Chairman Swain called meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Swain, Flores and Toia). Commissioner Sercye arrived at 9:25 AM. Commissioner O’Grady arrived at 9:27 AM.

Motion to approve the December 18, 2015 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia.

9:00 A.M.

468-15-S  Zoning District: C2-2  Ward: 50
Applicant: 420 Capital Management, LLC/DBA Green Gate Compassion Center
Owner: 6501 NEC, LLC
Premises Affected: 6501-11 North Western Avenue
Subject: Application for a special use to establish a medical cannabis dispensary.
Motion to deny rehearing made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia. Rehearing denied.

Applicant: GLPE, LLC
Owner: same as applicant
Premises Affected: 1050 West Monroe Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed, four-story, 70-unit building with 70 indoor, parking spaces located on the first floor.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.
Zoning District: DX-3  Ward: 25
Applicant: GLPE, LLC
Owner: same as applicant
Premises Affected: 1050 West Monroe Street
Subject: Application for a variation to reduce the rear yard setback from 30’ to 0’ for a proposed, four-story, 70-unit building with 70 indoor, parking spaces located on the first floor.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.

Zoning District: DX-3  Ward: 25
Applicant: 35 S. Aberdeen, LLC
Owner: same as applicant
Premises Affected: 33 South Aberdeen Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed, four-story, 50-unit building with 50 indoor, parking spaces located on the first floor.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.

Zoning District: RM-5  Ward: 48
Applicant: Stephen Foster
Owner: same as applicant
Premises Affected: 5717-23 North Winthrop Avenue
Subject: Application for a variation to reduce the rear setback from 45’ to 0’ and to reduce the north side setback from 5’ to 2.83’ for a proposed, required, accessory, parking lot for six vehicles with a 16’ (wide) x 10.5’ (wide) overhead rolling gate along the rear property line.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.

Zoning District: M1-1  Ward: 27
Applicant: Lil-Kickers-Chicago, LLC
Owner: 1901 W. Lake Street, LLC
Premises Affected: 1901-21 West Lake Street
Subject: Application for a special use to establish an indoor, participant, sports and recreation facility for soccer.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.

Zoning District: RM-5  Ward: 43
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 north side setback from 4’ to 0’; to reduce the south side setback from 4’ to 0’; to reduce the combined side setback from 10’ to 0’; to reduce the rear setback from 30.8’ to 0’ and to provide the 288.75 square feet of rear yard open space on the roof of an existing, rear, attached, one-garage which will be connected to a proposed, rear, attached, two-car garage; a three-story, rear and north side addition, along with a one-story, south side addition, will also be made to the existing, three-story, single-family residence.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia.

475-15-Z
Zoning District: RT-4      Ward: 46
Applicant: Howard Kruse
Owner: same as applicant
Premises Affected: 3837 North Alta Vista Terrace
Subject: Application for a variation to reduce the north side setback from 2’ to 0’; to reduce the south side setback from 2’ to 0.19’; to reduce the combined side setback from 4.8’ to 0.19’; and, to reduce the rear setback from 12’ to 0.21’ for a proposed, rear, second floor addition, with a rooftop enclosure and rooftop deck, to an existing, two-story, single-family residence.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia.

476-15-Z
Zoning District: RT-4      Ward: 46
Applicant: Howard Kruse
Owner: same as applicant
Premises Affected: 3837 North Alta Vista Terrace
Subject: Application for a variation to increase the pre-existing floor area of 1,650.47 square feet by no more than 15% (127.34 square feet) for a proposed, rear, second floor addition, with a rooftop enclosure and rooftop deck, to an existing, two-story, single-family residence.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia.

477-15-S
Zoning District: B1-2      Ward: 1
Applicant: Dalanjin, Inc.
Owner: Vile and Valient, LLC
Premises Affected: 1359 West Grand Avenue
Subject: Application for a special use to establish a nail salon.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia.

478-15-S
Zoning District: PMD-2B      Ward: 2
Applicant: 1600 North Elston, LLC
Owner: Orestes Garcia
Premises Affected: 1600 North Elston Avenue
Subject: Application for a special use to expand an existing, eight-pump, gas station through the addition of four, new, gas pumps; a new, one-story, 1,920 square foot retail and convenience building, which will replace an existing, one-story, 854 square foot retail and convenience building; and, the recladding of an existing, 796 square foot car wash.

Motion to approve made by Commissioner Flores. Second by O’Grady. Motion carried 4-0; yeas –Flores, O’Grady, Sercye and Toia.

479-15-S  Zoning District: M2-1  Ward: 23
Applicant: Midway Concessions, LLC
Owner: Midway Business Center, LLC
Premises Affected: 5240 South Cicero Avenue
Subject: Application for a special use to establish an 1,100-space, non-accessory, parking structure and 500-space, non-accessory, parking lot.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.

480-15-S  Zoning District: B3-3  Ward: 2
Applicant: Chabad Living Room, LLC
Owner: same as applicant
Premises Affected: 1630-32 North Milwaukee Avenue
Subject: Application for a special use to establish a religious assembly facility.

Motion to approve subject to the condition stated on the record made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.

481-15-Z  Zoning District: C1-2  Ward: 30
Applicant: Sleeping Village, Inc.
Owner: Carmen Spyropoalos
Premises Affected: 3734-38 West Belmont Avenue
Subject: Application for a variation to establish a public place of amusement license for live music in a proposed tavern located within 125’ of an RS-3 Residential Single-Unit (Detached House) District.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.

482-15-Z  Zoning District: B3-2  Ward: 47
Applicant: Tugolbai Apsyshev
Owner: Harry Tompary and John Tompary
Premises Affected: 3404 North Ashland Avenue
Subject: Application for a variation to establish a public place of amusement license for a billiard hall located within 125’ of an RS-3 Residential Single-Unit (Detached House) District.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.

483-15-Z  
Zoning District: RT-4  
Ward: 22  
Applicant: Juan Garcia  
Owner: same as applicant  
Premises Affected: 2408 South Homan Avenue  
Subject: Application for a variation to reduce the alley parking access setback from 2’ to 1’ for a proposed, rear, detached, two-car garage with an attached carport; the existing, two-story, two-unit building will remain unchanged.  
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.

484-15-Z  
Zoning District: RT-4  
Ward: 22  
Applicant: Juan Garcia  
Owner: same as applicant  
Premises Affected: 2408 South Homan Avenue  
Subject: Application for a variation to increase the 842.63 square foot area within the rear setback (representing a maximum of 60% of said rear setback), which may be occupied by an accessory building, by no more than 10% (78.97 square feet) to 921.6 square feet for a proposed for a proposed, rear, detached, two-car garage with an attached carport; the existing, two-story, two-unit building will remain unchanged.  
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.

485-15-Z  
Zoning District: RS-2  
Ward: 9  
Applicant: Modern Home Improvements Corporation  
Owner: same as applicant  
Premises Affected: 9737 South Prairie Avenue  
Subject: Application for a variation to increase the pre-existing floor area ratio of 0.52 to no more than 0.75 (0.66) for the proposed conversion of an existing, rear, two-story, enclosed porch into a rear, two-story addition to an existing two-story, two-unit building being converted to a two-story, single-family residence; the existing, rear, detached, two-car garage will remain unchanged.  
Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.

486-15-Z  
Zoning District: RS-2  
Ward: 9  
Applicant: Modern Home Improvements Corporation  
Owner: same as applicant  
Premises Affected: 9737 South Prairie Avenue  
Subject: Application for a variation to reduce the south side setback from 4’ to 1.71’ and to reduce the combined side setback from 9’ to 6.45’ for the
proposed conversion of an existing, rear, two-story, enclosed porch into a rear, two-story addition to an existing two-story, two-unit building being converted to a two-story, single-family residence; the existing, rear, detached, two-car garage will remain unchanged.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.

487-15-S  
Zoning District: B3-2        Ward: 1  
Applicant: Tobi Mattingly  
Owner: Hades Investment, LLC  
Premises Affected: 2251 West North Avenue  
Subject: Application for a special use to establish a business live/work unit for artist work or sales space on the first floor of a three-story, two-unit building with ground floor commercial/retail space.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia.

488-15-S  
Zoning District: DX-16        Ward: 42  
Applicant: Crystal Gems, Inc.  
Owner: Mallers Building, LLC  
Premises Affected: 5 South Wabash Avenue, Suite 2104  
Subject: Application for a special use to establish a valuable objects dealership.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia.

489-15-Z  
Zoning District: RM-5        Ward: 3  
Applicant: 4030 Indiana, LLC  
Owner: same as applicant  
Premises Affected: 4030 South Indiana Avenue  
Subject: Application for a variation to reduce the quantity of four off-street parking spaces by no more than two (to three spaces) for the proposed conversion of a three-story, three-unit building into a four-unit building.

Continued until February 19, 2016 at 2:00 PM.

490-15-Z  
Zoning District: RS-3        Ward: 47  
Applicant: Sheila C. Kailus  
Owner: same as applicant  
Premises Affected: 1461 West Hutchinson Street  
Subject: Application for a variation to reduce the rear setback from 32.09’ to 1’; to reduce the west side setback from 2.4’ to 0.5’; and, to reduce the combined side setback from 6’ to 3.67’ for a proposed, rear, detached, two-car garage with a roof deck which is accessed via an interior, unenclosed stair exceeding 6’ in height.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia.
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<tr>
<th>Case Number</th>
<th>Zoning District</th>
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<tbody>
<tr>
<td>491-15-Z</td>
<td>RT-4</td>
<td>44</td>
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<tr>
<td>Applicant:</td>
<td>John Lee</td>
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<tr>
<td>Owner:</td>
<td>same as applicant</td>
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<tr>
<td>Premises Affected:</td>
<td>2901 North Burling Street</td>
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<tr>
<td>Subject:</td>
<td>Application for a variation to increase the pre-existing floor area of 3,323.9 square feet by no more than 15% (408.9 square feet) for a proposed, rear, three-story addition to an existing, three-story, two-unit building being converted to a single-family residence.</td>
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<tr>
<td>Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia.</td>
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</table>

| 492-15-S    | M2-3           | 25   |
| Applicant:  | Family Recycling Center, Inc. |      |
| Owner:      | Lakeside Bank Trust, No. 10-1394 c/o Donald Andrich (legal titleholder) |    |
| Premises Affected: | 1851 South Clinton Street | |
| Subject:    | Application for a special use to establish a Class IV-A recycling facility. | |
| Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia. | |

| 493-15-S    | B1-2 & C1-2    | 29   |
| Applicant:  | Noah Properties, LLC |      |
| Owner:      | Cira Millo      |      |
| Premises Affected: | 7163 West Grand Avenue | |
| Subject:    | Application for a special use to establish a residential use below the second floor of a proposed, three-story, nine-unit building with 11 parking spaces located in the rear of the lot. | |
| Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia. | |

| 494-15-S    | C1-2           | 29   |
| Applicant:  | Noah Properties, LLC |      |
| Owner:      | Cira Millo      |      |
| Premises Affected: | 7169 West Grand Avenue | |
| Subject:    | Application for a special use to establish a residential use below the second floor of a proposed, three-story, nine-unit building with nine parking spaces located in the rear of the lot. | |
| Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia. | |

| 495-15-S    | B3-2           | 24   |
| Applicant:  | Creative Scott |      |
| Owner:      | same as applicant |    |
| Premises Affected: | 3946 West 16th Street | |
| Subject:    | Application for a special use to establish a hair and nail salon. | |
Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia.

496-15-S Zoning District: B3-2 Ward: 44
Applicant: TG Nail Salon
Owner: TBS Southport, LLC
Premises Affected: 1411-13 West Grace Street
Subject: Application for a special use to establish a nail salon.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia.

Applicant: Amazon Development, LLC
Owner: same as applicant
Premises Affected: 4303 North Kenmore Avenue
Subject: Application for a variation to reduce the rear setback from 45’ to 0’; to reduce the alley parking access setback from 2’ to 0’; to reduce the north side setback from 4’ to 0’; to reduce the south side setback from 4’ to 0’; and, to reduce the combined side setback from 10’ to 0’ for a proposed, 12.5’ (tall) x 17’ (wide), electrical, overhead, roll-up, metal gate along the rear (alley) property line.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia.

Applicant: Andrew L. Collis Living Trust
Owner: same as applicant
Premises Affected: 5408 West Berteau Avenue
Subject: Application for a variation to legalize an existing, third unit in an existing, two-story, three-unit building with a rear, detached, two-car garage.
Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia.

Applicant: Susan Lee and John Robert Hollender
Owner: same as applicant
Premises Affected: 4508 North Damen Avenue
Subject: Application for a variation to reduce the front setback from 32.97’ to 24.57’; to reduce the rear setback from 38.78’ to 21.52’; to reduce the north side setback from 3.21’ to 2.14’; and, to reduce the combined side setback from 8.03’ to 6.16 for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing
first floor unit; a front, attached, three-car garage that is accessed directly from North Damen Avenue will also be provided.

Continued until February 19, 2016 at 2:00 PM.

Applicant:  Susan Lee and John Robert Hollender
Owner:  same as applicant
Premises Affected:  4508 North Damen Avenue
Subject:  Application for a variation to increase the pre-existing height of 35.75’ by no more than 10% (2.83’) for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing first floor unit; a front, attached, three-car garage that is accessed directly from North Damen Avenue will also be provided.

Continued until February 19, 2016 at 2:00 PM.

CONTINUANCES

404-15-Z  Zoning District: RT-3.5  Ward: 44
Applicant:  Savane Properties
Owner:  same as applicant
Premises Affected:  3703 North Greenview Avenue
Subject:  Application for a variation to reduce the front setback from 14.8’ to 12’ for a proposed terrace/patio pit/window well; to reduce the north side setback from 2’ to 0.33’; to reduce the south side setback from 2’ to 0.33’; to reduce the combined side setback from 5’ to 0.66’; and, to reduce the rear setback from 34.5’ to 2’ for a proposed, three-story, single-family residence and a rear, detached, two-car garage with a roof deck which is accessed via an open stair exceeding 6’ in height.

Motion to approve made by the Chairman.  Second by Sercye.  Motion carried 3-0; yeas – Swain, Sercye and Toia.

The Chairman moved to recess at 1:17 PM.  Second by Toia.  Motion carried 3-0; yeas – Swain, Sercye, and Toia.

The Board reconvened at 2:27 PM.  The Chairman undertook a roll call to establish the presence of a quorum.  The hearings commenced with five members present (Swain, Flores, O’Grady Sercye, and Toia).

Motion to approve the minutes from the November 20, 2015 regular made by the Chairman.  Second by O’Grady.  Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia.
2:00 P.M.

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<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
<th>Motion</th>
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</thead>
<tbody>
<tr>
<td>501-15-Z</td>
<td>RM-5</td>
<td>46</td>
<td>Dominic McGee</td>
<td>same as applicant</td>
<td>849 West Bradley Place</td>
<td>Application for a variation to reduce the front obstruction setback from 20’ to 10.3’; to reduce the rear setback from 21’ to 11.67’; to reduce the east side setback from 3.36’ to 3’; to reduce the west side setback from 3.36’ to 3’; and, to reduce the combined side setback from 8.4’ to 6 for a proposed, two-unit, townhouse, each with a front, attached, two-car garage accessed directly from West Bradley Place.</td>
<td>Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.</td>
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<tr>
<td>502-15-Z</td>
<td>RM-5</td>
<td>46</td>
<td>Dominic McGee</td>
<td>same as applicant</td>
<td>849 West Bradley Place</td>
<td>Application for a variation to reduce the rear yard open space from 155 square feet to 70 square feet for a proposed, two-unit, townhouse, each with a front, attached, two-car garage accessed directly from West Bradley Place.</td>
<td>Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.</td>
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<tr>
<td>503-15-S</td>
<td>B3-2</td>
<td>44</td>
<td>MedMar, Inc.</td>
<td>Angelico Five Series, LLC 3812</td>
<td>3812 North Clark Street</td>
<td>Application for a special use to establish a medical cannabis dispensary.</td>
<td>Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-1; yeas –Swain, O’Grady, Sercye and Toia; nays – Flores.</td>
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**CONTINUANCES**

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<th>Ward</th>
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<th>Owner</th>
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<th>Subject</th>
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<tr>
<td>370-14-S</td>
<td>B3-2</td>
<td>40</td>
<td>Pathways in Education – Illinois</td>
<td>Tom Livaditis</td>
<td>4816 North Western Avenue</td>
<td>Application for a special use to establish a high school.</td>
<td>Withdrawn.</td>
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<td>Case Number</td>
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<td>183-15-S</td>
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<td>Applicant:</td>
<td>Union Group of Illinois, LLC</td>
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<td>Premises Affected:</td>
<td>6428-30 North Milwaukee Avenue</td>
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<td>Subject:</td>
<td>Application for a special use to establish a medical cannabis dispensary. Motion to approve made by the Chairman. Second by Sercye. Motion carried 4-1; yeas –Swain, Flores, Sercye and Toia; nays – O’Grady.</td>
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<td>335-15-S</td>
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<td>Applicant:</td>
<td>Apartment Builders, Inc.</td>
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<td>Premises Affected:</td>
<td>7621-39 South State Street</td>
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<td>Subject:</td>
<td>Application for a special use to establish a five-story, 90-room hotel. Withdrawn.</td>
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<td>347-15-S</td>
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<td>Premises Affected:</td>
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<tr>
<td>Subject:</td>
<td>Application for a special use to expand an existing retail store for the sale of liquor as a packaged good. Continued until March 18, 2016 at 2:00 PM.</td>
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<td>353-15-Z</td>
<td>RT-4</td>
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<td>Applicant:</td>
<td>Savane Properties</td>
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<tr>
<td>Owner:</td>
<td>same as applicant</td>
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<tr>
<td>Premises Affected:</td>
<td>1917 North Fremont Street</td>
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<td>Subject:</td>
<td>Application for a variation to reduce the rear setback from 35’ to 22’; to reduce the north side setback from 2’ to 0.75’; to reduce the south side setback from 2’ to 1.75’; and, to reduce the combined side setback from 4.8’ to 2.5’ for a proposed, three-story, single-family residence with a rear, detached, three-car garage with an exterior fireplace and a roof deck which is accessed via an open stair exceeding 6’ in height. Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas –Swain, Flores, O’Grady, Sercye and Toia.</td>
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<td>359-15-Z</td>
<td>RM-5</td>
<td>46</td>
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<tr>
<td>Applicant:</td>
<td>Dominic McGee</td>
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<tr>
<td>Owner:</td>
<td>P &amp; A Properties, LLC</td>
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<tr>
<td>Premises Affected:</td>
<td>3725-27 North Fremont Street/849-51 West Bradley Place</td>
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Subject: Application for a variation to reduce the rear setback from 30’ to 9.5’ in order to allow for the subdivision of a 70’ x 94’ lot improved with a three-story, six-unit building which will remain and a two-story, single-family residence which will be demolished to allow for the construction of a new residential development.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia.

365-15-S
Applicant: Bank of America, NA
Owner: ALDI, Inc.
Premises Affected: 620 West 63rd Street
Subject: Application for a special use to establish a one-lane drive through for an automated teller machine within the existing parking lot at this location; the existing grocery store served by the same parking lot will remain unchanged.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia.

369-15-Z
Applicant: Sunnyside Property Holdings, LLC
Owner: same as applicant
Premises Affected: 828-38 West Sunnyside Avenue
Subject: Application for a variation to reduce the front setback from 18.27’ to 0’ for a proposed driveway to allow for access to trash receptacle storage area for a multi-unit, residential building lacking access to an improved alley.

Continued until March 18, 2016 at 2:00 PM.

371-15-S
Applicant: Flynn Industries, LLC
Owner: Hu’s International Group, Corp.
Premises Affected: 4830 North Broadway
Subject: Application for a special use to establish an amusement arcade accessory to a proposed tavern.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia.

431-15-S
Applicant: Gateway Montessori School
Owner: Chicago Title and Trust, No.: 8002352271
Premises Affected: 4041-49 North Pulaski Road
Subject: Application for a special use to establish an elementary school.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia.
Motion to move into closed session pursuant to: (1) Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board’s semi-annual review of its closed session minutes made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia. Meeting went into closed session at 9:00 PM.

Motion to return to open session for voting made by Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia. Meeting returned to open session at 9:45 PM.

The Chairman announced that in closed session, the Board had reviewed the Board’s closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.

Motion to approve a written resolution containing findings of fact consistent with the vote of the Board for Rosecrance, Inc.’s application for special use to establish a transitional residence for up to 30 individuals with medical offices located on the ground floor and five, rear, surface parking spaces at 3701 North Ashland & 1556 West Waveland Avenues (Cal. No. 412-15-S) made by the Chairman. Second by O’Grady. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia.

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

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Flores, O’Grady, Sercye and Toia. Meeting adjourned at 9:58 PM.