

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- February 21, 2020
121 N. LaSalle Street- City Council Chambers- 2nd Flr.**

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Farzin Parang
Zurich Esposito
Sylvia Garcia
Timothy Knudsen
Jolene Saul**

Chairman Parang called the meeting to order at 9:10 AM and formally designated alternate Board member Knudsen to fill the position of absent regular Board member Toia. Chairman Parang then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Chairman, Esposito, Garcia, and Knudsen). Saul arrived at 9:12 AM.

Motion to approve the minutes from the January 17, 2020 regular meeting made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen (Saul absent).

Motion to approve the February 21, 2020 agenda made by Chairman. Second by Garcia. Motion carried 4-0; yeas – Chairman, Esposito, Garcia, and Knudsen (Saul absent).

9:00 A.M.

| | | |
|---------------------------|--|-----------------|
| 44-20-S | ZONING DISTRICT: B1-3 | WARD: 43 |
| APPLICANT: | 2300 Clark Development, LLC | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 2317 N. Clark Street | |
| SUBJECT: | Application for a special use to establish residential use below the second floor for a proposed four-story, thirty-five dwelling unit building. | |
| | Motion to approve made by Chairman. Second by Garcia. | |
| | Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. | |

| | | |
|---------------------------|--|-----------------|
| 45-20-Z | ZONING DISTRICT: B1-3 | WARD: 43 |
| APPLICANT: | 2300 Clark Development, LLC | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 2317 N. Clark Street | |
| SUBJECT: | Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 0.68' for a proposed four-story, thirty-five dwelling unit building with ground floor residential use. | |
| | Motion to approve made by Chairman. Second by Garcia. | |
| | Motion carried 5-0; yeas – Chairman, Esposito, Garcia, | |

PREMISES AFFECTED: 843 W. Wellington Avenue
SUBJECT: Application for a variation to increase the existing floor area ratio from 6,988 square feet to 8,036.2 square for a proposed fourth floor addition, rear open terrace, rear porch and stairs attached to a proposed three car garage with roof deck to serve the existing three story residence to be converted from three dwelling units to four dwelling units.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

50-20-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Christopher Stankiewicz
OWNER: Same as applicant
PREMISES AFFECTED: 843 W. Wellington Avenue
SUBJECT: Application for a variation to reduce the east side setback from 2.48' to zero (west setback to be 4'), combined side setback from 6.2' to 4', rear setback from 37.53' to 2' for a proposed fourth floor addition, rear open terrace, rear porch and stairs attached to a proposed three car garage with roof deck to serve the existing three story residence to be converted from three dwelling units to four dwelling units.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

51-20-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Christopher Stankiewicz
OWNER: Same as applicant
PREMISES AFFECTED: 843 W. Wellington Avenue
SUBJECT: Application for a variation to increase the building height from the maximum 38' to 41.75' for a proposed fourth floor addition, rear open terrace, rear porch and stairs attached to a proposed three car garage with roof deck to serve the existing three story residence to be converted from three dwelling units to four dwelling units.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

52-20-Z **ZONING DISTRICT: RT-4** **WARD: 44**
APPLICANT: Christopher Stankiewicz
OWNER: Same as applicant
PREMISES AFFECTED: 843 W. Wellington Avenue
SUBJECT: Application for a variation to relocate the required rear yard open space to the roof a proposed three car garage that will serve the existing three dwelling unit building to be converted to a four dwelling unit building.
Motion to approve made by Chairman. Second by Garcia.

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

53-20-Z **ZONING DISTRICT: RS-1** **WARD: 19**
APPLICANT: Rikki Ray and John H. Ray III
OWNER: Same as applicant
PREMISES AFFECTED: 10044 S. Leavitt Street
SUBJECT: Application for a variation to reduce the south side setback from the required 9' to 5' (north to be 28.82') for a combined side yard setback of 33.82' for a proposed two-story side addition and a rear two-story addition to the existing two-story, single family residence.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

54-20-S **ZONING DISTRICT: B3-2** **WARD: 8**
APPLICANT: Josephine Waters dba Josephine Jet Set Beauty Salon
OWNER: American NB & TC Tr # 100-294-03
PREMISES AFFECTED: 2544-46 E. 79th Street
SUBJECT: Application for a special use to establish a beauty salon.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

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

56-20-Z **ZONING DISTRICT: RS-3** **WARD: 10**
APPLICANT: Nick Mitich
OWNER: Same as applicant
PREMISES AFFECTED: 11307-11 S. Avenue G
SUBJECT: Application for a variation to increase the non-conforming floor area from the existing 10,609.74 square feet to 11,157.61 square feet which is not more than 15% to permit the enclosure of the courtyard in an existing three-story, six dwelling unit building.
Motion to approve made by Chairman. Second by Garcia.

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

57-20-Z

ZONING DISTRICT: RS-3

WARD: 10

APPLICANT:

Nick Mitich

OWNER:

Same as applicant

PREMISES AFFECTED:

11307-11 S. Avenue G

SUBJECT:

Application for a variation to reduce the required front setback from the required 22.03' to 15.03' to permit the enclosure of the courtyard of the existing three-story, six dwelling unit building.

Motion to approve made by Chairman. Second by Garcia.

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

58-20-Z

ZONING DISTRICT: RS-3

WARD: 10

APPLICANT:

Nick Mitich

OWNER:

Same as applicant

PREMISES AFFECTED:

11307-11 S. Avenue G

SUBJECT:

Application for a variation to increase the height of the existing building from 34.75' to 38.17' to permit the enclosure of the courtyard of the existing three-story, six dwelling unit building.

Motion to approve made by Chairman. Second by Garcia.

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

59-20-Z

ZONING DISTRICT: DX-5

WARD: 27

APPLICANT:

1123 Randolph, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1123 W. Randolph Street

SUBJECT:

Application for a variation to reduce the rear yard setback from the required 30' to zero on floors containing dwelling units for a proposed seven-story building with general retail sales and nine dwelling units.

Motion to approve made by Chairman. Second by Garcia.

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

60-20-Z

ZONING DISTRICT: RT-4

WARD: 1

APPLICANT:

Sustainabuild, LLC - 1824 Kedzie Series*

OWNER:

Same as applicant

PREMISES AFFECTED:

1824 N. Kedzie Avenue

SUBJECT:

Application for a variation to relocate the required 288 square feet of rear yard open space to one of two, two-car garages which shall serve the existing four dwelling unit building.

Motion to approve made by Chairman. Second by Garcia.

Motion failed 0-5; nays - Chairman, Esposito, Garcia, Knudsen,

and Saul.

*Name Amended at Hearing

61-20-Z **ZONING DISTRICT: RS-3 / RM-5** **WARD: 26**
APPLICANT: SRD Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2129-31 W. Ohio Street
SUBJECT: Application for a variation to reduce the front setback from the required 7.03' to 1.03', reduce the east and west side setback from 2' each to zero, combined side setback from 5' to zero to permit the subdivision one zoning lot into two zoning lots. The existing three-story, four dwelling unit shall remain. A two-story, single family residence is proposed for the newly created lot.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

62-20-Z **ZONING DISTRICT: RS-3 / RM-5** **WARD: 26**
APPLICANT: SRD Development, LLC
OWNER: same as applicant
PREMISES AFFECTED: 2129-31 W. Ohio Street
SUBJECT: Application for a variation to reduce the off-street parking requirement from four spaces to three spaces to permit the subdivision of one zoning lot into two zoning lots. The existing three-story, four dwelling unit building shall remain. A two-story, single family residence is proposed for the newly created lot.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

63-20-Z **ZONING DISTRICT: RS-3 / RM-5** **WARD: 26**
APPLICANT: SRD Development. LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2129-31 W. Ohio Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 144 square feet to zero to permit the subdivision of one zoning lot into two zoning lots. The existing three-story, four dwelling unit building shall remain. A two-story, single family residence is proposed for the newly created lot.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

64-20-S **ZONING DISTRICT: B3-1** **WARD: 12**
APPLICANT: El Expreso Group, LLC
OWNER: Mer-Car Corp

PREMISES AFFECTED: 3501 S. California Avenue
SUBJECT: Application for a special use to establish a bus turn around (Major Utility).
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

65-20-Z **ZONING DISTRICT: RM-5** **WARD: 11**
APPLICANT: FJ Homestead, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1044 W. Polk Street
SUBJECT: Application for a variation to reduce the east side setback from 2' to 0.33', (west side setback shall be 3'), combined side setback from 4.8' to 3.33', rear setback from 28.8' to 19.33' for a proposed new stair bridge connection that will access a proposed roof deck top deck on an existing detached two-car garage from the existing rear open porch that serves the existing four-story, two dwelling unit building.
Continued to March 20, 2020

66-20-S **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: Atalie Sosa / Crowned in Color, LLC
OWNER: Brian Healy / 6778 N. Northwest Hwy, LLC
PREMISES AFFECTED: 6778 N. Northwest Highway
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

67-20-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Scott Banjavcic
OWNER: Same as applicant
PREMISES AFFECTED: 4106 N. Leavitt Street
SUBJECT: Application for a variation to increase the existing floor area of 2,607 square which is 387.85 square feet added to the allowable 2,793.15 square feet which totals 3,181 square feet for a proposed rear second and third floor addition and new front porch and stairs on the three-story residence to be deconverted to a single family residence.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

68-20-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Scott Banjavcic
OWNER: Same as applicant
PREMISES AFFECTED: 4106 N. Leavitt Street

SUBJECT: Application for a variation to reduce the north side setback from 2' to 1.01' (south side setback shall be 3.25'), combined side setback from 5' to 4.26', front setback from 8.66' to 2' for a proposed rear second and third floor addition and a new front porch and stairs on a three-story residence to be deconverted to a single family residence.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

69-20-S **ZONING DISTRICT: C1-2** **WARD: 49**
APPLICANT: Yalman & Ergun Inc. dba Macho Hookah Lounge
OWNER: Peter Fronimos
PREMISES AFFECTED: 7021 N. Clark Street
SUBJECT: Application for a special use to establish a hookah lounge.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

70-20-Z **ZONING DISTRICT: RT-3.5** **WARD: 36**
APPLICANT: Maria Vera
OWNER: Same as applicant
PREMISES AFFECTED: 5907 W. Waveland Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.33' to 7.75', west side setback from 2' to 1.5' (east to be 6.92'), combined side setback to be 8.42' for a proposed two-story, two dwelling unit building with rear open porch and detached two-car garage.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

71-20-S **ZONING DISTRICT: C2-3** **WARD: 47**
APPLICANT: Blackwater Development Co.
OWNER: Same as applicant
PREMISES AFFECTED: 1214 W. Carmen Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, sixteen dwelling unit building.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 4-0; yeas – Chairman, Esposito, Knudsen, and Saul (Garcia absent).

72-20-Z **ZONING DISTRICT: C2-3** **WARD: 47**
APPLICANT: Blackwater Development Co.
OWNER: Same as applicant
PREMISES AFFECTED: 1214 W. Carmen Avenue
SUBJECT: Application for a variation to reduce the front setback from the required

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

89-20-S **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: Ayse & Mercedes, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3524-24 1/2 W. Irving Park Road
SUBJECT: Application for a special use to establish a hookah bar.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

90-20-S **ZONING DISTRICT: C1-3** **WARD: 29**
APPLICANT: Jimmy's Food and Deli Inc.
OWNER: Madison & Central, LLC
PREMISES AFFECTED: 5601 W. Madison Street
SUBJECT: Application for a special use to establish a one-lane drive through facility to serve a one-story grocery/deli building.
Continued to March 20, 2020

91-20-Z **ZONING DISTRICT: RS-3** **WARD: 35**
APPLICANT: VDR Real Estate. LLC
OWNER: Same as above
PREMISES AFFECTED: 3432 W. Belden Avenue
SUBJECT: Application for a variation to reduce the west side yard setback from the required 2' to 1.7' (east to be 4.7'), combined side setback to be 6.4' for a proposed rear deck and to convert the existing two dwelling unit building to a three dwelling unit building.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

92-20-Z **ZONING DISTRICT: RS-3** **WARD: 35**
APPLICANT: VDR Real Estate, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3432 W. Belden Avenue
SUBJECT: Application for a variation to establish a dwelling unit in an existing two dwelling unit building to be converted to a three dwelling unit building with a proposed rear deck that will serve the existing two-story building.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

104-20-Z **ZONING DISTRICT: RT-4** **WARD: 33**
APPLICANT: Broadmoor II, LLC, a Delaware LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3236-38 N. Whipple Street
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 14.32', north side setback from 2' to 0.77' (south to be 2.5'), combined side setback from 4.8' to 3.27', rear setback for garages accessed from alleys from 2' to 0.31' for the subdivision of one zoning lot into two zoning lots. The existing three-story, three dwelling unit building shall remain. The newly created lot shall be vacant.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

105-20-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Alkstudios Inc.
OWNER: Broadway Building II, LLC
PREMISES AFFECTED: 3005 N. Broadway
SUBJECT: Application for a special use to establish a hair salon.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

106-20-Z **ZONING DISTRICT: B3-1** **WARD: 31**
APPLICANT: Surge Billiards, Inc.
OWNER: WKDREAMS, LLC
PREMISES AFFECTED: 3716 W. Fullerton Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for a billiard hall.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

107-20-S **ZONING DISTRICT: B3-3** **WARD: 31**
APPLICANT: Surge Billiards, Inc.
OWNER: Infant Welfare Society of Chicago dba Angel Harvey Family Health Center
PREMISES AFFECTED: 3600-22 W. Fullerton Avenue
SUBJECT: Application for a special use to establish five, off-site accessory parking spaces to serve a proposed sports and recreation, indoor use (billiard hall) located at 3716 W. Fullerton Avenue.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

108-20-Z **ZONING DISTRICT: B3-3** **WARD: 31**
APPLICANT: Surge Billiards, Inc.
OWNER: Infant Welfare Society of Chicago dba Angel Harvey Family Wellness
Center
PREMISES AFFECTED: 3600-22 W. Fullerton Avenue
SUBJECT: Application for a variation to increase the maximum distance that the
required parking spaces are permitted to be located from the use
served from 600 feet to 656 feet to allow five required off-site
accessory parking spaces to serve a proposed sports and recreation,
participant, indoor facility (billiard hall) located at 3716 W. Fullerton
Avenue.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia,
Knudsen, and Saul.

109-20-Z **ZONING DISTRICT: B3-3** **WARD: 31**
APPLICANT: Surge Billiards, Inc.
OWNER: Infant Wellness Society of Chicago dba Angel Harvey Family Health
Center
PREMISES AFFECTED: 3600-22 W. Fullerton Avenue
SUBJECT: Application for a variation to establish shared parking with a health
center to allow five required off-site accessory parking spaces to serve
a proposed sports and recreation, participant, indoor facility (billiard
hall) located at 3716 W. Fullerton Avenue.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia,
Knudsen, and Saul.

CONTINUANCES

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 Street.
Continued to April 17, 2020

458-19-Z **ZONING DISTRICT: PMD-4A** **WARD: 27**
APPLICANT: Moonlight Studios, Inc.
OWNER: DDP Enterprises, LLC
PREMISES AFFECTED: 1455 W. Hubbard Street
SUBJECT: Application for a variation to establish shared parking for seventeen
parking spaces for non-residential use with different peak hours to

accommodate the required parking for a proposed industrial private event space located at 1446 W. Kinzie Street.

Continued to April 17, 2020

8-20-S ZONING DISTRICT: PMD #9 WARD: 37
APPLICANT: Ruben Salgado dba 4630 W Augusta Inc.
OWNER: Ruben Salgado
PREMISES AFFECTED: 4630 W. Augusta Boulevard
SUBJECT: Application for a special use to establish a small venue (banquet hall) on the second floor of an existing two-story building.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

9-20-S ZONING DISTRICT: B3-1 WARD: 10
APPLICANT: Jose R. Gomez dba No limit Barber Studio
OWNER: Lucina Carrasco
PREMISES AFFECTED: 13419 S. Baltimore Avenue
SUBJECT: Application for a special use to establish a barber shop.
Motion to approve made by Chairman. Second by Garcia.
Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

16-20-Z ZONING DISTRICT: RM-5 WARD: 4
APPLICANT: Willie Brickhouse
OWNER: Same as applicant
PREMISES AFFECTED: 4124 S. Berkeley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 21.64' to 0.35', north side setback from 2' to zero (south to be 2') combined side setback from 4' to 2', the rear property line located at 10' from the centerline of the alley from the required 2' to 0.35 for a rear attached one car garage and a rear three story addition to the existing single family home.
Continued to April 17, 2020

17-20-Z ZONING DISTRICT: RM-5 WARD: 4
APPLICANT: Willie Brickhouse
OWNER: Same as applicant
PREMISES AFFECTED: 4124 S. Berkley Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required seventy-six square feet to zero for a proposed rear three-story addition with a rear attached one-car garage.
Continued to April 17, 2020

26-20-Z ZONING DISTRICT: RT-4 WARD: 43

APPLICANT: Webster 914, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 916 W. Webster Avenue
SUBJECT: Application for a variation to reduce the combined side setback from the required 4.8' to 4.', rear setback from 34.50' to 21.67' for a proposed three-story, two dwelling unit building with roof top deck, detached three-car garage with roof deck and wood fence.
Continued to March 20, 2020

40-20-Z
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 2554 W. 113th Street
SUBJECT: Application for a variation to reduce the east side setback from the required 12' to 2.33' for a proposed one-story annex building used as a school with a new trash enclosure and twenty-eight parking stalls on a lot containing an existing school.
Continued to August 21, 2020

41-20-Z
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 2554 W. 113th Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 4,682.96 square feet to zero for a proposed one-story annex building used as a school with a new trash enclosure and twenty eight parking stalls on a lot containing an existing school.
Continued to August 21, 2020

43-20-Z
APPLICANT: Board of Education
OWNER: Public Building Commission
PREMISES AFFECTED: 6445 W. Strong Street
SUBJECT: Application for a variation to reduce the required off-street parking from thirty-seven stalls to thirty-one stalls for a proposed one-story annex building used as a school and new thirty-one car parking lot on a lot containing an existing school.
Continued to August 21, 2020

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 Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. Meeting went into closed session at 5:00 PM.

Motion to return to open session made by the Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul. Meeting returned to open session at 6:04 PM.

Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 586-19-S, 587-19-Z, 588-19-Z, 589-19-Z, 359-19-Z, 360-19-Z, 562-19-Z, 566-19-Z, 567-19-Z, 568-19-Z, and 569-19-Z made by Chairman. Second by Garcia. Motion carried 5-0; yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of January 17, 2020, except for Board Cal. Nos. 6-20-S and 10-20-Z made by Chairman. Second by Garcia. Motion carried 5-0: yeas – Chairman, Esposito, Garcia, Knudsen, and Saul.

The Chairman moved to adjourn at 6:12 PM. Second by Garcia. Motion carried 5-0; yeas Chairman, Esposito, Garcia, Knudsen, and Saul.

Adjournment.