

10% (2.17') for a proposed, three-story, rear enclosed porch and two-story, rear addition to an existing, legal non-conforming, three-story fraternity house. **Continued until October 16, 2015 at 2:00 PM.**

243-15-Z **Zoning District: B2-5** **Ward: 27**
Applicant: Locust/Sedgwick, LLC
Owner: same as applicant
Premises Affected: 367 West Locust Street
Subject: Application for a variation to reduce the rear setback from 30' to 19' and to reduce the west, side, reversed, corner lot setback from 7.5' to 0' for a proposed, six-story, 45-unit building with a 51-space, ground floor, parking lot. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.**

244-15-Z **Zoning District: RS-3** **Ward: 32**
Applicant: Chicago Housing Investment Properties, LLC
Owner: same as applicant
Premises Affected: 3306 North Bell Avenue
Subject: Application for a variation to reduce the rear setback from 34.7' to 22' to allow for an open staircase to be established along the eastern elevation of the existing, rear, detached, two-car garage to allow for access to its proposed rooftop deck; the existing two-story, single-family residence will remain. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O'Grady and Toia.**

245-15-Z **Zoning District: RT-4** **Ward: 1**
Applicant: 1800 North California, LLC
Owner: same as applicant
Premises Affected: 1800 North California Avenue
Subject: Application for a variation to reduce the 6,000 square foot minimum lot area by no more than 10% to 5,600 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.**

246-15-Z **Zoning District: RT-4** **Ward: 22**
Applicant: Erasmo Salazar
Owner: same as applicant
Premises Affected: 2324 South Homan Avenue
Subject: Application for a variation to reduce the front setback from 14.96' to 1.59'; to reduce the north side setback from 2' to 0.25'; and, to reduce the combined side setback from 5' to 3.66' for a proposed, second floor addition and two-story, rear addition to an existing, one-story, single-family residence being converted to a two-unit building; the existing, rear, detached, two-car garage will remain and be renovated.

251-15-Z **Zoning District: RM-4.5** **Ward: 44**
Applicant: Michael and Phoebe Nitekman
Owner: same as applicant
Premises Affected: 1342 West Henderson Street
Subject: Application for a variation to reduce the rear setback from 35.38' to 22.05'; to reduce the west side setback from 2' to 0.3'; and, to reduce the combined side setback from 5' to 2.44' for a proposed, third floor addition and a rear, one-story addition to an existing, two-story, single-family residence connected to a rear, existing, two-car garage via an open staircase.

252-15-S **Zoning District: B3-2** **Ward: 30**
Applicant: Thomas J. Biggs/DBA Another Dimension Tattoos
Owner: Chi-Scapes, LLC
Premises Affected: 3716 West Belmont Avenue
Subject: Application for a special use to establish a body art services facility. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toial**

253-15-S **Zoning District: B3-2** **Ward: 8**
Applicant: Hawa Niang Ndiaye/DBA Khadija Hair Braiding
Owner: Mark Davis/Gertz Childrens Trust No. 2
Premises Affected: 8553 South Cottage Grove Avenue
Subject: Application for a special use to establish a hair braiding salon. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toial**

254-15-S **Zoning District: B3-2** **Ward: 35**
Applicant: Cuencas Family Hair Cuts
Owner: Sun Im
Premises Affected: 3718 West Lawrence 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 Toial**

255-15-Z **Zoning District: B3-1** **Ward: 6**
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. **Continued until August 21, 2015 at 2:00 PM.**

256-15-S **Zoning District: PMD 4A** **Ward: 27**

Applicant: Mohammed Farooqui
Owner: Charles Goodbar
Premises Affected: 215 North Damen Avenue
Subject: Application for a special use to establish a motor vehicle repair shop which may include body work, painting and commercial vehicle repair.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toial

257-15-Z Zoning District: RM-4.5 Ward: 30
Applicant: Wieslawa Kozielski
Owner: Santiago and Jose Estrella
Premises Affected: 3116-18 North Central Park Avenue
Subject: Application for a variation to reduce the south side setback from 2’ to 0’; to reduce the north side setback from 2’ to 0.53’; and, to reduce the combined side setback from 5’ to 0.53’ to allow the sub-division of 3118 North Central Park Avenue (lot 84) from 3116 North Central Park Avenue (lot 83); the existing two-story, four-unit building will remain at 3118 North Central Park Avenue. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toial**

258-15-Z Zoning District: RS-3 Ward: 1
Applicant: Access Housing I, LLC
Owner: City of Chicago
Premises Affected: 1746 North Francisco Avenue
Subject: Application for a variation to allow for the establishment of residential units on a lot whose minimum area of 2,875 square feet is no less than 90% of the required 3,000 square feet for a proposed, two-story, two-unit building with two, rear, surface parking spaces. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

Due to an unexpected inability to maintain a quorum, the Chairman called for a recess of the morning session at 11:30 AM. The Board resumed the morning session at 1:00 with three members present – Swain, O’Grady, and Toia.

259-15-S Zoning District: PMD-4B Ward: 27
Applicant: Universal Scrap Metals, Inc.
Owner: 2500 W. Fulton Holding Company
Premises Affected: 2500 West Fulton Street
Subject: Application for a special use to establish a Class IV-A recycling facility.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

260-15-Z Zoning District: RS-2 Ward: 41

Applicant: James and Roseann Greco
Owner: same as applicant
Premises Affected: 6644 West Hayes Avenue
Subject: Application for a variation to reduce the front setback from 21.8' to 9.92'; to reduce the east side setback from 4' to 2.59'; and, to reduce the combined side setback from 10.8' to 7.1' for a proposed, second floor addition, front open porch, rear open deck and a deck connecting the front porch and rear deck along with west side of the existing, two-story, single-family residence; the existing, rear, detached, two-car garage will remain. **Motion to split the application made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia. Motion to approve the reduction to the east setback made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas – Swain, O’Grady and Toi (east side setback reduction approved). Motion to deny the reduction to the front setback made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas – Swain, O’Grady and Toia (front setback reduction denied).**

261-15-S **Zoning District: RM-6** **Ward: 48**
Applicant: Bryn Mawr Care, LLC
Owner: same as applicant
Premises Affected: 5547 North Kenmore Avenue
Subject: Application for a special use to expand an existing nursing home (skilled nursing care) facility with the addition of a seven-story stairwell; as a result, the resident capacity will be reduced from 78 to 72 persons. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

262-15-S **Zoning District: M1-3** **Ward: 3**
Applicant: Baderbrau, LLC
Owner: 2515 S. Wabash (Chicago), LLC
Premises Affected: 2515 South Wabash Avenue
Subject: Application for a special use to allow for the establishment of a 4,358 square foot tavern, which is no greater than 10% (358 square feet) larger than what would otherwise be permitted (4,000 square feet). **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

263-15-S **Zoning District: RM-5.5** **Ward: 2**
Applicant: HSC Realty, LLC
Owner: same as applicant
Premises Affected: 1308 North LaSalle Street, Unit 1
Subject: Application for a special use to establish one vacation rental unit on the first floor of an existing, four-story, four-unit building. **Continued until October 16, 2015 at 2:00 PM.**

264-15-S **Zoning District: RM-5.5** **Ward: 2**
Applicant: HSC Realty, LLC
Owner: same as applicant
Premises Affected: 1308 North LaSalle Street, Unit 2
Subject: Application for a special use to establish one vacation rental unit on the second floor of an existing, four-story, four-unit building. **Continued until October 16, 2015 at 2:00 PM.**

265-15-S **Zoning District: RM-5.5** **Ward: 2**
Applicant: HSC Realty, LLC
Owner: same as applicant
Premises Affected: 1308 North LaSalle Street, Unit 3
Subject: Application for a special use to establish one vacation rental unit on the third floor of an existing, four-story, four-unit building. **Continued until October 16, 2015 at 2:00 PM.**

266-15-S **Zoning District: RM-5.5** **Ward: 2**
Applicant: HSC Realty, LLC
Owner: same as applicant
Premises Affected: 1308 North LaSalle Street, Unit 4
Subject: Application for a special use to establish one vacation rental unit on the fourth floor of an existing, four-story, four-unit building. **Continued until October 16, 2015 at 2:00 PM.**

267-15-S **Zoning District: B3-1** **Ward: 1**
Applicant: Surestaff, Inc.
Owner: Nodarse Family, LLC
Premises Affected: 2086 North Milwaukee Avenue
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.**

268-15-Z **Zoning District: RM-5** **Ward: 44**
Applicant: John Ehrlich
Owner: same as applicant
Premises Affected: 520 West Barry Avenue
Subject: Application for a variation to reduce the north rear wall setback from a side property line from 10’ to 3.5’ and to reduce the south end wall setback from a side property line from 3’ to 0’ for a 10.08’ solid, masonry wall to be established along the rear of the property, for an 8.67’ solid, cedar fence to be established along a portion of the southern property line and for a 10.83’ solid, cedar fence to be established along a portion of the northern property line of an existing two-story townhouse in a 12-unit townhouse complex. **Motion to approve made by the Chairman. Second by**

Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

269-15-S Zoning District: C1-2 Ward: 14
Applicant: Gricel Gonzalez
Owner: Jessica Gutu
Premises Affected: 4457 South Archer Avenue (front building)
Subject: Application for a special use to establish a day labor employment agency.
Continued until October 16, 2015 at 2:00 PM.

270-15-S Zoning District: B3-3 Ward: 27
Applicant: Intercultural Montessori Foreign Language Immersion School
Owner: 114 S. Racine, LLC
Premises Affected: 114 South Racine Avenue
Subject: Application for a special use to expand an existing school at this location.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.

271-15-S Zoning District: PMD-11A Ward: 25
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. **Continued until August 21, 2015 at 2:00 PM.**

272-15-Z Zoning District: B3-2 Ward: 48
Applicant: 1300 W. Devon Partners, LLC
Owner: same as applicant
Premises Affected: 6355 North Wayne Avenue
Subject: Application for a variation to reduce the rear setback from 30’ to 22.03’ for a proposed, three-story, six-unit building with five, surface, parking spaces and commercial/retail space on the ground floor. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

273-15-Z Zoning District: B3-2 Ward: 48
Applicant: 1300 W. Devon Partners, LLC
Owner: same as applicant
Premises Affected: 6355 North Wayne Avenue
Subject: Application for a variation to reduce the required, accessory parking spaces from six to five for a proposed, three-story, six-unit building with five, surface, parking spaces and commercial/retail space on the ground floor. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

274-15-Z Zoning District: B3-2 Ward: 48

Applicant: 1300 W. Devon Partners, LLC
Owner: same as applicant
Premises Affected: 6354 North Lakewood Avenue
Subject: Application for a variation to reduce the rear setback from 30' to 22.03' for a proposed, three-story, six-unit building with five, surface, parking spaces and commercial/retail space on the ground floor. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

275-15-Z **Zoning District: B3-2** **Ward: 48**
Applicant: 1300 W. Devon Partners, LLC
Owner: same as applicant
Premises Affected: 6354 North Lakewood Avenue
Subject: Application for a variation to reduce the required, accessory parking spaces from six to five for a proposed, three-story, six-unit building with five, surface, parking spaces and commercial/retail space on the ground floor. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

The Board finished its morning session at 2:40 PM. The Board took a fifteen minute recess and then began the afternoon session at 2:55 PM with three members present – Swain, O’Grady, and Toia.

2:00 P.M.

276-15-S **Zoning District: DR-3** **Ward: 42**
Applicant: Michael Verdone
Owner: same as applicant
Premises Affected: 55 East Cedar Street, Unit One
Subject: Application for a special use to establish a vacation rental unit on the first floor of an existing, three-story, three-unit building. **Withdrawn.**

277-15-S **Zoning District: DR-3** **Ward: 42**
Applicant: Michael Verdone
Owner: same as applicant
Premises Affected: 55 East Cedar Street, Unit Two
Subject: Application for a special use to establish a vacation rental unit on the second floor of an existing, three-story, three-unit building. **Withdrawn.**

278-15-S **Zoning District: DR-3** **Ward: 42**
Applicant: Michael Verdone
Owner: same as applicant
Premises Affected: 55 East Cedar Street, Unit Three
Subject: Application for a special use to establish a vacation rental unit on the third floor of an existing, three-story, three-unit building. **Withdrawn.**

283-15-S **Zoning District: B3-2** **Ward: 36**
Applicant: Jorge Marban
Owner: Crawford Real Estate Services, Inc.
Premises Affected: 6260 West Grand Avenue
Subject: Application for a special use to establish a 13-space, off-site, accessory, parking lot to serve a proposed, 298-person capacity, indoor, soccer facility to be located at 6310 West Grand Avenue. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

CONTINUANCES

370-14-S **Zoning District: B3-2** **Ward: 40**
Applicant: Pathways in Education – Illinois
Owner: Tom Livaditis
Premises Affected: 4816 North Western Avenue
Subject: Application for a special use to establish a high school. **Continued until December 18, 2015 at 2:00 PM.**

8-15-Z **Zoning District: B2-3** **Ward: 36**
Applicant: Jorge Marban
Owner: Crawford Real Estate Services, Inc.
Premises Affected: 6310 West Grand Avenue
Subject: Application for a variation to establish a public place of amusement license for a proposed indoor soccer facility located within 125’ of an RS-3 Residential Single-Unit (Detached House) District. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

15-15-S **Zoning District: PMD-9** **Ward: 37**
Applicant: S. Bar Sinister, LLC
Owner: same as applicant
Premises Affected: 1200-1300 North Kostner Avenue
Subject: Application for a special use to expand an existing Class IV-B recycling facility. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

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 8'; to reduce the north side setback from 2' to 0'; to reduce the south side setback from 2' to 0.33'; and, to reduce the combined side setback from 5' to 0.33' for a proposed, four-story, single-family residence with a below-grade, two-car garage, accessed directly from North Wieland Street. **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.**

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. **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.**

120-15-S **Zoning District: B3-1** **Ward: 45**
Applicant: The Church in Chicago
Owner: same as applicant
Premises Affected: 3901 West Irving Park Road
Subject: Application for a special use to establish a 30-space, off-site, required, accessory parking lot to serve the existing, 444-seat church located at 3915 West Irving Park Road. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, O’Grady and Toia.**

133-15-Z **Zoning District: RT-4** **Ward: 46**
Applicant: Troy Leight
Owner: same as applicant
Premises Affected: 743 West Bittersweet Place
Subject: Application for a variation to reduce the rear setback from 33' to 5.99' and to reduce the rear yard open space from 357.5 square feet to 300 square feet for a proposed, three-story, rear addition, with an open, three-story, rear porch, to an existing 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.**

134-15-Z **Zoning District: RT-4** **Ward: 46**
Applicant: Troy Leight
Owner: same as applicant
Premises Affected: 743 West Bittersweet Place
Subject: Application for a variation to increase the pre-existing floor area of

6,431.4 square feet by no more than 15% (953.6 square feet) for a proposed, three-story, rear addition, with an open, three-story, rear porch, to an existing three-story, three-unit building. **Continued until October 16, 2015 at 2:00 PM.**

155-15-Z **Zoning District: RS-2** **Ward: 30**
Applicant: Philip Black
Owner: same as applicant
Premises Affected: 3616 North Harding Avenue
Subject: Application for a variation to reduce the south side setback from 5' to 1.27' and to reduce the combined side setback from 15' to 8.42' for a proposed, rear, two-story addition, with a side, first floor porch/walkway, to an existing, two-story, single-family residence; the existing, rear, detached, three-car garage will remain. **Continued until October 16, 2015 at 2:00 PM.**

174-15-S **Zoning District: B1-2** **Ward: 11**
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 until October 16, 2015 at 2:00 PM.**

175-15-S **Zoning District: B1-1** **Ward: 31**
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. **Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Swain, 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 1.54'; to reduce the combined side setback from 4.8' to 1.54'; 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. **Motion to split the application made by the Chairman. Second by O'Grady. Motion carried 3-0; yeas –Swain, O'Grady and Toia.**

Motion to approve the reduction to the rear setback made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia (rear setback reduction approved). Motion to approve the reduction to the southeast side setback made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas – Swain, O’Grady and Toia (southeast side setback approved). Motion to deny the reduction to the northwest side setback made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia (northwest setback reduction denied).

Motion to move into closed session pursuant to: (1) Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board’s semi-annual review of its closed session minutes made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas – Swain, O’Grady and Toia. Meeting went into closed session at 5:40 PM.

Motion to return to open session for voting made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia. Meeting returned to open session at 6:15.

The Chairman announced that in closed session, the Board had reviewed the Board’s closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.

Motion to approve a written resolution containing findings of fact consistent with the vote of the Board for Villa Celeste, LLC’s applications for special uses to establish vacation rental units at 67 East Cedar Street (Cal. Nos. 72-15-S and 73-15-S) made by the Chairman. Second by O’Grady. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

Motion to approve written resolutions containing finding oo fact consistent with the votes of the Board at its special meeting of May 28, 2015, for Cal. Nos. 181-15-S, 182-15-S and 235-14-A made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, O’Grady and Toia.

Motion to Approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 19, 2015. Second by O’Grady. 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 6:25 PM.