

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- May 17, 2019
121 N. LaSalle Street- City Council Chambers- 2nd Flr.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Farzin Parang
Shaina Doar
Sylvia Garcia
Sam Toia
Amanda Williams

Chairman Parang called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Parang, Doar, Garcia, and Toia). Commissioner Williams arrived at 10:55 AM.

Motion to approve the minutes from the April 19, 2019 regular meeting made by Parang. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

Motion to approve the May 17, 2019 agenda made by Parang. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Toia (Williams absent).

9:00 A.M.

239-19-S ZONING DISTRICT: C1-2 WARD: 25
APPLICANT: Zocalo Development, LLC 1851 Loomis
OWNER: Same as applicant
PREMISES AFFECTED: 1849 S. Loomis Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three story, six dwelling unit building with a six car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

240-19-S ZONING DISTRICT: C1-2 WARD: 25
APPLICANT: Zocalo Development, LLC 1851 Loomis
OWNER: Same as applicant
PREMISES AFFECTED: 1853 S. Loomis Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit with a three car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

241-19-S ZONING DISTRICT: M3-3 WARD: 22
APPLICANT: Frenchy Soccer Development, LLC
OWNER: Heneghan Wrecking Company Inc. / Heneghan Wrecking and

PREMISES AFFECTED: Excavating Co, Inc.
4201 W. 36th Street
SUBJECT: Application for a special use to allow a sports and recreation,
participant 149 person capacity (indoor soccer field) in an existing
one-story warehouse.
Continued to June 21, 2019 at 2:00 PM.

242-19-S **ZONING DISTRICT: B1-1** **WARD: 23**
APPLICANT: Isi Garcia dba Diva's Hair Salon Corp.
OWNER: EJZ Properties, LLC
PREMISES AFFECTED: 4124 W. 63rd Street
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, Toia (Williams absent).**

243-19-S **ZONING DISTRICT: C1-2** **WARD: 37**
APPLICANT: By the Hand Club for Kids/ Chicago Education Partnership
OWNER: By the Hand Club for Kids & God Holy Ghost M.B.C
PREMISES AFFECTED: 400-30 N. Laramie Ave / 5207-09 W. Ferdinand St.
5200-12 W. Kinzie St.
SUBJECT: Application for a special use to expand an existing school use with
a proposed three-story addition to the existing two and three story
building.
**Motion to approve made by Chairman. Second by Toia. Motion
carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).**

244-19-S **ZONING DISTRICT: B3-2** **WARD: 29**
APPLICANT: Workers for Christ Ministries Apostolic Church, NFP
OWNER: Same as applicant
PREMISES AFFECTED: 512 S. Cicero Avenue
SUBJECT: Application for a special use to establish a religious assembly
facility with forty-five seats and accessory offices on the ground
floor only of an existing two-story building.
**Motion to approve made by Chairman. Second by Toia. Motion
carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).**

245-19-Z **ZONING DISTRICT: B3-2** **WARD: 29**
APPLICANT: Workers for Christ Ministries Apostolic Church, NFP
OWNER: Same as applicant
PREMISES AFFECTED: 512 S. Cicero Avenue
SUBJECT: Application for a variation to establish a transit served location for
a 100% reduction of the required six parking spaces for a proposed
forty-five seat religious assembly and accessory offices on the
ground floor only of an existing two-story building.
**Motion to approve made by Chairman. Second by Toia. Motion
carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).**

246-19-Z **ZONING DISTRICT: RS-2** **WARD: 9**

APPLICANT: Michelle Adekola
OWNER: Same as applicant
PREMISES AFFECTED: 10237 S. Forest Avenue
SUBJECT: Application for a variation to reduce the combined side setback from the required 9' to zero, rear setback from 35' to 4.45' for a proposed 6.33' high iron fence and gate, a rear two-story addition, a front accessible ramp on the existing two-story, single family residence.
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Garcia (Toia and Williams absent).

247-19-Z **ZONING DISTRICT: RT-4** **WARD: 14**
APPLICANT: Antonia Lamas
OWNER: Marquette Bank and Trust as Trustee of Land Trust # 13652 dated 2/14/96
PREMISES AFFECTED: 2600 W. 55th Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.5' to 27.48' for a proposed rear three-story addition, side canopies and a side covered stairway onto an existing three-story building being converted from two dwelling units to three dwelling units.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

248-19-S **ZONING DISTRICT: PMD-9** **WARD: 37**
APPLICANT: Healthcare Alternative Systems, Inc.
OWNER: Trust No. 01-9064, Steve Casper and James Bolduc
PREMISES AFFECTED: 4734 W. Chicago Avenue
SUBJECT: Application for a special use to establish a medical service use within an existing two-story building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

249-19-Z **ZONING DISTRICT: PMD-9** **WARD: 37**
APPLICANT: Healthcare Alternative Systems, Inc.
OWNER: Trust No. 01-9064, Steven Casper, and James Bolduc
PREMISES AFFECTED: 4734 W. Chicago Avenue
SUBJECT: Application for a variation to reduce the off-street parking from the required twenty-nine stalls to twenty-three stalls to serve a proposed medical service facility in an existing two-story building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

250-19-Z **ZONING DISTRICT: PMD-9** **WARD: 37**
APPLICANT: Healthcare Alternative Systems, Inc.
OWNER: Trust No. 01-9064, Steven Casper, James Bolduc
PREMISES AFFECTED: 4731 W. Rice Street

SUBJECT: Application for a variation to establish an accessory off-site parking lot with twenty-three parking stalls to serve a proposed medical service facility located at 4734 W. Chicago Avenue/
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

251-19-S **ZONING DISTRICT: DX-7** **WARD: 42**
APPLICANT: Kadampa Meditation Center New York
OWNER: Same as applicant
PREMISES AFFECTED: 375 W. Erie Street, Unit C-101
SUBJECT: Application for a special use to establish a religious assembly facility.
Continued to June 21, 2019 at 2:00 PM.

252-19-Z **ZONING DISTRICT: B3-2** **WARD: 2**
APPLICANT: Buck Town Leasing Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1231 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per unit from the required 6,000 square feet to 5,830 square feet for the conversion of a three and four-story, five dwelling unit building to a six dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams absent).

253-19-Z **ZONING DISTRICT: B3-2** **WARD: 2**
APPLICANT: Buck Town Leasing Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1231 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 28.1' on floors containing dwelling units for a proposed two-story vestibule to access an additional dwelling unit in an existing three and four-story, five dwelling unit building to be converted to a six dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams absent).

254-19-Z **ZONING DISTRICT: RS-2** **WARD: 39**
APPLICANT: Janet Geisler
OWNER: Same as applicant
PREMISES AFFECTED: 5936 N. Leonard Avenue
SUBJECT: Application for a variation to reduce the northwest side setback from the required from 4' to 3.75' (southeast to remain at zero), combined side setback from 9' to 3.75' for a proposed rear addition to the existing two-story, two dwelling unit building to be converted to a single family residence.

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

255-19-Z **ZONING DISTRICT: B1-3** **WARD: 11**
APPLICANT: William Tong
OWNER: Same as applicant
PREMISES AFFECTED: 2910 S. Archer Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a proposed four-story, mixed use building with an attached four-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams absent).

256-19-Z **ZONING DISTRICT: B1-3** **WARD: 11**
APPLICANT: William Tong
OWNER: Same as applicant
PREMISES AFFECTED: 2910 S. Archer Avenue
SUBJECT: Application for a variation to reduce on-site accessory required parking spaces from five to four for a proposed four-story mixed use building with an attached four-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams absent).

257-19-S **ZONING DISTRICT: B3-2** **WARD: 45**
APPLICANT: Anastasia Rozdobutko dba Anastasia Nails and Spa, Inc.
OWNER: 4936-50 Irving Park, LLC
PREMISES AFFECTED: 4946 W. Irving Park Road
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 and Williams absent).

258-19-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Jenny Anselmo
OWNER: Same as applicant
PREMISES AFFECTED: 1914-16 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 5.64' to 4.92' (north shall be 5.7'), combined side setback from 14.11' to 10.62', rear setback from 35.37' to 22.42' for a proposed rear three-story addition to the existing three-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams absent).

259-19-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Dusk 'Til Dawn, Inc.
OWNER: Mendoza Family Holdings, LLC
PREMISES AFFECTED: 3448 N. Clark Street
SUBJECT: Application for a special use to establish a massage establishment.
Motion to approve made by Chairman. Second by Toia. Yeas – Parang and Toia; nays – Garcia (Doar and Williams absent). Pursuant to *Melrose Park National Bank v. Zoning Board of Appeals of the City of Chicago*, matter is continued to June 21, 2019 at 9:00 AM for vote by fourth board member.

260-19-S **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Yanhong Song/ Kingston Reflexology, LLC
OWNER: JVS Leasing, Inc.
PREMISES AFFECTED: 3703 N. Harlem Avenue
SUBJECT: Application for a special use to establish a massage establishment.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams absent).

261-19-Z **ZONING DISTRICT: C1-2** **WARD: 44**
APPLICANT: Raymond E. List and Susan M. List Living Trust
OWNER: Same as applicant
PREMISES AFFECTED: 3524 N. Halsted Street
SUBJECT: Application for a variation to reduce the required parking from one stall to zero for a proposed one-story front addition, one-story rear addition, two-story upper building addition and a rear open roof deck for the existing one story building with new animal service and one dwelling unit above.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams absent).

262-19-Z **ZONING DISTRICT: RS-1** **WARD: 19**
APPLICANT: Catholic Bishop of Chicago, Christ the King Parish
OWNER: Same as applicant
PREMISES AFFECTED: 9240 S. Hoyne Avenue
SUBJECT: Application for a variation to increase the allowable floor area for a non-residential use in a residential district for a proposed two-story addition to the existing two-story school and two-story convent which will be converted to part of the existing school use.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Garcia, and Toia (Doar and Williams absent).

263-19-Z **ZONING DISTRICT: RS-1** **WARD: 19**
APPLICANT: Catholic Bishop of Chicago, Christ the King Parish
OWNER: Same as applicant

267-19-Z **ZONING DISTRICT: C1-1** **WARD: 25**
APPLICANT: El Cantante Restaurant, LLC dba La Pulqueria
OWNER: Guillermina Carmona
PREMISES AFFECTED: 2501 S. Western Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide live entertainment, music, dj, cover charge and rental within an existing restaurant which is located within 125' of a residential district.
Continued to July 19, 2019 at 2:00 PM.

268-19-S **ZONING DISTRICT: C1-1** **WARD: 25**
APPLICANT: Guillermina Carmona
OWNER: Same as applicant
PREMISES AFFECTED: 2342-46 W. 25th Street
SUBJECT: Application for a special use to establish an accessory off-site parking lot to serve an existing restaurant located at 2501 S. Western Avenue.
Continued to July 19, 2019 at 2:00 PM.

269-18-Z **ZONING DISTRICT: RS-2** **WARD: 33**
APPLICANT: Silas Tyler & Annabelle Wong
OWNER: Same as applicant
PREMISES AFFECTED: 4947 N. Central Park Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35.04' to 1.74', south setback from 4' to zero, (north to be 2.14'), combined side setback from 10.5' to 2.14' for a 6' and 8' tall fence and gate at the rear and south of the existing single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-0; yeas – Parang, Doar, and Williams (Doar and Garcia absent).

270-19-Z **ZONING DISTRICT: B3-3** **WARD: 49**
APPLICANT: Patricia Gonzalez / Athena Board Game Cafe, LLC
OWNER: Alef Park Property, LLC
PREMISES AFFECTED: 7011 N. Glenwood Avenue
SUBJECT: Application for a variation to establish a public place of amusement license to provide cover charge for board games within a new cafe which will serve food and incidental liquor which is located within 125' of a residential zoning district.
Motion to approve with conditions made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Garcia, Toia and Williams (Doar absent).

271-19-Z **ZONING DISTRICT: RS-2** **WARD: 29**
APPLICANT: Highlander Capital, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3238 N. Osceola Avenue

SUBJECT: Application for a variation to reduce the front setback from the required 42.7' to 20', north setback from 4' to 2' (south to be 7'), combined side setback to be 9' for a newly constructed detached garage in front of an existing single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Doar, Garcia, Toia, and Williams (Parang absent).

272-19-Z **ZONING DISTRICT: B3-3** **WARD: 32**
APPLICANT: Paniq Trio, LLC
OWNER: Logan Square Lofts, LLC
PREMISES AFFECTED: 3059 W. Logan Boulevard
SUBJECT: Application for a variation to establish a public place of amusement license to provide an escape room, puzzle game and family entertainment which is located within 125' of a residential district.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Williams (Toia absent).

273-19-Z **ZONING DISTRICT: B3-3** **WARD: 32**
APPLICANT: Paniq Trio, LLC
OWNER: Logan Square Lofts, LLC
PREMISES AFFECTED: 3059 W. Logan Boulevard
SUBJECT: Application for a variation to reduce 100% of the required parking for a public place of amusement, indoor recreational use which is located within a transit served location.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Williams (Toia absent).

CONTINUANCES

61-19-Z **ZONING DISTRICT: RS-1** **WARD: 40**
APPLICANT: Avi Ron
OWNER: Andrew Rubenstein
PREMISES AFFECTED: 2939-47 W. Catalpa Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 22.88' to 20', east setback from 12.01' to 1.47', west setback from 12.01' to 6.41' combined side setback from 36.02' to 7.88' to divide an existing zoning lot into two zoning lots. The existing building at 2939 W. Catalpa shall remain. A single family residence is proposed for 2947 W. Catalpa.
Continued to July 19, 2019 at 2:00 PM.

164-19-Z **ZONING DISTRICT: B3-1** **WARD: 14**
APPLICANT: Chris Araiza
OWNER: Jacel Kozminski

The Chairman moved to recess at 12:25 PM. Second by Toia. Motion carried 5-0; yeas-Parang, Doar, Garcia, Toia, and Williams.

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

2:00 P.M.

274-19-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: 3045 Norclark Restaurant, LLC
OWNER: 3458 N Clark, LLC
PREMISES AFFECTED: 3458 N. Clark Street
SUBJECT: Application for a special use to establish two new outdoor rooftop patio areas at an existing two-story general restaurant building.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, and Williams (Toia absent).

275-19-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Stephen and Diana Isaacs
PREMISES AFFECTED: 336 W. Wisconsin Street
SUBJECT: Application for a variation to reduce the rear setback from the required 35.25' to 3.02', east and west from 2.53' each to zero, combined site setback from 6.32' to zero for a proposed roof deck with trellis, one-story storage and to replace the roof of the existing pool enclosure serving the existing four-story, single family residence.
Motion to approve made by Chairman. Second by Toia. Motion carried 3-2; yeas – Parang, Doar, Toia; nays - Garcia and Williams.

276-19-Z **ZONING DISTRICT: B2-3** **WARD: 32**
APPLICANT: Everbrite 3045 N. Ashland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3045 N. Ashland Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed detached garage with a roof deck, pergola and a connecting stair way to the existing rear open porch of the three-story, three dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion failed 0-5; yeas – none; nays - Parang, Doar, Garcia, Toia, and Williams.

277-19-S **ZONING DISTRICT: B3-2** **WARD: 22**
APPLICANT: Specialized Staffing Solutions, Inc.
OWNER: Arturo E. Garza
PREMISES AFFECTED: 4045 W. 26th Street

SUBJECT: Application for a special use to establish a day labor employment agency.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

278-19-S **ZONING DISTRICT: B3-5** **WARD: 44**
APPLICANT: Spruce Salon Corp.
OWNER: Diversey Clark Properties, LLC
PREMISES AFFECTED: 2815 N. Pine Grove Avenue
SUBJECT: Application for a special use to establish a beauty salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

279-19-S **ZONING DISTRICT: B3-2** **WARD: 29**
APPLICANT: Chaste Essentials Inc. dba Chaste Hair
OWNER: PP Fin Chicago 4, LLC
PREMISES AFFECTED: 7 S. Austin Boulevard
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

280-19-Z **ZONING DISTRICT: RS-2** **WARD: 19**
APPLICANT: Michael Clancy
OWNER: Same as applicant
PREMISES AFFECTED: 10759 S. Campbell
SUBJECT: Application for a variation to reduce the front setback from the required 22.85' to 10', rear property line abutting a side property line on a reverse corner lot for an accessory building from 5' to 2' 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 4-0; yeas – Parang, Doar, Garcia, and Williams (Toia absent).

281-19-S **ZONING DISTRICT: B3-2** **WARD: 1**
APPLICANT: Joseph R. Wortell / The Natural Barber Shop, LLC
OWNER: Armitage Building Corporation
PREMISES AFFECTED: 2949 W. Armitage 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 – Parang, Doar, Garcia, Toia, and Williams.

282-19-Z **ZONING DISTRICT: M1-2** **WARD: 2**
APPLICANT: Crown Castle GT Company, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2282-86 N. Clybourn Avenue
SUBJECT: Application for a variation to reduce the east setback along N. Clybourn from the required 20' to 4.33', south setback from 30' to

9.5' for a proposed accessory equipment cabinet to serve an existing wireless communication tower.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

283-19-S ZONING DISTRICT: B3-2 WARD: 47
APPLICANT: Salon Loft Groups, LLC
OWNER: 3300 N. Lincoln, LLC
PREMISES AFFECTED: 3300 N. Lincoln 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 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

284-19-S ZONING DISTRICT: B1-1 WARD: 47
APPLICANT: Salon Loft Groups, LLC
OWNER: STRS L3 ACQ5, LLC
PREMISES AFFECTED: 4740 N. Lincoln 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 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

285-19-S ZONING DISTRICT: B3-1 WARD: 21
APPLICANT: Afiwa Soglohoun Ametepe
OWNER: Aman Ghafoor
PREMISES AFFECTED: 1521 W. 87th Street
SUBJECT: Application for a special use to establish a hair braiding salon.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

286-19-S ZONING DISTRICT: DX-5 WARD: 42
APPLICANT: Sara Johns
OWNER: Philip Sardo
PREMISES AFFECTED: 642 N. Dearborn Avenue, Unit 3
SUBJECT: Application for a special use to establish a fortune telling service.
Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Parang, Doar, Garcia, Toia (Williams absent).

287-19-Z ZONING DISTRICT: RT-4 WARD: 2
APPLICANT: Michael Drommerhausen
OWNER: Same as applicant
PREMISES AFFECTED: 1245 W. Webster Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 22' to zero, rear feature setback from 2' to zero, east setback from 3.1' to zero for a proposed rear garage with roof deck and trellis with an open stair at grade and open stair access from the upper floor of the existing two-story, two dwelling unit building to the roof deck garage.

Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

288-19-Z **ZONING DISTRICT: RT-4** **WARD: 2**
APPLICANT: Michael Drommerhausen
OWNER: Same as applicant
PREMISES AFFECTED: 1245 W. Webster Avenue
SUBJECT: Application for a variation to relocate the required 149.11 square feet to a proposed garage roof deck to serve an existing two-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

289-19-Z **ZONING DISTRICT: B3-2** **WARD: 30**
APPLICANT: Constantina Koudounis Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2992 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story, retail and thirteen dwelling unit building.
Continued to July 19, 2019 at 2:00 PM.

290-19-Z **ZONING DISTRICT: B3-2** **WARD: 30**
APPLICANT: Constantina Koudounis Trust
OWNER: Same as applicant
PREMISES AFFECTED: 2992 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 13,000 square feet to 11,896 square feet for a proposed four-story, retail and thirteen dwelling unit building.
Continued to July 19, 2019 at 2:00 PM.

The Chairman moved to recess at 4:45 PM. Second by Toia. Motion carried 5-0; yeas-Parang, Doar, Garcia, Toia, and Williams.

The Board reconvened at 5:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings continued with five members present (Parang, Doar, Garcia, Toia, and Williams).

291-19-S **ZONING DISTRICT: B3-2** **WARD: 33**
APPLICANT: 2710 W. Montrose, LLC
OWNER: Melania Megaris
PREMISES AFFECTED: 2710 W. Montrose Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, three dwelling unit building with a detached three-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

297-19-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: 2048 N Wood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2324-48 N. Wood Street / 2034 N. Avondale Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 8.4', north setback from 4.8' to 0.69', combined side setback from 11.93' to 5.49'*, rear from 42.63' to 2.5', for a proposed three-story, eight dwelling unit building with an attached eight-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

*Amended at hearing

298-19-Z **ZONING DISTRICT: RT-4** **WARD: 32**
APPLICANT: 2048 N Wood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2034-48 N. Wood Street / 2034 N. Avondale Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 520 square feet to 360.44 square feet for a proposed three-story, eight dwelling unit building with an attached eight-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

299-19-Z **ZONING DISTRICT: RT-4** **WARD: 43**
APPLICANT: 2633 Mildred, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2633 N. Mildred Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from the required 37.92' to 2' for a proposed roof top deck and stair connection to the existing three-story, two dwelling unit building.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

300-19-S **ZONING DISTRICT: B1-2** **WARD: 43**
APPLICANT: 2212 N. Halsted, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2212 N. Halsted Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with a private roof deck and detached and a detached, three-car garage.
Motion to approve made by Chairman. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams.

301-19-Z **ZONING DISTRICT: RS-2** **WARD: 13**

Williams.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 19, 2019, except for Board Cal Nos. 182-19-Z, 642-18-Z, and 84-18-S made by the Chairman. Second by Toia. Motion carried 5-0: yeas – Parang, Doar, Garcia, Toia, and Williams.

The Chairman moved to adjourn at 7:30 PM. Second by Toia. Motion carried 5-0; yeas – Parang, Doar, Garcia, Toia, and Williams. Meeting adjourned.