Chairman Swain 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 three members present (Swain, Flores, and Toia). O’Grady arrived at 9:15 AM.

Motion to approve minutes from the May 28, 2015 special meeting made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Swain, Flores and Toia.

Motion to approve the June 19, 2015 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores, and Toia.

9:00 A.M.

Applicant: Wendy’s International, LLC
Owner: 3620 N. Western, LLC
Premises Affected: 3604-26 North Western Avenue
Subject: Application for a special use to establish a one-story restaurant with one drive-through lane. Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 3-0; yeas – Swain, Flores, and O’Grady (Toia recused).

Applicant: Apna Ghar, Inc.
Owner: same as applicant
Premises Affected: 4722 North Winthrop Avenue
Subject: Application for a variation to reduce the rear setback from 42.46’ to 36.5’ for a proposed, three-story, group living residence. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady and Toia.

Applicant: Ciro Rossini
Owner: 705 S. Clark, LLC
Premises Affected: 701-05 South Clark Street
Subject: Application for a special use to establish a non-accessory, surface, parking lot.  Continued until August 21, 2015 at 2:00 PM.

188-15-Z  
Zoning District: RM-4.5  Ward: 43
Applicant: Montana Sheffield, LLC
Owner: same as applicant
Premises Affected: 1000-06 West Montana Street
Subject: Application for a variation to reduce the south front wall setback from a public street from 12’ to 4’; to reduce the east end wall setback from a public street from 12’ to 8’; and, to reduce the private yard from 200 square feet to 112 square feet for a proposed four-story, five-unit townhouse with an attached, 10-car garage.  Motion to approve made by Chairman Swain.  Second by Toia.  Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

189-15-S  
Zoning District: B3-2  Ward: 28
Applicant: Hope Holdings, LLC-CHA
Owner: same as applicant
Premises Affected: 717 South California Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed, two-story, three-unit building with a two-story, rear, open deck and three, rear, surface parking spaces.  Motion to approve made by Chairman Swain.  Second by O’Grady.  Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

190-15-Z  
Zoning District: RT-4  Ward: 43
Applicant: Justin Frosolone and Kathleen Byrne
Owner: same as applicant
Premises Affected: 1909 North Bissell Street
Subject: Application for a variation to reduce the rear setback from 37.5’ to 0.92’; to reduce the north side setback from 2’ to 0’; to reduce the south side setback from 2’ to 0’; and, to reduce the combined side setback from 4.98’ to 0’ for a proposed pergola to be erected on the roof of an existing, rear, detached, three-car garage with an existing roof deck; the existing, three-story, three-unit building will remain.  Continued until August 21, 2015 at 2:00 PM.

191-15-Z  
Zoning District: RS-3  Ward: 48
Applicant: Alan Keribar
Owner: same as applicant
Premises Affected: 5333 North Lakewood Avenue
Subject: Application for a variation to reduce the north side setback from 3’ to 2’ and to reduce the rear setback from 34.44’ to 23.65’ for a proposed, rear, one-story addition to an existing, two-story, single-family residence, which
will be connected to a proposed, rear, three-car garage. **Motion to approve** made by Chairman Swain. Second by Flores. **Motion carried** 4-0; yeas – Swain, Flores, O’Grady, and Toia.

**192-15-Z**  
**Zoning District:** B3-2  
**Ward:** 40  
**Applicant:** 5820 N. Clark, LLC  
**Owner:** same as applicant  
**Premises Affected:** 5820-26 North Clark Street  
**Subject:** Application for a variation to reduce the north side setback from 10.4’ to 0’; to reduce the south side setback from 10.4’ to 0’; and, to reduce the combined side setback from 26’ to 0’ for a proposed four-story, 19-unit building with 32, enclosed, parking spaces and commercial/retail space on the ground floor. **Motion to approve** made by Chairman Swain. Second by Toia. **Motion carried** 4-0; yeas – Swain, Flores, O’Grady, and Toia.

**193-15-S**  
**Zoning District:** B2-5  
**Ward:** 48  
**Applicant:** Edward Steinbeigle  
**Owner:** Somerset Place Realty, LLC  
**Premises Affected:** 5009 North Sheridan Road  
**Subject:** Application for a special use to establish a hair salon. **Motion to approve** made by Chairman Swain. Second by O’Grady. **Motion carried** 4-0; yeas – Swain, Flores, O’Grady, and Toia.

**194-15-S**  
**Zoning District:** B3-2  
**Ward:** 47  
**Applicant:** Urangua Mandakh/DBA Nail Junkie  
**Owner:** John and Mindy Sullivan  
**Premises Affected:** 1826 West Wilson Avenue  
**Subject:** Application for a special use to establish a nail salon. **Motion to approve** made by Chairman Swain. Second by Flores. **Motion carried** 4-0; yeas – Swain, Flores, O’Grady, and Toia.

**195-15-S**  
**Zoning District:** DX-12  
**Ward:** 4  
**Applicant:** ABM Parking Services, Inc.  
**Owner:** DigitalPrintersSquare, LLC  
**Premises Affected:** 75 South Harrison & 600 South Federal Streets  
**Subject:** Application for a special use to establish a 220-space, non-accessory, parking garage. **Motion to approve** made by Chairman Swain. Second by Toia. **Motion carried** 4-0; yeas – Swain, Flores, O’Grady, and Toia.

**196-15-Z**  
**Zoning District:** RS-3  
**Ward:** 15  
**Applicant:** Luisa Sochacz  
**Owner:** same as applicant
Premises Affected: 4715 South Hoyne Avenue
Subject: Application for a variation to reduce the south side setback from 2’ to 0.8’ and to reduce the combined side setback from 5’ to 1.31’ for a proposed, side, one-story, open staircase to access the second floor of an existing, two-story, two-unit building; the existing, rear, detached, two-car garage will remain. Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

197-15-Z  Zoning District: B3-2 Ward: 28
Applicant: Khalilah McCoy/DBA Little Wonders
Owner: Foster Properties
Premises Affected: 7 North Keeler Avenue
Subject: Application for a variation to reduce the quantity of accessory, on-site, vehicular, parking spaces by no more than one (to 0 spaces) for a proposed first floor daycare to be established in an existing, three-story, multi-unit building with ground floor commercial/retail space. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

198-15-Z  Zoning District: RT-4 Ward: 1
Applicant: I Development, Inc.
Owner: Damaris Rivera
Premises Affected: 2439 West Haddon Avenue
Subject: Application for a variation to allow for the development of a lot whose minimum area of 2,881.44 square feet is no less than 90% of the required 3,000 square feet for a proposed, three-story, three-unit building with three rear, surface parking spaces. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

Applicant: Michael Fox
Owner: same as applicant
Premises Affected: 3100 North Lawndale Avenue
Subject: Application for a variation to increase the pre-existing floor area of 3,875.93 square feet by no more than 15% (581.39 square feet) for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking spaces. Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

Applicant: Michael Fox
Owner: same as applicant
Premises Affected: 3100 North Lawndale Avenue
Subject: Application for a variation to reduce the north side setback from 3’ to 0.19’ and to reduce the combined side setback from 7.5’ to 6.19’ for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking spaces. **Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

201-15-Z  
Zoning District: RS-3  Ward: 30  
Applicant: Michael Fox  
Owner: same as applicant  
Premises Affected: 3100 North Lawndale Avenue  
Subject: Application for a variation to increase the pre-existing height of 35’ by no more than 10% (3.17’) for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking spaces. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

202-15-Z  
Zoning District: RS-3  Ward: 30  
Applicant: Michael Fox  
Owner: same as applicant  
Premises Affected: 3100 North Lawndale Avenue  
Subject: Application for a variation to reduce the rear yard open space from 450 square feet to 333.18 square feet for proposed third floor and side porch additions to an existing two-story, three-unit building being de-converted to a two-unit building with three, rear, surface parking spaces. **Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

203-15-Z  
Zoning District: PMD-15  Ward: 29  
Applicant: B&B Formica and Granite, Inc.  
Owner: 5617 W. Grand, LLC  
Premises Affected: 5615-27 West Grand Avenue  
Subject: Application for a variation to eliminate the one required, off-street, 10’ x 14’ x 25’ loading berth for the proposed expansion of an existing manufacturing facility. **Continued until September 18, 2015 at 2:00 PM.**

204-15-S  
Zoning District: PMD-15  Ward: 29  
Applicant: B&B Formica and Granite, Inc.  
Owner: 5617 W. Grand, LLC  
Premises Affected: 2109 North Parkside Avenue
Subject: Application for a special use to establish four, off-site, required, accessory parking spaces to serve the manufacturing facility located at 5615-27 West Grand Avenue. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

205-15-Z  
Zoning District: B3-2  
Ward: 2  
Applicant: David Herrera  
Owner: same as applicant  
Premises Affected: 2048 West Chicago Avenue  
Subject: Application for a variation to allow for the development of a lot whose area of 2,964 square feet is no less than 90% of the required 3,000 square feet for a proposed, four-story, three-unit building with ground floor commercial/retail space and one, rear, indoor ground floor parking space and two, rear, outdoor, surface parking spaces. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

206-15-Z  
Zoning District: RS-3  
Ward: 1  
Applicant: PT Equity Investment, LLC  
Owner: same as applicant  
Premises Affected: 2626 West Attrill Street  
Subject: Application for a variation to reduce the front obstruction setback from 20’ to 15’ and to reduce the rear setback from 17.08’ to 15’ for a proposed, two-story, single-family residence with a below-grade, two car garage accessed directly from West Attrill Street. Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

207-15-S  
Zoning District: B3-3  
Ward: 33  
Applicant: Chennai Express, Inc.  
Owner: 4300 Kedzie Cullom, LLC  
Premises Affected: 4302 North Kedzie Avenue  
Subject: Application for a special use to establish a liquor store for the retail sale of package goods. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

208-15-S  
Zoning District: B3-2  
Ward: 44  
Applicant: Raja Natwarlal, Inc.  
Owner: El Tumi, LLC – Sheffield  
Premises Affected: 3435 North Sheffield Avenue  
Subject: Application for a special use to establish a liquor store for the retail sale of package goods. Motion to approve made by Chairman Swain.
Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

Applicant: Sauganash Manor, LLC
Owner: same as applicant
Premises Affected: 6020 North Hiawatha Avenue
Subject: Application for a variation to reduce the rear setback from 21.61’ to 18’ and to reduce the west side setback from 8.45’ to 5.04’ for a proposed, two-story, single-family residence with a front, two-car garage accessed directly from a new curb-cut along North Hiawatha Avenue. Withdrawn.

210-15-S  Zoning District: C1-2  Ward: 30
Applicant: NJB Operations, Inc.
Owner: Chicago Title Land Trust Company, No. 41882
Premises Affected: 3143-65 North Milwaukee Avenue
Subject: Application for a special use to re-establish a one-story restaurant with one drive-through lane. Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 3-0; yeas – Swain, Flores, and O’Grady (Toia recused).

Applicant: Edwin Muldrow
Owner: same as applicant
Premises Affected: 3426 South Giles Avenue
Subject: Application for a variation to reduce the south side setback from 2’ to 0’ for a proposed, two-story addition to an existing two-story, two-unit building; the existing, rear, detached, two-car garage will remain. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

Applicant: Ander Foor
Owner: same as applicant
Premises Affected: 1920 West Oakdale Avenue
Subject: Application for a variation to reduce the rear setback from 35.01’ to 24.6’ for a proposed, rear deck to be connected, via a catwalk and stairs, to a proposed rooftop deck to be established on an existing, rear, two-car garage; the existing, two-story, single-family residence will remain. Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 3-0; yeas – Swain, Flores, O’Grady (Toia absent).

213-15-Z  Zoning District: B3-2  Ward: 43
Applicant: Growing Seeds Pre-school, LLC
Owner: same as applicant  
Premises Affected: 2750 North Racine Avenue  
Subject: Application for a variation to reduce the quantity of accessory, on-site, vehicular, parking spaces by no more than one (to three spaces) for a proposed first floor daycare to be established in an existing, four-story, three-unit building with ground floor commercial/retail space and a rear, detached, three-car garage. **Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

### 214-15-Z

**Zoning District:** B2-3  
**Ward:** 1  
**Applicant:** Public 2, LLC c/o Teresa Rygielski  
**Owner:** same as applicant  
**Premises Affected:** 1509 North Western Avenue  
**Subject:** Application for a variation to reduce the rear setback from 30’ to 0’ for a proposed four-story, 18-unit building with 18, enclosed, parking spaces and commercial/retail space on the ground floor. **Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

### 215-15-S

**Zoning District:** B3-2  
**Ward:** 1  
**Applicant:** Whiskey Business, LLC  
**Owner:** Chicago Title Land Trust Company, No. 110586-09  
**Premises Affected:** 1365-67 North Milwaukee Avenue  
**Subject:** Application for a special use to establish an outdoor rooftop patio. **Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 3-0; yeas – Swain, Flores, O’Grady (Toia absent).**

### 216-15-Z

**Zoning District:** RS-3  
**Ward:** 47  
**Applicant:** Chicago Board of Education  
**Owner:** Public Building Commission of Chicago  
**Premises Affected:** 3500 North Hoyne Avenue  
**Subject:** Application for a variation to reduce the 18, on-site, required, accessory parking spaces by the greater of no more than 20% or one space (a reduction of three spaces is requested) for a proposed campus redevelopment plan for an existing elementary school at this location. **Motion to approve made by Chairman Swain. Second by Flores. Motion carried 3-0; yeas – Swain, Flores, O’Grady (Toia absent).**

### 217-15-Z

**Zoning District:** RS-3  
**Ward:** 47  
**Applicant:** Chicago Board of Education  
**Owner:** Public Building Commission of Chicago  
**Premises Affected:** 3500 North Hoyne Avenue  
**Subject:** Application for a variation to reduce the front setback from 20’ to 5’ for proposed, on-site, required, accessory parking spaces being established as
part of a proposed campus redevelopment plan for an existing elementary school at this location. **Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 3-0; yeas – Swain, Flores, O’Grady (Toia absent).**

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**218-15-S**

**Applicant:** V Zara/DBA Armanetti Express  
**Owner:** Parkway Bank & Trust Company, No. 10595  
**Premises Affected:** 4757 West Fullerton Avenue  
**Subject:** Application for a special use to establish a liquor store for the sale of packaged goods. **Motion to approve made by Chairman Swain. Second by Flores. Motion carried 3-0; yeas – Swain, Flores, O’Grady (Toia absent).**

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**219-15-A**

**Applicant:** Reliable Asphalt Corporation  
**Owner:** Reliable Materials Corporation  
**Premises Affected:** 4614 West Grand Avenue  
**Subject:** Appeal of a decision by the Zoning Administrator that the proposed outdoor storage of materials produced by the adjacent recycling facility, which was established pursuant to a special use, would be deemed an increase in the area and function of the aforementioned, existing, adjacent, special use. **Continued until August 21, 2015 at 2:00 PM.**

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**220-15-Z**

**Applicant:** J3 Development, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1414 West Flournoy Street  
**Subject:** Application for a variation to reduce the front setback from 13.35’ to 2’; to reduce the rear setback from 31.14’ to 21.5’; to reduce the west side setback from 2’ to 0’; to reduce the east side setback from 2’ to 0’; and, to reduce the combined side setback from 4.8’ to 0’ for a proposed, two-story, single-family residence with a rear, detached, two-car garage with a rooftop deck. **Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 3-0; yeas – Swain, Flores, O’Grady (Toia absent).**

**221-15-Z**

**Applicant:** Joseph J. Tomaska  
**Owner:** same as applicant  
**Premises Affected:** 1740 West Erie Street  
**Subject:** Application for a variation to reduce the east side setback from 2’ to 0’ and to reduce the combined side setback from 5’ to 2.8’ for a proposed, rear, three-story addition to an existing, three-story, three-unit building being converted to a single-family residence; a deck will be established covering
the entire roof of the residential structure and a rear, detached, two-car garage will also be constructed. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 3-0; yeas – Swain, Flores, O’Grady (Toia absent).

The Chairman moved to recess for lunch at 12:45 PM. Second by O’Grady. Motion carried 3-0; yeas -- Swain, Flores, and O’Grady (Toia absent).

2:00 P.M.

The Board reconvened for the afternoon session at 2:29 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Swain, O’Grady, and Toia). Flores arrived at 2:34 PM.

222-15-Z  
Zoning District: RS-3  
Ward: 33  
Applicant: Robert R. Stauffer and Huan J. Chang  
Owner: same as applicant  
Premises Affected: 3741 North Albany Avenue  
Subject: Application for a variation to increase the pre-existing floor area of 7,751.64 square feet by no more than 15% (473 square feet) for a proposed, three-story, rear addition and one-story, rear deck to be built onto an existing, three-story, four-unit building being de-converted to a single-family residence; the existing, rear, detached, four-car garage will remain. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

223-15-Z  
Zoning District: RS-3  
Ward: 33  
Applicant: Robert R. Stauffer and Huan J. Chang  
Owner: same as applicant  
Premises Affected: 3741 North Albany Avenue  
Subject: Application for a variation to reduce the north side setback from 4’ to 0.41’; to reduce the combined side setback from 10’ to 3.58’; and, to reduce the rear setback from 35.09’ to 31.72’ for a proposed, three-story, rear addition and one-story, rear deck to be built onto an existing, three-story, four-unit building being de-converted to a single-family residence; the existing, rear, detached, four-car garage will remain. Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

224-15-Z  
Zoning District: RT-4  
Ward: 28  
Applicant: Keith M. Rudman Revocable Trust  
Owner: same as applicant  
Premises Affected: 1354 West Flournoy Street  
Subject: Application for a variation to reduce the front setback from 13.08’ to 10’;
to reduce the north side setback from 2.5’ to 2’; and, to reduce the rear setback from 30.52’ to 24’ for a proposed, two-story, single-family residence with a rear, attached, two-car garage with an open porch. Withdrawn.

**225-15-Z**  
**Zoning District:** RT-4  
**Ward:** 28  
** Applicant:** Keith M. Rudman Revocable Trust  
** Owner:** same as applicant  
**Premises Affected:** 1354 West Flournoy Street  
**Subject:** Application for a variation to reduce the rear yard open space from 177.12 square feet to 0 square feet for a proposed, two-story, single-family residence with a rear, attached, two-car garage with an open porch. Withdrawn.

**226-15-Z**  
**Zoning District:** RT-4  
**Ward:** 1  
** Applicant:** 1944 W. Crystal Partners, LLC  
** Owner:** same as applicant  
**Premises Affected:** 1944 West Crystal Street  
**Subject:** Application for a variation to allow for the establishment of three residential units on a lot whose minimum area of 2,845.92 square feet is no less than 90% of the required 3,000 square feet for a proposed, three-story, three-unit building with a rear, detached, three-car garage. Continued until September 18, 2015 at 2:00 PM.

**227-15-Z**  
**Zoning District:** RT-4  
**Ward:** 1  
** Applicant:** 1944 W. Crystal Partners, LLC  
** Owner:** same as applicant  
**Premises Affected:** 1944 West Crystal Street  
**Subject:** Application for a variation to allow for the establishment of a 550 square foot, rear, detached, three-car garage, which is no greater than 10% (36.35 square feet) larger than what would otherwise be permitted (513.65 square feet) and is accessory to a proposed, three-story, three-unit building. Continued until September 18, 2015 at 2:00 PM.

**228-15-Z**  
**Zoning District:** RM-5  
**Ward:** 43  
** Applicant:** Rob & Rae Duncan  
** Owner:** same as applicant  
**Premises Affected:** 410 West Webster Avenue  
**Subject:** Application for a variation to reduce the rear setback from 17.5’ to 5.03’; to reduce the west side setback from 2’ to 0’; to reduce the east side setback from 2’ to 0’; to reduce the combined side setback from 4.05’ to 0’; and, to reduce the alley parking access setback from 2’ to 0’ for a proposed, one-story, rear addition, which will include a one-car garage, upon which will be located the 66.89 square feet of rear yard open space via a roof deck; such garage will be connected to the existing single-family
residence via a breezeway. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

229-15-Z
Applicant: William Senne
Owner: same as applicant
Premises Affected: 2006 West Webster Avenue
Subject: Application for a variation to reduce the rear setback from 30’ to 0’ for a proposed, four-story, three-unit building with ground floor office space and six, on-site, accessory, parking spaces. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

230-15-Z
Applicant: Edward and Karyn Kruschka
Owner: same as applicant
Premises Affected: 2029 North Hoyne Avenue
Subject: Application for a variation to reduce the rear setback from 28’ to 0’ and to allow for the 225 square feet of rear yard open space to be established on the roof of a proposed, rear, two-car garage with a rooftop deck, accessed by an external staircase; the existing, two-story, single-family residence will remain. Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

231-15-Z
Applicant: William and Carolyn DeVar
Owner: same as applicant
Premises Affected: 2709 North Southport Avenue
Subject: Application for a variation to reduce the rear setback from 34.78’ to 23.67’; to reduce the south side setback from 2’ to 0’; to reduce the north side setback from 2’ to 0.5’; and, to reduce the combined side setback from 5’ to 0.5’ for a proposed, rear, two-car garage with a rooftop deck, accessed by an external staircase; the existing, two-story, single-family residence will remain. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

232-15-Z
Applicant: Mathew Brody
Owner: same as applicant
Premises Affected: 1534 North Wieland Street
Subject: Application for a variation to reduce the rear setback from 25.07’ to 20.99’; to reduce the combined side setback from 5’ to 4.22’;
and, to reduce the front obstruction setback from 20’ to 13.19’ for a proposed, rear, two-story, bay window and front porch which wraps around to the north wall of the existing, single-family residence with a front, below-grade, two-car garage, accessed directly from North Wieland Street. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

233-15-Z  
**Zoning District:** RM-4.5  
**Ward:** 32  
**Applicant:** Laura Krajecki and Darius Smolinski  
**Owner:** same as applicant  
**Premises Affected:** 1826 North Wilmot Avenue  
**Subject:** Application for a variation to reduce the northwest side setback from 2’ to 0’; to reduce the southeast side setback from 2’ to 0’; to reduce the combined side setback from 4.8’ to 0’; and, to reduce the rear setback from 28’ to 26.91’ for a proposed, rear, three-story, addition with a three-story spiral staircase and a first floor open deck connected, via a catwalk with stair access to grade level, to a proposed rooftop deck to be established on an existing, rear, two-car garage; the existing, three-story, three-unit building will be converted to a single-family residence. **Continued until July 17, 2015 at 2:00 PM.**

234-15-Z  
**Zoning District:** B3-3  
**Ward:** 44  
**Applicant:** Oxford Lane Securities, LLC  
**Owner:** same as applicant  
**Premises Affected:** 2941-47 North Clark Street  
**Subject:** Application for a variation to reduce the quantity of accessory, on-site, vehicular parking spaces by no more than 20% (to 18 spaces) for a proposed four-story, 21-unit building with ground floor commercial/retail space and 18, rear, partially-covered, surface, parking spaces. **Motion to approve made by O’Grady. Second by Toia. Motion carried 3-0; yeas – Flores, O’Grady, and Toia (Swain absent).**

235-15-S  
**Zoning District:** M2-2  
**Ward:** 25  
**Applicant:** ABM, LLC  
**Owner:** same as applicant  
**Premises Affected:** 4834 South Halsted Street  
**Subject:** Application for a special use to establish an outdoor container and truck storage facility. **Continued until September 18, 2015 at 2:00 PM.**

305-13-S  
**Zoning District:** PMD-11A  
**Ward:** 25  
**Applicant:** Pure Metal Recycling, LLC  
**Owner:** Sonnentag Family Limited Partnership  
**Premises Affected:** 2201-2527 South Loomis Avenue  
**Subject:** Request for a one-year extension of a special use to allow for the establishment of a Class IVB recycling facility. **Motion to approve**
made by Chairman Swain. Second by O’Grady. Motion carried 3-0; yeas – Swain, Flores, and O’Grady (Toia abstained).

CONTINUANCES

303-14-S  Zoning District: B3-2  Ward: 44
Applicant: 3506 Hospitality, LLC
Owner: 3506-14 North Clark, LLC
Premises Affected: 3506-14 North Clark Street
Subject: Application for a special use to establish a 3,052 square foot, outdoor, rooftop patio on the second floor of an existing restaurant. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 3-0; yeas – Swain, Flores, and O’Grady (Toia recused).

304-14-S  Zoning District: B3-2  Ward: 44
Applicant: 3506 Hospitality, LLC
Owner: 3466-70 North Clark, LLC
Premises Affected: 3466-70 North Clark Street
Subject: Application for a special use to establish a 5-space, off-site, required, accessory parking lot to serve an existing restaurant located at 3506-14 North Clark Street. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 3-0; yeas – Swain, Flores, and O’Grady (Toia recused).

305-14-S  Zoning District: B3-2  Ward: 44
Applicant: 3506 Hospitality, LLC
Owner: Wrigleyville, LLC
Premises Affected: 3458 North Clark Street
Subject: Application for a special use to establish a 17-space, off-site, required, accessory parking lot to serve an existing restaurant located at 3506-14 North Clark Street. Motion to approve made by Chairman Swain. Second by Flores. Motion carried 3-0; yeas – Swain, Flores, and O’Grady (Toia recused).

417-14-Z  Zoning District: RS-2  Ward: 30
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. Dismissed for want of prosecution.
<table>
<thead>
<tr>
<th>Application Number</th>
<th>Zoning District</th>
<th>Ward</th>
<th>Applicant</th>
<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
</tr>
</thead>
<tbody>
<tr>
<td>17-15-S</td>
<td>DX-7</td>
<td>25</td>
<td>POGN, LLC</td>
<td>same as applicant</td>
<td>220 South Green Street</td>
<td>Application for a special use to establish a non-accessory parking garage for 45 spaces in a proposed 177-space parking garage at this location; of the remaining 132 spaces, 90 will be required, accessory and 42 will be non-required, accessory but all 132 will serve for the exclusive use of the 60 units to be located in this proposed 10-story building. <strong>Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.</strong></td>
</tr>
<tr>
<td>18-15-Z</td>
<td>DX-7</td>
<td>25</td>
<td>POGN, LLC</td>
<td>same as applicant</td>
<td>220 South Green Street</td>
<td>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 1’; 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 177-space parking garage located on the first three floors. <strong>Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.</strong></td>
</tr>
<tr>
<td>56-15-S</td>
<td>DX-5</td>
<td>42</td>
<td>Geneva Seal, Inc.</td>
<td>112 Oak Street, LLC</td>
<td>112 East Oak Street</td>
<td>Application for a special use to establish a valuable objects dealer license. <strong>Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.</strong></td>
</tr>
<tr>
<td>89-15-Z</td>
<td>RT-4</td>
<td>44</td>
<td>Greenview Custom, LLC</td>
<td>same as applicant</td>
<td>3748 North Greenview Avenue</td>
<td>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. <strong>Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.</strong></td>
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<td>Case Number</td>
<td>Zoning District</td>
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<tr>
<td>96-15-Z</td>
<td>RM-4.5</td>
<td>43</td>
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<tr>
<td>Applicant:</td>
<td>Mark Cozzi</td>
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<td>Owner:</td>
<td>same as applicant</td>
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<tr>
<td>Premises Affected:</td>
<td>1950 North Howe Street</td>
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<td>Subject:</td>
<td>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. <strong>Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.</strong></td>
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<tr>
<th>Case Number</th>
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<tbody>
<tr>
<td>100-15-S</td>
<td>B3-2</td>
<td>11</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Health Elements Foot Spa, Inc.</td>
<td></td>
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<tr>
<td>Owner:</td>
<td>Shi Tan Zheng</td>
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<tr>
<td>Premises Affected:</td>
<td>1125 West 31st Street</td>
<td></td>
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<tr>
<td>Subject:</td>
<td>Application for a special use to establish a foot massage salon. <strong>Continued until August 21, 2015 at 2:00 PM.</strong></td>
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<tr>
<th>Case Number</th>
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<tbody>
<tr>
<td>101-15-S</td>
<td>B1-2</td>
<td>30</td>
</tr>
<tr>
<td>Applicant:</td>
<td>Belmont Hair Care, LLC</td>
<td></td>
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<tr>
<td>Owner:</td>
<td>S&amp;S Belmont, LLC</td>
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<tr>
<td>Premises Affected:</td>
<td>5554 West Belmont Avenue</td>
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<tr>
<td>Subject:</td>
<td>Application for a special use to establish a beauty salon. <strong>Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.</strong></td>
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<tr>
<th>Case Number</th>
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<tbody>
<tr>
<td>103-15-S</td>
<td>C1-2</td>
<td>24</td>
</tr>
<tr>
<td>Applicant:</td>
<td>CCA Academy</td>
<td></td>
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<tr>
<td>Owner:</td>
<td>same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>1219-21 South Pulaski Road</td>
<td></td>
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<tr>
<td>Subject:</td>
<td>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. <strong>Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.</strong></td>
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</tbody>
</table>
104-15-Z  
**Zoning District:** C1-2  
**Ward:** 24  
**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. **Withdrawn**

180-15-S  
**Zoning District:** C1-1  
**Applicant:** Harborside Illinois Grown Medicine, Inc.  
**Owner:** Greenwood on 87th, LLC  
**Premises Affected:** 1111 East 87th Street  
**Subject:** Application for a special use to establish a medical cannabis dispensary. **Continued until August 21, 2015 at 2:00 PM.**

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 Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia. Meeting went into closed session at 5:10 PM.

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia. Meeting returned to open session at 5:20 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of April 17, 2015 and its special meeting of May 28, 2015 made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

Motion to adjourn made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia. Meeting adjourned at 5:35 PM.