W. Pershing Road shall remain with one unenclosed parking space. A single family residence with two unenclosed parking spaces is

proposed for the newly created lot.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

214-20-Z ZONING DISTRICT: RT-4 WARD: 12

APPLICANT: Yao Lin

OWNER: Same as applicant

PREMISES AFFECTED: 2900-02 W Pershing Road

SUBJECT: Application for a variation to reduce the required off-street parking

spaces from the required two to one to permit the subdivision of an

existing zoning lot into two zoning lots.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

215-20-S ZONING DISTRICT: M3-3 WARD: 14

APPLICANT: Focal Point, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 3800-30 W. 42nd Street / 3809-13 W. 41st Street

SUBJECT: Application for a special use to establish a non-accessory parking

lot with 205 parking spaces that will serve as non-required off-site

accessory parking serving the existing building at 4127-41 S.

Pulaski Road.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

216-20-S ZONING DISTRICT: C1-2 WARD: 27

APPLICANT: 312 Spirited Ventures, LLC

OWNER: Parkway Bank & Trust Co. Trust No. 12940

PREMISES AFFECTED: 942 W. Randolph Street

SUBJECT: Application for a special use to establish an outdoor roof top patio

to serve a proposed restaurant.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

217-20-Z ZONING DISTRICT: C1-2 WARD: 27

APPLICANT: 312 Spirited Ventures, LLC

OWNER: Parkway Bank & Trust Co. Trust # 12940

PREMISES AFFECTED: 942 W. Randolph Street

SUBJECT: Application for a variation to reduce the required off-street parking

for a transit served location from twelve parking spaces to zero for a proposed restaurant in an existing building with a proposed root

top outdoor patio.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

218-20-Z ZONING DISTRICT: B3-1 WARD: 1

APPLICANT: Willow Tree Child Care Fullerton Corporation

PREMISES AFFECTED: 2616 W. Fullerton Avenue

OWNER: Suzy Ryu

SUBJECT: Application for a variation to reduce the required off-street parking

spaces from two to one for a proposed day care facility on the ground floor of an existing four-story, mixed use building.

Motion to approve made by Chairman. Second by Toia.

Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

219-20-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: Ashler, LLC OWNER: Ashcer, LLC

PREMISES AFFECTED: 2118 W. 18th Place*

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,976 square feet for a proposed three-story, three dwelling unit building with three rear open

parking stalls.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

^{*}Amended at hearing

220-20-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Nicole Rajic

OWNER: Dalibor Rajic Separate Trust PREMISES AFFECTED: 1811 N. Halsted Street

SUBJECT: Application for a variation to reduce the north side setback from

the required 2.24' to 1.17', combined side setback from 5.6' to 3.41'*, rear setback from 36.68' to 32.77' for a proposed two-story,

single family residence with attached two-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Chairman, Knudsen, and Toia;

nays - Saul.

*Amended at hearing

221-20-Z ZONING DISTRICT: RM-4.5 WARD: 43

APPLICANT: Nicole Rajic

OWNER: Dalibor Rajic Separate Property Trust

PREMISES AFFECTED: 1811 N. Halsted Street

SUBJECT: Application for a variation to establish a 16.58' wide drive way

along a pedestrian street to access an accessory parking lot that has no alley access to permit the establishment of a two-story, single

family residence with attached two-car garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

222-20-S ZONING DISTRICT: B1-2 WARD: 39

APPLICANT: MJ Star Hair Salon Inc.

OWNER: Chicago Title and Trust # 2485 as Trustee

PREMISES AFFECTED: 3358 W. Bryn Mawr 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 – Chairman, Knudsen, Saul, and

Toia.

223-20-S ZONING DISTRICT: B3-3 WARD: 47

APPLICANT: Garfield Beverage Warehouse LIN, LLC

OWNER: Klairmont Investments, LLC

PREMISES AFFECTED: 3200-04 N. Lincoln Avenue/1602-08 W. Belmont Avenue

SUBJECT: Application for a special use to establish a liquor store.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and

Toia.

224-20-Z ZONING DISTRICT: RT-4 WARD: 43 APPLICANT:Palmer Irrevocable Trust GST Trust dated 11/2/12

OWNER: Same as applicant

PREMISES AFFECTED: 2643 N. Lakewood Avenue

SUBJECT: Application for a variation to reduce the front setback from the

required 15' to 8.5'. south setback from 5' to zero (north to be 5') combined side setback from 10' to 5' rear setback from 34.79' to

zero for a proposed three-story single family residence with accessory interior ice rink, and basketball court, attached three-car garage accessed from the alley and attached two-car garage accessed from the existing altered drive way from North Lakewood Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Chairman, Knudsen, and Toia;

navs - Saul.

225-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Palmer Irrevocable GST Trust, dated 11/2/12

OWNER: Same as applicant

PREMISES AFFECTED: 2643 N. Lakewood Avenue

SUBJECT:

Application for a variation to reduce the rear yard open space from the required 807.63 square feet to zero for a proposed three-story, single family residence with accessory interior ice rink, and basketball court, attached three-car garage accessed from the alley and attached two-car garage accessed from the existing altered drive way from North Lakewood Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Chairman, Knudsen, and Toia;

nays - Saul.

226-20-Z ZONING DISTRICT: RT-4 WARD: 43 APPLICANT:Palmer Irrevocable Trust GST trust, dated 11/2/12

OWNER: Same as applicant

PREMISES AFFECTED: 2643 N. Lakewood Avenue

SUBJECT:

Application for a variation to reduce the front property line to onsite parking from 20' to 16.83' for a proposed three-story, single family residence with accessory interior ice rink, and basketball court, attached three-car garage accessed from the alley and attached two-car garage accessed from the existing altered drive way from North Lakewood Avenue.

Motion to approve made by Chairman. Second by Toia. Motion carried 3-1; yeas – Chairman, Knudsen, and Toia;

nays - Saul.

CONTINUANCES

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 July 17, 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 July 17, 2020

160-20-S ZONING DISTRICT: B3-1 WARD: 45
APPLICANT: One Stop Beauty Salon Inc. dba One Stop Beauty School
Thaninh Hernandez, Dong Nguyen, William Do, Richard Do

PREMISES AFFECTED: 4360 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a nail and esthetics

school.

Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, 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 Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and Toia. Meeting went into closed session at 4:00 PM.

Motion to return to open session made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and Toia. Meeting returned to open session at 4:25 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its March 20, 2020 regular meeting, rescheduled to May 15, 2020, made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and Toia.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its June 5, 2020 special meeting, except for Board Cal. No. 55-20-Z made by Chairman. Second by Toia. Motion carried 4-0; yeas –Chairman, Knudsen, Saul, and Toia.

Motion to approve the amendment and reissuance of the Rules of Procedure of the Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and Toia.

Motion to approve the issuance of a Supplemental Rule of the Board for cannabis business establishments governing the conduct of cannabis business establishment community meetings during the COVID-19 public health emergency made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and Toia.

Chairman moved to adjourn at 4:41 PM. Second by Toia. Motion carried 4-0; yeas – Chairman, Knudsen, Saul, and Toia.

Adjournment.