PHYSICALLY PRESENT FOR ALL PORTIONS

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

Chairman Swain called meeting to order at 9:23 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Swain, Flores, O’Grady and Toia).

Motion to approve minutes from the August 21, 2015 regular meeting made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas – Swain, Flores, O’Grady and Toia.

Motion to approve the September 18, 2015 agenda made by the Chairman. Second by Flores. Motion carried 4-0; yeas – Swain, Flores, O’Grady and Toia.

9:00 A.M.

Applicant: 1829 N. Orchard, LLC c/o LG Construction
Owner: same as applicant
Premises Affected: 1829 North Orchard Street
Subject: Application for a variation to reduce the rear setback from 34.72’ to 2.0’; to reduce the north side setback from 2.64’ to 0.17’; to reduce the south side setback from 2.64’ to 0.17’; and, to reduce the combined side setback from 6.6’ to 0.34’ for a proposed, rear, detached, three-car garage with a roof deck which exceeds 15’ in height and is accessed via an open, exterior staircase greater than 6’ above-grade.

Continued until November 20, 2015 at 2:00 PM.

Applicant: Castles and Kings, LLC
Owner: same as applicant
Premises Affected: 2845-47 West Arthington Street
Subject: Application for a special use to establish a 24-space, off-site, accessory, parking lot to serve a proposed, indoor, sports facility to be located at 2824 West Taylor Street.

Continued until October 16, 2015 at 2:00 PM.

328-15-Z
Zoning District: RS-3 Ward: 32
Applicant: JB Real Estate Fund, LLC Series 1638
Owner: same as applicant
Premises Affected: 1638 North Bell Avenue
Subject: Application for a variation to reduce the rear setback from 34.93’ to 6.89’; to reduce the north side setback from 2’ to 0’; and, to reduce the combined side setback from 5’ to 3’ for a proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck which is accessed via an open stair exceeding 6’ in height. 

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

329-15-Z
Zoning District: RS-2 Ward: 41
Applicant: Sue and Chris Anish
Owner: same as applicant
Premises Affected: 7658 West Farragut Avenue
Subject: Application for a variation to reduce the rear setback from 34.93’ to 3.42’; to reduce the east side setback from 4.62’ to 3.58’; to reduce the west side setback from 4.62’ to 4.25’; and, to reduce the combined side setback from 13.87’ to 7.83’ for a proposed, rear, one-story addition, containing living space and a one-car garage, to an existing, two-story, single-family residence.

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

330-15-Z
Zoning District: RS-2 Ward: 41
Applicant: Sue and Chris Anish
Owner: same as applicant
Premises Affected: 7658 West Farragut Avenue
Subject: Application for a variation to reduce the rear yard open space from 400 square feet to 0 square feet for a proposed, rear, one-story addition, containing living space and a one-car garage, to an existing, two-story, single-family residence.

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

331-15-Z
Zoning District: RS-2 Ward: 41
Applicant: Sue and Chris Anish
Owner: same as applicant
Premises Affected: 7658 West Farragut Avenue
Subject: Application for a variation to reduce the on-site, accessory parking by no more than one for a proposed, rear, one-story addition, containing living space and a one-car garage, to an existing, two-story, single-family residence.

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

Applicant: Jaidev S. Bhattal
Owner: same as applicant
Premises Affected: 1949 South Trumbull Avenue
Subject: Application for a variation to reduce the north side setback from 2’ to 0.83’ for a proposed, rear, two-story, open staircase being added to an existing, two-story, three-unit building being converted to a two-unit building.

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

Applicant: Jonathan Villegas
Owner: same as applicant
Premises Affected: 6540 South Vernon Avenue
Subject: Application for a variation to reduce the rear setback from 34.22’ to 30.24’ and to reduce the north side setback from 3.84’ to 0.55’ for the proposed enclosure of an existing, front, two-story porch and the expansion of interior habitable space into a front, two-story addition to an existing, two-story, two-unit building being converted to a single-family residence.

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

Applicant: Anna I. Parr
Owner: same as applicant
Premises Affected: 5911 West Grace Street
Subject: Application for a variation to reduce the front setback from 15.5’ to 10.37’ for a proposed, open, front porch with a roof; the existing, two-story, single-family residence will remain unchanged.

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

335-15-S Zoning District: B3-3 Ward: 6
Applicant: Apartment Builders, Inc.
Owner: same as applicant
Continued until December 18, 2015 at 2:00 PM.

336-15-Z
Premises Affected: 1400 West Hood Avenue
Subject: Application for a variation to increase the pre-existing floor area ratio of 0.65 to no more than 0.75 (0.74) for a proposed, third floor addition to an existing two-story, single-family residence; the existing, rear, detached, two-car garage will not be modified as a result of this application.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

337-15-Z
Premises Affected: 1400 West Hood Avenue
Subject: Application for a variation to increase the 30’ building height maximum by no more than 10% (33’) for a proposed, third floor addition to an existing two-story, single-family residence; the existing, rear, detached, two-car garage will not be modified as a result of this application.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

338-15-Z
Premises Affected: 1400 West Hood Avenue
Subject: Application for a variation to reduce the front setback from 25.36’ to 25.34’; to reduce the east side setback from 4’ to 3.02’; to reduce the west side setback from 4’ to 2.1’; and, to reduce the combined side setback from 9.258’ to 5.12’ for a proposed, third floor addition to an existing two-story, single-family residence; the existing, rear, detached, two-car garage will not be modified as a result of this application.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

339-15-S
Premises Affected: 4944 South Archer Avenue
Subject: Application for a special use to expand an existing, two-story hotel through the addition of 528 square feet of first floor meeting space by
enclosing an existing, covered patio.

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

340-15-S
Applicant: Sacred Memories, Ltd.
Owner: same as applicant
Premises Affected: 2453-57 West 59th Street
Subject: Application for a special use to establish a 27-space, off-site, accessory, parking lot to serve a proposed funeral home to be located at 2514 West 50th Street.

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

341-15-Z
Applicant: BGC, Inc
Owner: Daniel Thomas Chervanick
Premises Affected: 3806 North Hermitage Avenue
Subject: Application for a variation to reduce the rear setback from 35’ to 4’; to reduce the south side setback from 2’ to 0’; and, to reduce the combined side setback from 5’ to 2.5’ for a proposed, open stair above 6’ to access a proposed, rooftop deck on an existing, rear, detached, two-car garage; the existing, three-story, single-family residence will remain unchanged.

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

342-15-S
Applicant: Eric H. Rochel
Owner: Jose Humberto Plascencia and Roberto Plascencia Cosyleon
Premises Affected: 4718 South Pulaski Road
Subject: Application for a special use to establish a barber shop.

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

343-15-S
Applicant: Imelda Varela Becerril/DBA All Star Fadez, Inc.
Owner: Kazimierz Kolbrecki
Premises Affected: 5639 West 63rd Street
Subject: Application for a special use to establish a barber shop.

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

344-15-S
Applicant: Jessica M. DeFiore/DBA Black Oak Tattoo, LLC
Owner: Tim and Katherine Tuten
<table>
<thead>
<tr>
<th>Premises Affected:</th>
<th>3419 West Fullerton Avenue</th>
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</thead>
<tbody>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a body art services facility.</td>
</tr>
<tr>
<td>Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.</td>
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<tr>
<th>345-15-S</th>
<th>Zoning District: B3-1</th>
<th>Ward: 23</th>
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<tbody>
<tr>
<td>Applicant:</td>
<td>David Kunesh/DBA Shred’s Inferno</td>
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</tr>
<tr>
<td>Owner:</td>
<td>Jean T. Lopez</td>
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<tr>
<td>Premises Affected:</td>
<td>4304 West 63rd Street</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a body art services facility.</td>
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<td>Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.</td>
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<tr>
<td>Applicant:</td>
<td>Bijou Hair</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>Young Pate</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>2110 East 71st Street</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a hair braiding salon.</td>
<td></td>
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<tr>
<td>Continued until November 20, 2015 at 2:00 PM.</td>
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<tr>
<th>347-15-S</th>
<th>Zoning District: B3-2</th>
<th>Ward: 20</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant:</td>
<td>Elias Abuelizam</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>654-58 East 67th Street</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to expand an existing retail store for the sale of liquor as a packaged good.</td>
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<tr>
<td>Continued until December 18, 2015 at 2:00 PM.</td>
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<tbody>
<tr>
<td>Applicant:</td>
<td>Cory Krieger</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>2101 West Race Avenue</td>
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</tr>
<tr>
<td>Subject:</td>
<td>Application for a variation to reduce the rear setback from 25.2’ to 13.11’; to reduce the west side setback from 2.5’ to 0’; and, to reduce the rear yard open space from 147 square feet to 0 square feet for a proposed, three-story, single-family residence with a rear, attached, two-car garage with a rooftop deck.</td>
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<tr>
<td>Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.</td>
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<tbody>
<tr>
<td>Applicant:</td>
<td>Prentice Earl</td>
<td></td>
</tr>
<tr>
<td>Owner:</td>
<td>same as applicant</td>
<td></td>
</tr>
<tr>
<td>Premises Affected:</td>
<td>10710 South Wentworth Avenue</td>
<td></td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a transitional residence for 10</td>
<td></td>
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residents.

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

<table>
<thead>
<tr>
<th>Zoning District</th>
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<tr>
<td>350-15-Z</td>
<td>32</td>
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**Applicant:** Shakespeare 2214, LLC  
**Ward:** 32  
**Owner:** same as applicant  
**Premises Affected:** 2214 West Shakespeare Avenue  
**Subject:** Application for a variation to reduce the front setback from 25.823’ to 8’ for a proposed, two-story, single-family residence with a rooftop deck and a rear, detached, two-car garage.

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

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<tr>
<th>Zoning District</th>
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<td>351-15-Z</td>
<td>47</td>
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</tbody>
</table>

**Applicant:** Tracy D. Williams  
**Ward:** 47  
**Owner:** same as applicant  
**Premises Affected:** 2156 West Byron and 3901 North Leavitt Streets  
**Subject:** Application for a variation to reduce the north side setback from 3.23’ to 3’; to reduce the south side setback from 3.23’ to 1’; and, to reduce the combined side setback from 8.08’ to 4’ for a proposed, two-story, single-family residence with a rear, detached, four-car garage.

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

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<th>Zoning District</th>
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<td>352-15-Z</td>
<td>25</td>
</tr>
</tbody>
</table>

**Applicant:** Wells Place Land, LLC  
**Ward:** 25  
**Owner:** same as applicant  
**Premises Affected:** 839-41 South Wells Street  
**Subject:** Application for a variation to reduce the rear setback from 30’ to 0’ for a proposed, four-story, 42-unit building with retail and office space, along with accessory parking, on the ground floor; a rooftop stair and elevator penthouse for roof deck access.

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

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<tr>
<th>Zoning District</th>
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<tr>
<td>353-15-Z</td>
<td>43</td>
</tr>
</tbody>
</table>

**Applicant:** John Morgan  
**Ward:** 43  
**Owner:** same as applicant  
**Premises Affected:** 1917 North Fremont Street  
**Subject:** Application for a variation to reduce the rear setback from 35’ to 22’; to reduce the north side setback from 2’ to 0.75’; to reduce the south side setback from 2’ to 1.75’; and, to reduce the combined side setback from 4.8’ to 2.5’ for a proposed, three-story, single-family residence with a rear, detached, three-car garage with an exterior fireplace and a roof deck which
is accessed via an open stair exceeding 6’ in height.
Continued until December 18, 2015 at 2:00 PM.

Applicant: Christ Center of Hope, Assemblies of God
Owner: same as applicant
Premises Affected: 5534 North Kedzie Avenue
Subject: Application for a special use to establish a religious assembly facility.
Continued until January 15, 2016 at 2:00 PM.

Applicant: Christ Center of Hope, Assemblies of God
Owner: Chicago Board of Education
Premises Affected: 5501 North Kedzie Avenue
Subject: Application for a special use to establish eight, off-site, required, accessory, parking spaces to serve a religious assembly facility located at 5534 North Kedzie Avenue.
Continued until January 15, 2016 at 2:00 PM.

Applicant: Dominic McGee
Owner: same as applicant
Premises Affected: 5202 North Oakley 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 a roof deck and a side, detached, eight-car garage with a roof deck.
Motion to approve subject to the condition stated on the record by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

Applicant: Dominic McGee
Owner: same as applicant
Premises Affected: 5202 North Oakley Avenue
Subject: Application for a variation to allow for the establishment of residential units on a lot whose minimum area of 7,273.68 square feet is no less than 90% of the required 8,000 square feet for a proposed, four-story, eight-unit building with a roof deck and a side, detached, eight-car garage with a roof deck.
Motion to approve subject to the condition stated on the record made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

Applicant: Dominic McGee
| Owner: | same as applicant |
| Premises Affected: | 5202 North Oakley Avenue |
| Subject: | Application for a variation to reduce the rear setback from 30’ to 3’ for a proposed, four-story, eight-unit building with a roof deck and a side, detached, eight-car garage with a roof deck. |

**Motion to approve subject to the condition stated on the record made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

| Applicant: | Dominic McGee |
| Owner: | P & A Properties, LLC |
| Premises Affected: | 3725-27 North Fremont Street/849-51 West Bradley Place |
| Subject: | Application for a variation to reduce the rear setback from 30’ to 9.5’ in order to allow for the subdivision of a 70’ x 94’ lot improved with a three-story, six-unit building which will remain and a two-story, single-family residence which will be demolished to allow for the construction of a new residential development. |

**Continued until December 18, 2015 at 2:00 PM.**

| 360-15-Z | Zoning District: RM-6 | Ward: 5 |
| Applicant: | Rachel Adesola/DBA Amazing Grace Kids Palace, Inc. |
| Owner: | Tobiade, Inc. |
| Premises Affected: | 2368 East 69th Street |
| Subject: | Application for a variation to reduce the quantity of accessory, on-site, vehicular, parking spaces by no more than three (to zero space) for a proposed daycare to be established in an existing, one-story building that is more than 50 years old. |

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

| Applicant: | Wintrust Bank |
| Owner: | same as applicant |
| Premises Affected: | 100 West North Avenue |
| Subject: | Application for a special use to establish two drive-through lanes to serve the existing bank at this location. |

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

**CONTINUANCES**

| Applicant: | V75 Limited |
Owner: Charles Taylor 
Premises Affected: 125-27 West 75th Street 
Subject: Application for a variation to establish a public place of amusement within 125’ of an RS-3, Residential Single-Unit (Detached House) District. 

Motion to approve made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas –Swain, Flores and O’Grady (Toia recused).

Applicant: The Cermak Group, Ltd. 
Owner: same as applicant 
Premises Affected: 1300-16 West Cermak Road 
Subject: Application for a special use to establish a one-story restaurant with one drive-through lane. 

Motion to approve made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas –Swain, Flores and O’Grady (Toia recused).

Applicant: White Castle System, Inc. 
Owner: Ingram Family Limited Partnership 
Premises Affected: 1550 East 79th Street 
Subject: Application for a special use to re-establish a one-story restaurant with a dual-lane drive-through. 

Motion to approve made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas –Swain, Flores and O’Grady (Toia recused).

The Chairman moved to recess for lunch at 12:25 PM. Second by O’Grady. Motion carried 3-0; yeas -- Swain, O’Grady and Toia.

2:00 P.M.

362-15-S Zoning District: B3-3 Ward: 1
Applicant: Art + Science Salons 3, LLC 
Owner: 1552 Milwaukee Commercial, LLC 
Premises Affected: 1554 North Milwaukee Avenue 
Subject: Application for a special use to establish a beauty salon. 

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

363-15-S Zoning District: B3-2 Ward: 43
Applicant: Art + Science Salons 2, LLC 
Owner: North River Properties, Inc. 
Premises Affected: 1971 North Halsted Street 
Subject: Application for a special use to establish a beauty salon. 

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

364-15-S
Zoning District: B3-1  Ward: 29
Applicant: Bank of America, NA
Owner: same as applicant
Premises Affected: 7225 West Belmont Avenue
Subject: Application for a special use to eliminate one, existing, drive-through lane serving the existing bank at this location and replace a second existing drive-through lane with a drive-up automated teller machine; a third, existing, drive-through lane will remain unchanged.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

365-15-S
Zoning District: B1-5  Ward: 16
Applicant: Bank of America, NA
Owner: ALDI, Inc.
Premises Affected: 620 West 63rd Street
Subject: Application for a special use to establish a one-lane drive through for an automated teller machine within the existing parking lot at this location; the existing grocery store served by the same parking lot will remain unchanged.
Continued until December 18, 2015 at 2:00 PM.

366-15-S
Zoning District: C2-2  Ward: 5
Applicant: Bank of America, NA
Owner: Barry I, LLC
Premises Affected: 7131 South Stony Island Avenue
Subject: Application for a special use to eliminate two, existing, drive-through lanes serving the existing bank at this location and replace a third, existing, drive-through lane with a drive-up automated teller machine; the two, existing, drive-through lanes with drive-up automated teller machines will remain unchanged.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

367-15-S
Zoning District: B3-2  Ward: 29
Applicant: Bank of America, NA
Owner: Roddimeyer III, LLC
Premises Affected: 7126 West North Avenue
Subject: Application for a special use to eliminate one, existing, drive-through lane serving the existing bank at this location and replace a second, existing, drive-through lane with a drive-up automated teller machine; the two, existing, drive-through lanes with drive-up automated teller machines will
remain unchanged.

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

368-15-Z
Zoning District: C1-2 Ward: 37
Applicant: Jean C. Williams/Doggie Inn Lounge
Owner: same as applicant
Premises Affected: 5525 West North Avenue
Subject: Application for a variation to reduce the quantity of accessory, on-site, vehicular, parking spaces by no more than one (to zero spaces) for the proposed expansion of an existing tavern.

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

369-15-Z
Zoning District: RM-5 Ward: 46
Applicant: Sunnyside Property Holdings, LLC
Owner: same as applicant
Premises Affected: 828-38 West Sunnyside Avenue
Subject: Application for a variation to reduce the front setback from 18.27’ to 0’ for a proposed driveway to allow for access to trash receptacle storage area for a multi-unit, residential building lacking access to an improved alley.

Continued until December 18, 2015 at 2:00 PM.

370-15-S
Zoning District: B3-5 Ward: 46
Applicant: Flynn Industries, LLC
Owner: Hu’s International Group, Corp.
Premises Affected: 4830 North Broadway
Subject: Application for a special use to establish a tavern.
Withdrawn.

371-15-S
Zoning District: B3-5 Ward: 46
Applicant: Flynn Industries, LLC
Owner: Hu’s International Group, Corp.
Premises Affected: 4830 North Broadway
Subject: Application for a special use to establish an amusement arcade accessory to a proposed tavern.

Continued until December 18, 2015 at 2:00 PM.

372-15-S
Zoning District: B3-2 Ward: 47
Applicant: CPH Addison Campbell Retail, LLC
Owner: same as applicant
Premises Affected: 2514 West Addison Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, three-unit building with a rear, detached, three-car garage.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

373-15-S
Zoning District: B3-2
Ward: 47
Applicant: CPH Addison Campbell Retail, LLC
Owner: same as applicant
Premises Affected: 2518 West Addison Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

374-15-S
Zoning District: B3-2
Ward: 47
Applicant: CPH Addison Campbell Retail, LLC
Owner: same as applicant
Premises Affected: 2522 West Addison Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

375-15-S
Zoning District: B3-2
Ward: 47
Applicant: CPH Addison Campbell Retail, LLC
Owner: same as applicant
Premises Affected: 2528 West Addison Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

376-15-S
Zoning District: B3-2
Ward: 47
Applicant: CPH Addison Campbell Retail, LLC
Owner: same as applicant
Premises Affected: 2532 West Addison Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

377-15-S
Zoning District: B3-2
Ward: 47
Applicant: CPH Addison Campbell Retail, LLC
Owner: same as applicant
Premises Affected: 2538 West Addison Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed three-story, six-unit building with a rear, detached, five-car garage and a rear, unenclosed, surface, parking space.

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

379-15-Z
Zoning District: C1-2
Ward: 32
Applicant: Noah Properties, LLC
Owner: Dennis and Josephine Sell
Premises Affected: 2027 West Belmont Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed, four-story, three-unit building with a rear, detached, three-car garage with a roof deck which is accessed via an open stair exceeding 6’ in height.

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

380-15-Z
Zoning District: RT-4
Ward: 25
Applicant: Dolyva Properties, LLC
Owner: same as applicant
Premises Affected: 1149-51 West 17th Street
Subject: Application for a variation to allow for the establishment of residential units on a lot whose minimum area of 5,952 square feet is no less than 90% of the required 6,000 square feet for a proposed, three-story, six-unit building with a rear, detached, six-car garage.

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

381-15-Z
Zoning District: B3-2
Ward: 1
Applicant: Mayac, LLC
Owner: same as applicant
Premises Affected: 1653 West Division Street
Subject: Application for a variation to eliminate the one, required, accessory parking space for a proposed three-story, one-unit building with ground floor office space.

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

382-15-S
Zoning District: B3-1  Ward: 18
Applicant: Labor Solutions/DBA Right Staff, LLC
Owner: Ford City East, LLC
Premises Affected: 7600 South Pulaski Road, Units 1006-08
Subject: Application for a special use to establish a day labor employment agency.

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

383-15-Z
Zoning District: RS-3  Ward: 40
Applicant: Andrew Conklin
Owner: same as applicant
Premises Affected: 1819 West Farragut Avenue
Subject: Application for a variation to reduce the rear setback from 35.36’ to 2.73’ for a proposed, rear, two-car garage with a rooftop deck and trellis accessed by a skybridge connected to an existing, rear, open deck; the existing two-story, single-family residence will remain unchanged.

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

384-15-Z
Zoning District: RS-2  Ward: 39
Applicant: Ilyas A. Lakada
Owner: same as applicant
Premises Affected: 6142 North Harding Avenue
Subject: Application for a variation to reduce the north side setback from 4’ to 3.13’; to reduce the south side setback from 4’ to 2.75’; to reduce the combined side setback from 9’ to 5.88’; and, to reduce the front setback from 19.67’ to 18.22’ for a proposed, second floor addition with front, open, entry steps and a rear, detached, two-car garage to an existing, one-story, single-family residence.

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

385-15-Z
Zoning District: RS-2  Ward: 39
Applicant: Ilyas A. Lakada
Owner: same as applicant
Premises Affected: 6142 North Harding Avenue
Subject: Application for a variation to increase the pre-existing floor area ratio of 0.37 to no more than 0.75 (0.73) for a proposed, second floor addition with front, open, entry steps and a rear, detached, two-car garage to an existing,
one-story, single-family residence.

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

### CONTINUANCES

<table>
<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
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<th>Owner</th>
<th>Premises Affected</th>
<th>Subject</th>
</tr>
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<tbody>
<tr>
<td>43-15-S</td>
<td>B1-3</td>
<td>4</td>
<td>Dolyva Properties, LLC</td>
<td>Toia Building Properties, LP</td>
<td>3102 South Giles Avenue</td>
<td>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. <strong>Continued until November 20, 2015 at 2:00 PM.</strong></td>
</tr>
<tr>
<td>44-15-S</td>
<td>B1-3</td>
<td>4</td>
<td>Dolyva Properties, LLC</td>
<td>Toia Building Properties, LP</td>
<td>3108 South Giles Avenue</td>
<td>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. <strong>Continued until November 20, 2015 at 2:00 PM.</strong></td>
</tr>
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<td>45-15-Z</td>
<td>B1-3</td>
<td>4</td>
<td>Dolyva Properties, LLC</td>
<td>Toia Building Properties, LP</td>
<td>3108 South Giles Avenue</td>
<td>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. <strong>Continued until November 20, 2015 at 2:00 PM.</strong></td>
</tr>
<tr>
<td>141-15-Z</td>
<td>RT-4</td>
<td>43</td>
<td>Joseph Pultz</td>
<td>same as applicant</td>
<td>2102 North Kenmore Avenue</td>
<td>Application for a variation to reduce the rear setback from 34.68’ to 0’ (at the southwest part of the lot); to reduce the rear setback from 34.68’ to 23.91 (at the northwest part of the lot); and, to reduce the side setback from 5’ to 0’ for a proposed, one-story breezeway connecting an existing, one and two-story, single-family residence with an existing, rear, two-car garage. <strong>Withdrawn.</strong></td>
</tr>
</tbody>
</table>
Applicant: RT Real Estate, LLC
Owner: same as applicant
Premises Affected: 1838 North Cleveland Avenue
Subject: Application for a variation to reduce the front setback from 14.28’ to 8.4’; to reduce the rear setback from 33.32’ to 18.83’; to reduce the north side setback from 2’ to 0’; to reduce the combined side setback from 4.8’ to 3’; and, to reduce the rear yard open space from 150 square feet to 0 square feet for a proposed, three-story, single-family residence connected to a proposed, rear, two-car garage with a roof deck.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

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.
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.
Withdrawn

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.

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

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.

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

301-15-S  
Zoning District: B1-2  
Ward: 19  
Applicant: Kaiisha Dear  
Owner: Jaclen and Jonathan Cole  
Premises Affected: 2332 West 111th Street  
Subject: Application for a special use to establish a beauty salon.  
Continued until October 16, 2015 at 2:00 PM.

**ZONING BOARD OF APPEALS VOTE ONLY**

184-15-S  
Zoning District: C2-2  
Ward: 50  
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.

**Motion to approve made by Chairman at August 21, 2015 meeting. Second by Toia. At August 21, 2015 meeting, yays – Swain and Toia; nays – Flores. At September 18, 2015 meeting, nays – O’Grady. Motion denied for failure to receive three concurring votes.**

303-15-Z  
Zoning District: RS-3  
Ward: 32  
Applicant: Laura Holtz  
Owner: same as applicant  
Premises Affected: 1732 North Wolcott Avenue  
Subject: Application for a variation to increase the pre-existing floor area of 2,578 square feet by no more than 15% (387 square feet) for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single-family residence which will have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is
Motion to approve made by Chairman at August 21, 2015 meeting. Second by Toia. At August 21, 2015 meeting, yays – Swain and Flores; nays – Toia. At September 18, 2015 meeting, yays – O’Grady. Motion carried 3-1.

304-15-Z

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<td>Applicant:</td>
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<tr>
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<td>same as applicant</td>
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<td>Premises Affected:</td>
<td>1732 North Wolcott Avenue</td>
</tr>
<tr>
<td>Subject:</td>
<td>Application for a variation to reduce the rear setback from 33.88’ to 22.50’; to reduce the south side setback from 2’ to 0.67’; and, to reduce the combined side setback from 4.8’ to 4.09’ for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single-family residence which will have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is accessed via an exterior staircase.</td>
</tr>
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Motion to approve made by Chairman at August 21, 2015 meeting. Second by Toia. At August 21, 2015 meeting, yays – Swain and Flores; nays – Toia. At September 18, 2015 meeting, yays – O’Grady. Motion carried 3-1.

305-15-Z

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<td>1732 North Wolcott Avenue</td>
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<tr>
<td>Subject:</td>
<td>Application for a variation to reduce the rear yard open space from 225 square feet to 0 square feet for a proposed, rear, two-story addition with a third floor exterior staircase leading to a proposed rooftop deck on an existing, three-story, three-unit building being converted to a single-family residence which will have a two-story, rear, spiral staircase and will be connected, via a partially below-grade breezeway, to a rear, proposed, two-car garage with a roof deck that is accessed via an exterior staircase.</td>
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</table>

Motion to approve made by Chairman at August 21, 2015 meeting. Second by Toia. At August 21, 2015 meeting, yays – Swain and Flores; nays – Toia. At September 18, 2015 meeting, yays – O’Grady. Motion carried 3-1.

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 3-0; yeas – Swain, O’Grady and Toia. Meeting went into closed session at 5:13 PM.
Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia. Meeting returned to open session at 5:40 PM.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meetings of August 21, 2015 made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia. Meeting adjourned at 5:45 PM.