

Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

300-15-S Zoning District: B3-2 Ward: 32
Applicant: Griffith Place, LLC
Owner: 1924 N. Damen, LLC
Premises Affected: 1922 North Damen Avenue
Subject: Application for a special use to establish a beauty salon. **Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores 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 September 18, 2015 at 2:00 PM.**

302-15-S Zoning District: B3-2 Ward: 1
Applicant: Angela Hernandez
Owner: Esther and Santiago Salgado
Premises Affected: 1847 West Chicago Avenue
Subject: Application for a special use to establish a beauty salon. **Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.**

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 accessed via an exterior staircase. **Motion to approve by the Chairman. Second by Flores. 2-1; yeas – Swain and Flores; nays – Toia. Matter continued for absent board member to vote as required by *Melrose Park Nat. Bank v. Zoning Board of Appeals of the City of Chicago*, 97 Ill.App.3d 56 (1st Dist. 1979).**

304-15-Z Zoning District: RS-3 Ward: 32
Applicant: Laura Holtz

Subject: Application for a variation to allow for the applicant's 17-space, off-street, parking requirement to be met through the shared usage of the existing, 121-space, off-street, parking lot serving the New Beginnings Church of Chicago at this location. **Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.**

308-15-Z **Zoning District: RT-4** **Ward: 43**
Applicant: Robert Matteson
Owner: same as applicant
Premises Affected: 2222 North Racine Avenue, Unit 5
Subject: Application for a variation to reduce the rear setback from 37.24' to 29.69' for a proposed, third floor addition to this individual unit within an existing, two-story, multi-unit building. **Continued until November 20, 2015 at 2:00 PM.**

309-15-Z **Zoning District: RT-4** **Ward: 43**
Applicant: Robert Matteson
Owner: same as applicant
Premises Affected: 2222 North Racine Avenue, Unit 5
Subject: Application for a variation to increase the pre-existing floor area of 32,469.55 square feet by no more than 15% (362.91 square feet) for a proposed, third floor addition to this individual unit within an existing, two-story, multi-unit building. **Continued until November 20, 2015 at 2:00 PM.**

310-15-S **Zoning District: M1-2** **Ward: 5**
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. **Continued until September 18, 2015 at 9:00 AM.**

311-15-Z **Zoning District: RS-3** **Ward: 47**
Applicant: MA Capital Fund, LLC, Series 2470
Owner: same as applicant
Premises Affected: 2470 West Berteau Avenue
Subject: Application for a variation to reduce the rear setback from 34.98' to 3.31'; to reduce the east 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 that is accessed via an exterior staircase. **Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.**

312-15-S **Zoning District: DX-16** **Ward: 42**

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

316-15-Z **Zoning District: RT-4** **Ward: 43**
Applicant: Evan and Jennifer Djikas
Owner: same as applicant
Premises Affected: 1119 West Drummond Place
Subject: Application for a variation to increase the pre-existing floor area of 3,779.798 square feet by no more than 15% (478.4722 square feet) for a proposed, two-story, rear addition, with a third floor open deck, to an existing three-story, three-unit building being converted to a single-family residence and connected, via a catwalk, to proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck. **Continued until November 20, 2015 at 2:00 PM.**

317-15-Z **Zoning District: RT-4** **Ward: 43**
Applicant: Evan and Jennifer Djikas
Owner: same as applicant
Premises Affected: 1119 West Drummond Place
Subject: Application for a variation to increase the 480 square foot area within the rear setback which may be occupied by an accessory building, by no more than 10% to 498.33 square feet for a proposed, two-story, rear addition, with a third floor open deck, to an existing three-story, three-unit building being converted to a single-family residence and connected, via a catwalk, to proposed, rear, detached, two-car garage with an exterior fireplace and a roof deck. **Continued until November 20, 2015 at 2:00 PM.**

318-15-S **Zoning District: PMD-11A** **Ward: 25**
Applicant: Cermak Recycling, Inc.
Owner: Donald Andrich
Premises Affected: 1001 West Cermak Road
Subject: Application for a special use to establish a Class V recycling facility. **Continued until November 20, 2015 at 2:00 PM.**

319-15-S **Zoning District: B1-2** **Ward: 1**
Applicant: Za Za Zoo Nail Salon, Inc.
Owner: Mia Property Acquisition, LLC
Premises Affected: 1404 West Chicago Avenue
Subject: Application for a special use to establish a nail and waxing salon. **Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.**

320-15-S **Zoning District: B3-5** **Ward: 27**
Applicant: SC Holdings, LLC
Owner: same as applicant
Premises Affected: 1409-11 North Wells Street

Owner: same as applicant
Premises Affected: 4333 South Kedzie Avenue
Subject: Application for a special use to establish a payday/title secured loan store.
Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

325-15-S **Zoning District: B3-2** **Ward: 23**
Applicant: Chicago Land Trust Company, No. 131114
Owner: same as applicant
Premises Affected: 3335 West 63rd Street
Subject: Application for a special use to establish a payday/title secured loan store.
Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

CONTINUANCES

20-15-S **Zoning District: PMD-9** **Ward: 37**
Applicant: Industrial Metal Enterprise, Inc.
Owner: 901 N. Kilpatrick, LLC
Premises Affected: 901 North Kilpatrick Avenue
Subject: Application for a special use to establish a Class IV-A recycling facility.
Withdrawn.

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.
Withdrawn.

164-15-Z **Zoning District: RM-5** **Ward: 43**
Applicant: RT Real Estate, LLC
Owner: same as applicant
Premises Affected: 1838 North Cleveland Avenue
Subject: Application for a variation to reduce the rear setback from 33.32’ to 18.83’; to reduce the north side setback from 2’ to 0’; and, to reduce the combined side setback from 4.8’ to 3’ for a proposed, three-story, single-family residence connected to a proposed, rear, two-car garage with a roof deck. **Continued until September 18, 2015 at 2:00 PM.**

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. **Motion to approve**

by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.

180-15-S **Zoning District: C1-1** **Ward: 8**
Applicant: Harborside Illinois Grown Medicine, Inc.
Represented By: Amber Munday
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 November 20, 2015 at 2:00 PM.

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 until December 18, 2015 at 2:00 PM.

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 by the Chairman. Second by Toia. 2-1; yeas – Swain and Toia; nays – Flores. Matter continued for absent board member to vote as required by *Melrose Park Nat. Bank v. Zoning Board of Appeals of the City of Chicago*, 97 Ill.App.3d 56 (1st Dist. 1979).

187-14-S **Zoning District: DX-12** **Ward: 4**
Applicant: Ciro Rossini
Owner: 705 S. Clark, LLC
Premises Affected: 701-05 South Clark Street
Subject: Application for a special use to establish a non-accessory, surface, parking lot. **Continued until November 21, 2015 at 2:00 PM.**

190-15-Z **Zoning District: RT-4** **Ward: 43**
Applicant: Justin Frosolone and Kathleen Bryne
Owner: same as applicant
Premises Affected: 1909 North Bissell Street
Subject: Application for a variation to reduce the rear setback from 37.5’ to 0.92’; to reduce the north side setback from 2’ to 0’; to reduce the south side setback from 2’ to 0’; and, to reduce the combined side setback from 4.98’ to 0’ for a proposed pergola to be erected on the roof of an existing, rear, detached, three-car garage with an existing roof deck; the existing,

three-story, three-unit building will remain. **Motion to approve by the Chairman. Second by Flores. Motion carried 3-0; yeas –Swain, Flores and Toia.**

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. **Withdrawn.**

239-15-Z **Zoning District: DX-5** **Ward: 2**
Applicant: 755 N. Wells, LLC c/o Jenel Management Corporation
Owner: same as applicant
Premises Affected: 755 North Wells Street
Subject: Application for a variation to reduce the length of the off-street loading space from 10' x 25' x 14' to 10' x 20.58' x 9' for the proposed conversion of a ground floor parking garage into retail space in a three-story, commercial/retail building. **Continued until November 20, 2015 at 2:00 PM.**

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 September 18, 2015 at 9:00 AM.**

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 September 18, 2015 at 9:00 AM.**

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, Flores and Toia. Meeting went into closed session at 5:15 PM.

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia. Meeting returned to open session at 5:45 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of July 17, 2015 made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia. Meeting adjourned at 5:46 PM.