

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
FRIDAY – JUNE 19, 2015
121 NORTH LASALLE STREET – ROOM 200**

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

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.

**185-15-S Zoning District: C2-2 Ward: 47
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).****

**186-15-Z Zoning District: RT-4 Ward: 46
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.****

**187-15-S Zoning District: DX-12 Ward: 4
Applicant: Ciro Rossini
Owner: 705 S. Clark, LLC**

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.**

199-15-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 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.**

200-15-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 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.

209-15-Z **Zoning District: RS-1** **Ward: 39**
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).**

211-15-Z **Zoning District: RS-3** **Ward: 4**
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.**

212-15-Z **Zoning District: RS-3** **Ward: 32**
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).**

218-15-S Zoning District: B3-1 Ward: 31
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).**

219-15-A Zoning District: PMD-9 Ward: 37
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.**

220-15-Z Zoning District: RT-4 Ward: 28
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 Zoning District: RM-4.5 Ward: 1
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 **Zoning District: B3-2** **Ward: 32**
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 Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

230-15-Z **Zoning District: RS-3** **Ward: 32**
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 **Zoning District: RT-4** **Ward: 32**
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 **Zoning District: RM-5** **Ward: 27**
Applicant: Mathew Brody
Owner: same as applicant
Premises Affected: 1534 North Wieland Street
Subject: Application for a variation to reduce the 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.**

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

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

56-15-S **Zoning District: DX-5** **Ward: 42**
Applicant: Geneva Seal, Inc.
Owner: 112 Oak Street, LLC
Premises Affected: 112 East Oak Street
Subject: Application for a special use to establish a valuable objects dealer license. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

89-15-Z **Zoning District: RT-4** **Ward: 44**
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. **Motion to approve made by Chairman Swain. Second by O’Grady. Motion carried 4-0; yeas – Swain, 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. **Motion to approve made by Chairman Swain. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

100-15-S **Zoning District: B3-2** **Ward: 11**
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 until August 21, 2015 at 2:00 PM.**

101-15-S **Zoning District: B1-2** **Ward: 30**
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. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

103-15-S **Zoning District: C1-2** **Ward: 24**
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. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

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.