Chairman Swain called the meeting to order at 9:15 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Swain, Budzinski, and Toia). O’Grady arrived at 9:20 AM. Flores arrived at 9:40 AM.

Motion to approve minutes from January 16, 2015 regular meeting made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Budzinski and Toia. Motion to approve February 20, 2015 agenda made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Budzinski and Toia.

9:00 A.M.

28-15-S  Zoning District: B3-2    Ward: 1
Applicant: Efferquest, LLC Series 1
Owner: 1505 Milwaukee, LLC
Premises Affected: 1501 North Milwaukee Avenue
Subject: Application for a special use to establish an outdoor roof top patio for a proposed restaurant.  Approved 3-0; yeas – Swain, Budzinski, and O’Grady (Toia recused).

Applicant: Deportiva De Futbol Corp.
Owner: Noah Won Yoo
Premises Affected: 3040 West Lawrence Avenue
Subject: Application for a variation to establish a public place of amusement license for an indoor sports and recreation soccer facility located within 125’ of an RS-3 Residential Single-Unit (Detached House) District.  Approved 3-0; yeas – Swain, Budzinski, and Toia.

Applicant: Volo Restaurant, LLC  
Owner: Jonathon Young  
Premises Affected: 2008 West Roscoe Street  
Subject: Application for a variation to reduce the off-street, accessory parking requirement from one (1) space to zero (0) spaces to allow for the conversion of a rear, detached, one-story building, with one (1) parking space, into accessory dining space to serve the existing restaurant on the ground floor of the two-story building, in the front of the lot, with one (1) second floor residential unit. **Withdrawn.**

31-15-Z  
Applicant: Dennis Sexton  
Owner: same as applicant  
Premises Affected: 3737 North Seminary Avenue  
Subject: Application for a variation to reduce the north side setback from 2’ to 0’; to reduce the combined side setback from 5’ to 3.5’; and, to reduce the rear setback from 30.04’ to 3’ for a proposed, second floor and front, two floor addition to an existing, one-story, three-unit building being converted to two units with no existing on-site parking. **Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.**

32-15-S  
Applicant: Estafania Antopia  
Owner: Chicago Title Land Trust Company, No. 3230  
Premises Affected: 3652 West 26th Street  
Subject: Application for a special use to establish a beauty salon. **Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.**

33-15-S  
Applicant: Donnie Farrow/DBA The Spotlight  
Owner: 5242 S. Hyde Park, LLC  
Premises Affected: 1648 East 53rd Street  
Subject: Application for a special use to establish a barber shop. **Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.**

34-15-S  
Applicant: Toan Bao Truong  
Owner: Austin & Addison Plaza, Inc.  
Premises Affected: 3550 North Austin Avenue  
Subject: Application for a special use to establish a nail salon. **Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.**

35-15-S  
Applicant: Kent Watkins  
Owner: Shepherd Real Estate Subsidy, LLC
Premises Affected: 935 West Diversey Parkway
Subject: Application for a special use to establish a barber shop and beauty salon. Continued until March 20, 2015 at 2:00 PM.

36-15-S
Applicant: Nader Yahya
Owner: same as applicant
Premises Affected: 2006 West Division Street
Subject: Application for a special use to establish a liquor store for the sale of package goods. Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

37-15-Z
Applicant: Adam Grimm
Owner: same as applicant
Premises Affected: 4125 North Bernard Street
Subject: Application for a variation to reduce the front setback from 39’ to 14.38’ and to reduce the west side setback from 3’ to 2.3’ for a proposed, two-story single-family residence with a rear, detached, three-car garage. Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

38-15-Z
Applicant: Adam Grimm
Owner: same as applicant
Premises Affected: 4125 North Bernard Street
Subject: Application for a variation to increase the maximum allowed building height of 30’ by no more than 10% (32.5’) for a proposed, two-story single-family residence with a rear, detached, three-car garage. Approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

39-15-Z
Applicant: David and Shira Cheplowitz
Owner: same as applicant
Premises Affected: 2901 West Estes Avenue
Subject: Application for a variation to reduce the front setback from 20’ to 17.5’ for a proposed 3.83’ x 14’ terrace/patio pit/window well and to reduce the rear setback from 32.99’ to 6.92’ for a proposed open stair exceeding 6’ in height and a second floor addition to an existing, single-family residence with a rear, attached garage and a basement kitchen (for religious beliefs). Motion to divide the application into two requests approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia. Application to reduce the front setback from 20’ to 17.5’ for a proposed 3.83’ x 14’ terrace/patio pit/window well denied 4-0; yeas (for motion to deny) – Swain, Budzinski, O’Grady, and Toia. Application to reduce the rear setback from 32.99’ to 6.92’ for a proposed open stair exceeding 6’ in...
height and second floor addition approved 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

40-15-S  
Zoning District: B3-2  
Ward: 16  
Applicant: Checkers Drive-In Restaurants, Inc.  
Owner: S&J Properties, Inc.  
Premises Affected: 6301 South Ashland Avenue  
Subject: Application for a special use to establish a one-story restaurant with one drive-through lane. Approved 3-0; yeas – Swain, Budzinski, and O’Grady (Toia recused).

41-15-S  
Zoning District: C1-2  
Ward: 47  
Applicant: The Cannabis Group, LLC  
Owner: Rayan Brothers Enterprises, Inc. and Mansour Rayan  
Premises Affected: 5001-03 North Clark Street  
Subject: Application for a special use to establish a medical cannabis dispensary. Approved 4-0 subject to the conditions specified on the record; yeas – Swain, Budzinski, O’Grady and Toia.

42-15-S  
Zoning District: C3-1  
Ward: 14  
Applicant: McDonald’s USA, LLC  
Owner: GHA Holdings, Inc.  
Premises Affected: 4849 South Kedzie Avenue  
Subject: Application for a special use to establish a one-story restaurant with a dual-lane drive-through. Approved 3-0; yeas – Swain, Budzinski, and O’Grady (Toia recused).

43-15-S  
Zoning District: B1-3  
Ward: 4  
Applicant: Dolyva Properties, LLC  
Owner: Toia Building Properties, LP  
Premises Affected: 3102 South Giles Avenue  
Subject: Application for a special use to establish a residential use below the second floor for a proposed four-story, eight-unit building with eight, rear surface parking spaces. Continued until May 15, 2015 at 2:00 PM.

44-15-S  
Zoning District: B1-3  
Ward: 4  
Applicant: Dolyva Properties, LLC  
Owner: Toia Building Properties, LP  
Premises Affected: 3108 South Giles Avenue  
Subject: Application for a special use to establish a residential use below the second floor for a proposed four-story, eight-unit building with eight, rear surface parking spaces. Continued until May 15, 2015 at 2:00 PM.

45-15-Z  
Zoning District: B1-3  
Ward: 4  
Applicant: Dolyva Properties, LLC
Owner: Toia Building Properties, LP
Premises Affected: 3108 South Giles Avenue
Subject: Application for a variation to reduce the front setback from 8.75’ to 0’ for a proposed four-story, eight-unit building with eight, rear surface parking spaces. **Continued until May 15, 2015 at 2:00 PM.**

**46-15-S**
Zoning District: B3-3
Ward: 27
Applicant: 1429 N. Sedgwick, LLLP
Owner: same as applicant
Premises Affected: 1429 North Sedgwick Street
Subject: Application for a special use to reduce the size of the ground floor retail unit from 1,020.5 square feet to 592 square feet in an existing, six-story, 10-unit building with a rear, first floor, eight-car garage, accessed from North Sedgwick Street. **Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.**

**47-15-Z**
Zoning District: B3-3
Ward: 27
Applicant: 1429 N. Sedgwick, LLLP
Owner: same as applicant
Premises Affected: 1429 North Sedgwick Street
Subject: Application for a variation to reduce the rear setback from 30’ to 0’ for an existing, six-story, 10-unit building with a rear, first floor, eight-car garage, accessed from North Sedgwick Street. **Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.**

**48-15-Z**
Zoning District: B3-3
Ward: 27
Applicant: 1429 N. Sedgwick, LLLP
Owner: same as applicant
Premises Affected: 1429 North Sedgwick Street
Subject: Application for a variation to reduce the 10-space parking requirement by no more than 20% (to eight spaces) for an existing, six-story, 10-unit building with a rear, first floor, eight-car garage, accessed from North Sedgwick Street. **Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.**

**49-15-S**
Zoning District: B3-3
Ward: 27
Applicant: Pink Beard, LLC
Owner: 1429 N. Sedgwick, LLLP
Premises Affected: 1429 North Sedgwick Street
Subject: Application for a special use to establish a hair salon. **Withdrawn.**

The Chairman moved to recess for lunch at 12:30 PM. Second by Toia. Motion carried 5-0.
2:00 P.M.

The Board reconvened for the afternoon session at 2:11 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with five members present (Swain, Budzinski, Flores, O’Grady and Toia). Flores left at 7:40 PM and therefore took no part in either closed session or voting.

50-15-S
Applicant: Hookah Palace, Inc.
Owner: same as applicant
Premises Affected: 4614 West Lawrence Avenue
Subject: Application for a special use to establish a hookah bar. Continued until March 20, 2015 at 2:00 PM.

51-15-S
Applicant: 814 N Marshfield, Inc.
Owner: same as applicant
Premises Affected: 814 North Marshfield Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, six-unit building with an open, three-story rear deck connected to a rear, six-car garage with a roof top deck. Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.

52-15-Z
Applicant: The Michael H. Schiek Trust
Owner: same as applicant
Premises Affected: 2130 West Charleston Street
Subject: Application for a variation to reduce the front setback from 10.83’ to 8.6’; to reduce the rear setback from 28’ to 3.23’; to reduce the east side setback from 2’ to 0’; to reduce the west side setback from 2’ to 0’; to reduce the combined side setback from 4.8’ to 0’; and, to reduce the front setback from the property line for parked vehicles from 20’ to 8.6’ for a proposed, third floor addition, with a terrace, to an existing, single-family residence with a front, detached, two-car garage. Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.

CONTINUANCES

355-14-S
Applicant: Erie Acquisitions, LLC
Owner: same as applicant
Premises Affected: 61 West Erie Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed ten-story, eight-unit building with 16 indoor, at-grade
parking spaces. **Approved 4-0 subject to the conditions specified on the record; yeas – Swain, Budzinski, O’Grady and Toia.**

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<tbody>
<tr>
<td>399-14-S</td>
<td>B3-2</td>
<td>44</td>
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<tr>
<td>Applicant:</td>
<td>MedMar, Inc.</td>
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<tr>
<td>Owner:</td>
<td>Stanley Kwiatkowski</td>
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<tr>
<td>Premises Affected:</td>
<td>2843 North Halsted Street</td>
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<tr>
<td>Subject:</td>
<td>Application for a special use to establish a medical cannabis dispensary. <strong>Denied 4-0; yeas (for motion to deny) – Swain, Budzinski, O’Grady and Toia.</strong></td>
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<td>410-14-S</td>
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<tr>
<td>Applicant:</td>
<td>Wendy’s Old Fashioned Hamburgers of New York, LLC</td>
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<tr>
<td>Owner:</td>
<td>71st &amp; Western, LLC</td>
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<td>Premises Affected:</td>
<td>7015-43 South Western Avenue</td>
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<td>Subject:</td>
<td>Application for a special use to establish a one-story restaurant with a dual-lane drive-through. <strong>Approved 3-0; yeas – Swain, Budzinski, and O’Grady (Toia recused).</strong></td>
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<td>Applicant:</td>
<td>ZAM’s Hope</td>
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<td>Owner:</td>
<td>Khan &amp; Associates</td>
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<td>Premises Affected:</td>
<td>6401 North Artesian Avenue/2422 West Devon Avenue</td>
<td></td>
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<tr>
<td>Subject:</td>
<td>Application for a special use to establish a community center. <strong>Continued until April 17, 2015 at 2:00 PM.</strong></td>
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<td>417-14-Z</td>
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<td>Applicant:</td>
<td>Migert Baburi</td>
<td></td>
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<tr>
<td>Owner:</td>
<td>same as applicant</td>
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<td>Premises Affected:</td>
<td>3718 North Springfield Avenue</td>
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<td>Subject:</td>
<td>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. <strong>Continued until April 17, 2015 at 2:00 PM.</strong></td>
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<td>8-15-Z</td>
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<tr>
<td>Applicant:</td>
<td>Jorge Marban</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>Crawford Real Estate Services, Inc.</td>
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<tr>
<td>Premises Affected:</td>
<td>6310 West Grand Avenue</td>
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<tr>
<td>Subject:</td>
<td>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. <strong>Continued until April 17, 2015 at 2:00 PM.</strong></td>
<td></td>
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11-15-S  
Zoning District: B3-3  
Ward: 2
Applicant: Bang Salon4, LLC  
Owner: Chabad Living Room, LLC  
Premises Affected:  1630 North Milwaukee Avenue  
Subject: Application for a special use to establish a hair salon. Approved 4-0; yeas – Swain, Budzinski, O’Grady and Toia.

17-15-S  
Zoning District: DX-7  
Ward: 25  
Applicant: POGN, LLC  
Owner: same as applicant  
Premises Affected:  220 South Green Street 
Subject: Application for a special use to establish a non-accessory parking garage for 24 spaces in a proposed 156-space parking garage at this location; the remaining 132 spaces will serve for the exclusive use of the 60 units to be located in this proposed 10-story building. Continued until March 20, 2015 at 2:00 PM.

18-15-Z  
Zoning District: DX-7  
Ward: 25  
Applicant: POGN, LLC  
Owner: same as applicant  
Premises Affected:  220 South Green Street  
Subject: Application for a variation to reduce the rear setback from 30’ to 15’; to reduce the rear setback off of the alley for a garage entrance from 2’ to 0’; and, to eliminate the one required, off-street 10’ x 14’ x 25’ loading berth for a proposed, 10-story, 60-unit building with a 156-space parking garage located on the first three floors. Continued until March 20, 2015 at 2:00 PM.

21-15-Z  
Zoning District: DR-7  
Ward: 2  
Applicant: MD’s & We’re Not Doctors, Inc./DBA Pizano’s Pizza & Pasta I  
Owner: Chicago Title Land Trust Company, No. 24360  
Premises Affected:  864-66 North State Street  
Subject: Application for a variation to expand an existing non-conforming eating and drinking establishment. Approved 3-0; yeas – Swain, Budzinski, and O’Grady (Toia recused).

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 4-0; yeas – Swain, Budzinski, O’Grady, and Toia. Meeting went into closed session at 8:25 PM.

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Budzinski, O’Grady, and Toia. Meeting returned to open session at 8:54 PM.
Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of December 19, 2014 and January 16, 2015 made by the Chairman.  Second by Toia.  Motion carried 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.

Motion to adjourn made by Swain.  Second by O’Grady.  Motion carried 4-0; yeas – Swain, Budzinski, O’Grady, and Toia.  Meeting adjourned at 9:00 PM.