PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

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

Chairman Swain called meeting to order at 9:20 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). O’Grady arrived at 9:31 AM.

Motion to approve minutes from the May 15, 2015 regular meeting made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Swain, Flores and Toia.

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

9:00 A.M.

168-15-S Zoning District: B3-2 Ward: 32
Applicant: Ailin Wang
Owner: same as applicant
Premises Affected: 1631 North Western Avenue
Subject: Application for a special use to establish a hair and nail salon. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Flores, and Toia (O’Grady absent).

169-15-S Zoning District: B3-2 Ward: 32
Applicant: Ailin Wang
Owner: same as applicant
Premises Affected: 1631 North Western Avenue
Subject: Application for a special use to establish a massage salon. Motion to approve subject to City’s conditions made by Chairman Swain. Second by Toia. Motion carried 3-0; yeas – Swain, Flores, and Toia (O’Grady absent).

170-15-S Zoning District: B3-2 Ward: 12
Applicant: Maria Elena Lopez
Owner: Adriana Saucedo
Premises Affected: 4104 South Archer 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.**

171-15-S
Applicant: Mai’s Hairport, LLC
Owner: Wallace Building, LLC
Premises Affected: 3103 South Wallace Street
Subject: Application for a special use to establish a beauty and nail salon. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

172-15-S
Applicant: Xuan Dinh
Owner: Nicholas Sideris
Premises Affected: 6239 West Touhy Avenue
Subject: Application for a special use to establish a nail salon. **Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.**

173-15-S
Applicant: Cynthia Vazquez
Owner: Efren Perez
Premises Affected: 4143 South Archer 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.**

174-15-S
Applicant: Paradise Nail Corporation
Owner: same as applicant
Premises Affected: 3141 South Halsted Street
Subject: Application for a special use to establish a nail salon. **Continued at the request of the Alderman until July 17, 2015 at 2:00 PM.**

175-15-S
Applicant: Mercedes Barroso/DBA Mercy’s Unisex Salon
Owner: Donato Nuizar
Premises Affected: 4846 West Fullerton Avenue
Subject: Application for a special use to establish a beauty and nail salon. **Continued until July 17, 2015 at 2:00 PM.**

176-15-S
Premises Affected: Zoning District: B1-2
Premises Affected: Ward: 17
Applicant: Dana Kemp
Owner: Clifden Properties, Inc.
Premises Affected: 1462 West 79th Street
Subject: Application for a special use to establish a barber shop. Motion to dismiss for want of prosecution made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia. Application dismissed for want of prosecution.

177-15-S Zoning District: B3-2 Ward: 50
Applicant: John Nguyen
Owner: Nitols Associates
Premises Affected: 6025-27 North Lincoln Avenue
Subject: Application for a special use to establish a nail salon. Continued until August 21, 2015 at 2:00 PM.

178-15-S Zoning District: B3-1 Ward: 30
Applicant: Leroy Silva/DBA Leroy Avenue Barbers
Owner: Ishmael Nieves
Premises Affected: 3138 North Austin Avenue
Subject: Application for a special use to expand an existing barber shop. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

179-15-S Zoning District: B3-1 Ward: 41
Applicant: Mary E. McNeill/AKA Liz Fitzgerald
Owner: Michael Conroy
Premises Affected: 6691 North Northwest Highway
Subject: Application for a special use to establish a hair salon. Motion to approve made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

180-15-S Zoning District: C1-1 Ward: 8
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 June 19, 2015 at 2:00 PM.

181-15-S Zoning District: C1-2 Ward: 1
Applicant: Modern Cannabis, LLC
Owner: Drummond & Brair, LLC
Premises Affected: 2847 West Fullerton Avenue
Subject: Application for a special use to establish a medical cannabis dispensary. Motion to approve subject to the condition stated on the record made
by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

2:00 P.M.

182-15-S  Zoning District: RS-3  Ward: 1
Applicant: A Fresh Start Sober Living Environments, Inc.
Owner: Maria and Jeff Fletcher
Premises Affected: 530 North Marshfield Avenue
Subject: Application for a special use to establish a community home group living facility for 12 residents. Motion to deny made by Chairman Swain. Second by Toia. Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia (Application denied).

183-15-S  Zoning District: B3-1  Ward: 41
Applicant: Union Group of Illinois, LLC
Owner: Fitz Holdings, LLC
Premises Affected: 6428-30 North Milwaukee Avenue
Subject: Application for a special use to establish a medical cannabis dispensary. Continued at the request of the Alderman until August 21, 2015 at 2:00 PM.

Applicant: 420 Capital Management, LLC
Owner: 6501 NEC, LLC
Premises Affected: 6501 North Western Avenue
Subject: Application for a special use to establish a medical cannabis dispensary. Continued at the request of the Applicant until August 21, 2015 at 2:00 PM.

Applicant: Pure Metal Recycling, LLC
Owner: Sonnentag Family Limited Partnership
Premises Affected: 2201-2527 South Loomis Avenue
Subject: Request for one-year extension of a special use to allow for the establishment of a Class IVB recycling facility. Continued at the request of the Applicant until June 19, 2015 at 2:00 PM.

CONTINUANCES

235-14-A  Zoning District: B3-1  Ward: 35
Applicant: Outdoor Impact, Inc.
Owner: Andrew Gerber
Premises Affected: 3132 North Kedzie Avenue
Subject: Application to appeal the decision of the Zoning Administrator in refusing to allow the establishment of an off-premise advertising sign measuring 52’ x 19’.  Motion to uphold the decision of the Zoning Administrator made by Chairman Swain.  Second by O’Grady.  Motion carried 4-0; yeas – Swain, Flores, O’Grady, and Toia.

403-14-S  
Zoning District: C1-2  
Ward: 30

Applicant: Phoenix Farms of Illinois, LLC

Owner: Yakov Plotkin

Premises Affected: 3433 North Pulaski Road

Subject: Application for a special use to establish a medical cannabis dispensary. Application withdrawn.

118-15-Z  
Zoning District: RM-5  
Ward: 27

Applicant: Inna Elterman

Owner: same as applicant

Premises Affected: 1532 North Wieland Street

Subject: Application for a variation to reduce the front setback from 12.27’ to 6’; to reduce the front obstruction setback from 20’ to 12.33’; to reduce the rear setback from 28.63’ to 0.25’; to reduce the north side setback from 2’ to 0’; to reduce the south side setback from 2’ to 0.33’; to reduce the combined side setback from 5’ to 0.33’; and, to reduce the rear yard open space from 134.02 square feet to 0 square feet for a proposed, four-story, single-family residence with a below-grade, two-car garage, accessed directly from North Wieland Street. Continued at the request of the Objectors until July 17, 2015 at 2:00 PM.

119-15-Z  
Zoning District: RM-5  
Ward: 27

Applicant: Inna Elterman

Owner: same as applicant

Premises Affected: 1532 North Wieland Street

Subject: Application for a variation to increase the 45’ building height maximum by no more than 10% (4.5’) for a proposed, four-story, single-family residence with a below-grade, two-car garage, accessed directly from North Wieland Street. Continued at the request of the Objectors until July 17, 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 7:22 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 7:35 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 made by the Chairman. Second by Flores. 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 7:40 PM.