PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Jonathan Swain, Chairman
Catherine Budzinski
Sol Flores
Sam Toia
Sheila O’Grady

Commissioner O’Grady called meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (O’Grady, Budzinski, Flores, and Toia). Chairman Swain arrived at 9:15 AM.

Motion to approve minutes from the March 20, 2015 regular meeting made by O’Grady. Second by Flores. Motion carried 4-0; yeas – O’Grady, Budzinski, Flores and Toia.

Motion to approve April 17, 2015 agenda made by Chairman Swain. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady and Toia.

9:00 A.M.

86-15-S  Zoning District: DX-12  Ward: 4
Applicant: Behringer Harvard Burnham, LLC
Owner: same as applicant
Premises Affected: 720-30 South Clark Street
Subject: Application for a special use to establish a non-accessory parking garage for 103 spaces in an existing six level, 267-space parking garage at this location.  Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

87-15-S  Zoning District: DX-12  Ward: 4
Applicant: Behringer Harvard Burnham, LLC
Owner: same as applicant
Premises Affected: 720-30 South Clark Street
Subject: Application for a special use to establish public, leased or rented parking spaces in up to 45% (73 parking spaces) of the current, required, accessory 164 parking spaces in an existing 267-space parking garage.  Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.
Applicant: R&K Mangan Family, LP
Owner: same as applicant
Premises Affected: 3101 North Damen and 1946-56 West Barry Avenues
Subject: Application for a variation to reduce the south front wall setback from 12’ to 0’; to reduce the north rear wall setback from 12’ to 4’; and, to reduce the 200 square foot private yard to 0 square feet for a proposed two-story, three-townhouse development with a side, three-car garage with a roof deck.  Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

Applicant: Greenview Custom, LLC
Owner: same as applicant
Premises Affected: 3748 North Greenview Avenue
Subject: Application for a variation to reduce the front setback from 8.29’ to 0’ and to reduce the rear setback from 19.36’ to 10.25’ for a proposed, three-story, single-family residence with a front, attached, three-car garage which access the alley adjacent to the southern boundary of the subject property.  Continued at the request of the Objectors until June 19, 2015 at 2:00 PM.

90-15-S  Zoning District: DX-5  Ward: 42
Applicant: Central Parking System, Inc.
Owner: Orleans Building Corporation
Premises Affected: 415-17 West Chicago & 745-55 North Hudson Avenues
Subject: Application for a special use to establish a 66-space, non-accessory, surface parking lot.  Application withdrawn.

Applicant: 1518 North Astor, LLC
Owner: Maury R. Tognarelli Revocable Trust U/A/D November 30, 2006
Premises Affected: 1518 North Astor Street
Subject: Application for a variation to reduce the rear setback from 30.8’ to 0’ and to reduce the south side setback from 4’ to 0’ for a proposed, rear, mud room and garage addition to an existing, three-story, single-family residence.  Denied 1-4; yeas – Flores; nays – Swain, Budzinski, O’Grady, and Toia.

Applicant: Peerless Real Estate Investments, LLC Series 2019 West Wellington
Owner: same as applicant
Premises Affected: 2019 West Wellington Avenue
Subject: Application for a variation to reduce the front setback from 44.55’ to 9.13’ for a proposed two-story, single-family residence with a front porch and
rear, detached, two-car garage.  Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

93-15-Z  
Zoning District: RS-3  Ward: 1  
Applicant: Mark Reistma  
Owner: same as applicant  
Premises Affected: 1315 North Wicker Park Avenue  
Subject: Application for a variation to allow for the development of a lot and the establishment of a residential unit on such lot whose minimum area of 2,356.25 square feet is no less than 90% of the required 2,500 square feet for a proposed, one-story rear addition to an existing, two-story single-family residence with a proposed, rear, one-car garage with a roof deck, connected to the single-family residence via a catwalk.  Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

94-15-Z  
Zoning District: RS-3  Ward: 1  
Applicant: Mark Reistma  
Owner: same as applicant  
Premises Affected: 1315 North Wicker Park Avenue  
Subject: Application for a variation to increase the pre-existing floor area of 2,010 square feet by no more than 15% (301.5 square feet) for a proposed, one-story rear addition to an existing, two-story single-family residence with a proposed, rear, one-car garage with a roof deck, connected to the single-family residence via a catwalk.  Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

95-15-Z  
Zoning District: RS-3  Ward: 1  
Applicant: Mark Reistma  
Owner: same as applicant  
Premises Affected: 1315 North Wicker Park Avenue  
Subject: Application for a variation to reduce the north side setback from 2’ to 0’; to reduce the south side setback from 2’ to 0’; to reduce the combined side setback from 5’ to 0’; and, to reduce the rear setback from 26.39’ to 11’ for a proposed, one-story rear addition to an existing, two-story single-family residence with a proposed, rear, one-car garage, upon which will be located the 225 square feet of rear yard open space via a roof deck and such garage will be connected to the single-family residence via a catwalk.  Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

96-15-Z  
Zoning District: RM-4.5  Ward: 43  
Applicant: Mark Cozzi  
Owner: same as applicant  
Premises Affected: 1950 North Howe Street  
Subject: Application for a variation to reduce the rear setback from 35.13’ to 2’; to
reduce the north side setback from 2.47’ to 0’; to reduce the south side setback from 2.47’ to 0’; and, to reduce the combined side setback from 6.18’ to 0’ for a proposed three-story, single-family residence connected to a rear, three-car garage, with an open roof deck and pergola, via a partially enclosed walkway and open staircase. Continued at the request of the Alderman until June 19, 2015 at 2:00 PM.

97-15-S
Applicant: Jinling Xiang
Owner: Stuart Handler Real Estate Co., LLC
Premises Affected: 5244 North Sheridan Road
Subject: Application for a special use to establish a nail salon. Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

98-15-S
Applicant: Angela C. Xie
Owner: Eli H. Diaz
Premises Affected: 2893 South Archer Avenue
Subject: Application for a special use to establish a hair salon Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

99-15-S
Applicant: Moises Magana/DBA California Barber Shop & Beauty Salon, Inc.
Owner: Mike Moreno
Premises Affected: 4227 West 26th Street
Subject: Application for a special use to establish a barber shop and beauty salon. Approved 4-0; yeas – Swain, Flores, O’Grady, and Toia.

100-15-S
Applicant: Health Elements Foot Spa, Inc.
Owner: Shi Tan Zheng
Premises Affected: 1125 West 31st Street
Subject: Application for a special use to establish a foot massage salon. Continued at the request of the Applicant until June 19, 2015 at 2:00 PM.

101-15-S
Applicant: Belmont Hair Care, LLC
Owner: S&S Belmont, LLC
Premises Affected: 5554 West Belmont Avenue
Subject: Application for a special use to establish a beauty salon. Continued at the request of the Alderman until June 19, 2015 at 2:00 PM.

102-15-S
Applicant: Manuel Carchi
Owner: same as applicant
Premises Affected: 6211 West Belmont Avenue
Subject: Application for a special use to establish a hair salon. Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

103-15-S
Applicant: CCA Academy
Owner: same as applicant
Premises Affected: 1219-21 South Pulaski Road
Subject: Application for a special use to establish a 29-space, non-required, accessory, surface parking lot to serve a proposed school located at 1231 South Pulaski Road. Continued at the request of the Applicant until June 19, 2015 at 2:00 PM.

104-15-Z
Applicant: CCA Academy
Owner: same as applicant
Premises Affected: 1219-21 South Pulaski Road
Subject: Application for a variation to reduce the south side setback from 5’ to 1’ for a proposed, 29-space, non-required, accessory, surface parking lot to serve a proposed school located at 1231 South Pulaski Road. Continued at the request of the Applicant until June 19, 2015 at 2:00 PM.

105-15-Z
Applicant: Duong Binh Thai/DBA Nick’s Billards
Owner: Albany Square, LLC
Premises Affected: 4445 North Pulaski Road, First Floor, Suites B & C
Subject: Application for a variation to establish a public place of amusement within 125’ of an RS-3, Residential Single-Unit (Detached House) District. Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

106-15-S
Applicant: Kingdom Builders Christian Center
Owner: same as applicant
Premises Affected: 1255 South Homan Avenue
Subject: Application for a special use to establish a 16-bed transitional shelter for women. Denied 2-3; yeas – Flores and Toia; nays – Swain, Budzinski, and, O’Grady.

107-15-Z
Applicant: Cosmopolitan B&T ATUT 31852
Owner: same as applicant
Premises Affected: 2551 West Haddon Avenue
Subject: Application for a variation to reduce the front setback from 14.42’ to 14’;
to reduce the west side setback from 2’ to 0.9’; and, to reduce the combined side setback from 4.8’ to 3.6’ for a proposed third floor and three-story, rear, open porch to be added to an existing, two-story, two-unit building with a rear, detached, two-car garage. Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

108-15-S  Zoning District: B3-1  Ward: 34
Applicant: White Castle System, Inc.
Owner: Ingram Family, LP
Premises Affected: 11050 South Halsted Street
Subject: Application for a special use to establish a one-story restaurant with one drive-through lane. Approved 3-0; yeas – Swain, Budzinski, and Flores (O’Grady – absent; Toia – recused).

109-15-S  Zoning District: B3-2  Ward: 1
Applicant: Saaj Café, Inc.
Owner: A.W. Green Management
Premises Affected: 1558 North Milwaukee Avenue
Subject: Application for a special use to establish an outdoor, rooftop patio. Approved 3-0; yeas – Swain, Budzinski, and Flores (O’Grady – absent; Toia – recused).

110-15-Z  Zoning District: C1-1  Ward: 1
Applicant: Sweat The Sound, Inc./DBA Cole’s Bar
Owner: Milwaukee Medill Development, LLC
Premises Affected: 2338 North Milwaukee Avenue
Subject: Application for a variation to establish a public place of amusement within 125’ of an RS-3, Residential Single-Unit (Detached House) District. Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

The Chairman moved to recess for lunch at 12:15 PM. Second by Flores. Motion carried 3-0; yeas -- Swain, Budzinski and Flores.

2:00 P.M.

The Board reconvened for the afternoon session at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Swain, Budzinski, and Toia). Flores and O’Grady arrived at 2:12 PM.

Applicant: The Norwegian Lutheran Bethesda Home Association
Owner: same as applicant
Premises Affected: 7000 West Wolfram Street
Subject: Application for a special use to establish a 24-space, non-required, accessory, surface parking lot to serve an existing nursing home located at 2833 North Nordica Avenue.  **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

112-15-Z  **Zoning District: RT-4**  **Ward: 29**  
**Applicant:** The Norwegian Lutheran Bethesda Home Association  
**Owner:** same as applicant  
**Premises Affected:** 7000 West Wolfram Street  
**Subject:** Application for a variation to reduce the front setback from 15’ to 9.4’ for a proposed, 24-space, non-required, accessory, surface parking lot to serve an existing nursing home located at 2833 North Nordica Avenue.  **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

113-15-Z  **Zoning District: RT-4**  **Ward: 29**  
**Applicant:** The Norwegian Lutheran Bethesda Home Association  
**Owner:** same as applicant  
**Premises Affected:** 2833 North Nordica Avenue  
**Subject:** Application for a variation to reduce the rear setback from 50’ to 2.9’ for a proposed, one-story addition to an existing nursing home.  **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**

114-15-S  **Zoning District: C2-2**  **Ward: 32**  
**Applicant:** Bixi Brewery, LLC  
**Owner:** same as applicant  
**Premises Affected:** 2515 North Milwaukee Avenue  
**Subject:** Application for a special use to establish an outdoor, rooftop patio on the proposed second floor to be added to an existing one-story building for a proposed restaurant.  **Approved 4-0; yeas – Swain, Budzinski, Flores, and O’Grady (Toia – recused).**

115-15-Z  **Zoning District: C2-2**  **Ward: 32**  
**Applicant:** Bixi Brewery, LLC  
**Owner:** same as applicant  
**Premises Affected:** 2515 North Milwaukee Avenue  
**Subject:** Application for a variation to reduce the rear setback from 30’ to 0’ for a proposed, second floor residential unit to be added to an existing, one-story building with one, interior, at-grade, rear parking space.  **Approved 4-0; yeas – Swain, Budzinski, Flores, and O’Grady (Toia – recused).**
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<thead>
<tr>
<th>Case Number</th>
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<tbody>
<tr>
<td>116-15-Z</td>
<td>RM-4.5</td>
<td>2</td>
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<tr>
<td>Applicant</td>
<td>Barrett Homes, LLC</td>
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<tr>
<td>Premises Affected</td>
<td>1702 North Burling Street</td>
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<tr>
<td>Subject</td>
<td>Application for a variation to reduce the front setback from 12.48’ to 6.66’; to reduce the rear setback from 29.12’ to 0’; to reduce the north side setback from 2.88’ to 0.33’; to reduce the combined side setback from 7.2’ to 4.66’; and, to reduce the rear yard open space from 243.36 square feet to 0 square feet for a proposed, three-story, single-family home with a rear, attached, three-car garage with a roof deck. Continued at the request of the Alderman until May 15, 2015 at 2:00 PM.</td>
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<td>same as applicant</td>
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<tr>
<td>Premises Affected</td>
<td>1722 North Burling Street</td>
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<tr>
<td>Subject</td>
<td>Application for a variation to reduce the front setback from 12.48’ to 7.91’; to reduce the rear setback from 29.12’ to 0’; to reduce the north side setback from 2.88’ to 0.33’; to reduce the combined side setback from 7.2’ to 4.66’; and, to reduce the rear yard open space from 243.36 square feet to 0 square feet for a proposed, three-story, single-family home with a rear, attached, three-car garage with a roof deck. Continued at the request of the Alderman until May 15, 2015 at 2:00 PM.</td>
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<td>118-15-Z</td>
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<td>27</td>
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<tr>
<td>Applicant</td>
<td>Inna Elterman</td>
<td></td>
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<tr>
<td>Owner</td>
<td>same as applicant</td>
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<tr>
<td>Premises Affected</td>
<td>1532 North Wieland Street</td>
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<tr>
<td>Subject</td>
<td>Application for a variation to reduce the front setback from 12.27’ to 6’; to reduce the front obstruction setback from 20’ to 12.33’; to reduce the rear setback from 28.63’ to 0.25’; to reduce the north side setback from 2’ to 0’; to reduce the south side setback from 2’ to 0.33’; to reduce the combined side setback from 5’ to 0.33’; and, to reduce the rear yard open space from 134.02 square feet to 0 square feet for a proposed, four-story, single-family residence with a below-grade, two-car garage, accessed directly from North Wieland Street. Continued by Board until May 28, 2015 at 2:00 PM. The purpose of this continuance is for the Applicant to provide a sun study to the Board.</td>
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<tr>
<td>Owner</td>
<td>same as applicant</td>
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<td>Premises Affected</td>
<td>1532 North Wieland Street</td>
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<tr>
<td>Subject</td>
<td>Application for a variation to increase the 45’ building height maximum by no more than 10% (4.5’) for a proposed, four-story, single-family residence with a below-grade, two-car garage, accessed directly from</td>
<td></td>
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North Wieland Street. Continued at the request of the Board until May 28, 2015 at 2:00 PM. The purpose of this continuance is for the Applicant to provide a sun study to the Board.

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<tr>
<td>120-15-S</td>
<td>B3-1</td>
<td>45</td>
<td>The Church in Chicago</td>
<td>same as applicant</td>
<td>3901 West Irving Park Road</td>
<td>Application for a special use to establish a 30-space, off-site, required, accessory parking lot to serve the existing, 444-seat church located at 3915 West Irving Park Road. Continued at the request of the Alderman until July 17, 2015 at 2:00 PM.</td>
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<tr>
<td>121-15-S</td>
<td>B3-2</td>
<td>22</td>
<td>YY Wine &amp; Spirits, Inc.</td>
<td>The Paula Tadros Family Limited Partnership</td>
<td>3949 West Ogden Avenue</td>
<td>Application for a special use to establish a liquor store for the sale of packaged goods. Denied 1-2; yeas – O’Grady; nays – Budzinski and Flores (Swain and Toia – recused).</td>
</tr>
<tr>
<td>122-15-S</td>
<td>M2-3</td>
<td>27</td>
<td>Fulton &amp; Ogden, LLC</td>
<td>same as applicant</td>
<td>235 North Ogden Avenue</td>
<td>Application for a special use to establish a 98-space, non-accessory parking lot. Approved 4-0; yeas – Swain, Flores, O’Grady, and Toia.</td>
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CONTINUANCES

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<tr>
<td>235-14-A</td>
<td>B3-1</td>
<td>35</td>
<td>Outdoor Impact, Inc.</td>
<td>Andrew Gerber</td>
<td>3132 North Kedzie Avenue</td>
<td>Application to appeal the decision of the Zoning Administrator in refusing to allow the establishment of an off-premise advertising sign measuring 52’ x 19’. Continued by Board until May 28, 2015 at 2:00 PM.</td>
</tr>
</tbody>
</table>
417-14-Z  
Zoning District: RS-2  
Applicant: Migert Baburi  
Owner: same as applicant  
Premises Affected: 3718 North Springfield Avenue  
Subject: Application for a variation to reduce the rear setback from 28.84’ to 2’; to reduce the north side setback from 5’ to 4.33’; and, to increase the floor area ratio from 0.65 to 0.75 for a proposed, two-story, rear addition, including an attached garage, to an existing, two-story, single-family residence. **Continued at the request of the Alderman until June 19, 2015 at 2:00 PM.**

8-15-Z  
Zoning District: B2-3  
Applicant: Jorge Marban  
Owner: Crawford Real Estate Services, Inc.  
Premises Affected: 6310 West Grand Avenue  
Subject: Application for a variation to establish a public place of amusement license for a proposed indoor soccer facility located within 125’ of an RS-3 Residential Single-Unit (Detached House) District. **Continued at request of the Applicant until June 17, 2015 at 2:00 PM.**

20-15-S  
Zoning District: PMD-9  
Applicant: Industrial Metal Enterprise, Inc.  
Owner: 901 N. Kilpatrick, LLC  
Premises Affected: 4701-29 West Iowa Street  
Subject: Application for a special use to establish a Class IV-A recycling facility. **Continued at request of the Applicant until August 21, 2015 at 2:00 PM. This is the last continuance of this case.**

58-15-Z  
Zoning District: B3-2  
Applicant: 2670 Lincoln, LLC  
Owner: same as applicant  
Premises Affected: 2670 North Lincoln Avenue  
Subject: Application for a variation to reduce the 8,000 square foot minimum lot area by no more than 10% to 7,370 square feet for a proposed four-story, eight-unit building with eight, enclosed, parking spaces and retail space on the ground floor. **Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.**
69-15-Z
Applicant: Nelson and Josephine Salas
Owner: same as applicant
Premises Affected: 2726-28 North Drake Avenue
Subject: Application for a variation to reduce the front setback from 10.92’ to 0’ for a 7’-tall, wrought iron fence and to increase the 9,687 square feet of combined floor area in existence for more than 50 years in the two buildings at this location by not more than 15% to 9,800 square feet and to increase the building height from 30’ to 36’ for a rear, third floor addition to the existing three-story, two-unit front building. Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

72-15-S
Applicant: Villa Celeste, LLC
Owner: same as applicant
Premises Affected: 67 East Cedar Street, Lower Level and First Floor
Subject: Application for a special use to establish one vacation rental unit in the duplex down (lower level and first floor) unit of the existing, three-story, two-unit building. Continued at request of the Alderman until May 15, 2015 at 2:00 PM.

73-15-S
Applicant: Villa Celeste, LLC
Owner: same as applicant
Premises Affected: 67 East Cedar Street, Second and Third Floor
Subject: Application for a special use to establish one vacation rental unit in the duplex up (second and third floor) unit of the existing, three-story, two-unit building. Continued at request of the Alderman until May 15, 2015 at 2:00 PM.

74-15-S
Applicant: Celeste Suites, LLC
Owner: same as applicant
Premises Affected: 739 North Wells Street, 2nd Floor, Front Unit
Subject: Application for a special use to establish one vacation rental unit in the second floor (front) unit, of an existing, three-story, three-unit building with ground floor and basement retail space. Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

75-15-S
Applicant: Celeste Suites, LLC
Owner: same as applicant
Premises Affected: 739 North Wells Street, 3rd Floor
Subject: Application for a special use to establish one vacation rental unit in the
third floor unit, of an existing, three-story, three-unit building with ground floor and basement retail space. Approved 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

77-15-S  
Zoning District: B3-1  
Ward: 37  
Applicant: Concept School, NFP  
Owner: Archdioceses of Chicago  
Premises Affected: 5035-57 West North Avenue  
Subject: Application for a special use to expand an existing elementary school. Withdrawn.

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 O’Grady. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia. Meeting went into closed session at 4:37 PM.

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia. Meeting returned to open session at 5:15 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of March 20, 2015 made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

Motion to approve written resolution containing finds of fact consistent with the votes of the Board for MedMar, Inc’s application for a special use to establish a medical cannabis dispensary at 2843 N. Halsted Street (Cal. No. 399-14-S) made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

Motion to approve a revised written resolution containing findings of fact for Cal. No. 389-13-S consistent with Judge Thomas R. Allen’s remand order of February 27, 2015 in Cobalt Aftermarket, LLC d/b/a Big Dawg Pawn v. City of Chicago and City of Chicago – Zoning Board of Appeals, 2014 CH 2880, made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia.

Motion to adjourn made by the Chairman. Second by O’Grady. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O’Grady, and Toia. Meeting adjourned at 5:25 PM.