CITY OF CHICAGO ZONING BOARD OF APPEALS THURSDAY – MAY 28, 2015 121 NORTH LASALLE STREET – ROOM 200

MINUTES

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.

<u>9:00 A.M.</u>

168-15-S Applicant: Owner: Premises Affected: Subject:		Ward: 32 blish a hair and nail salon. Motion to wain. Second by Toia. Motion and Toia (O'Grady absent).
169-15-S Applicant: Owner: Premises Affected: Subject:	approve subject to City's cond	Ward: 32 stablish a massage salon. Motion to litions made by Chairman Swain. 3-0; yeas – Swain, Flores, and Toia
170-15-S Applicant:	Zoning District: B3-2 Maria Elena Lopez	Ward: 12

Owner: Premises Affected: Subject:	Adriana Saucedo 4104 South Archer Avenue 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: Owner: Premises Affected: Subject:	Zoning District: B1-1 Mai's Hairport, LLC Wallace Building, LLC 3103 South Wallace Street Application for a special use to esta to approve made by Chairman carried 4-0; yeas – Swain, Flores,	•
172-15-S Applicant: Owner: Premises Affected: Subject:		Ward: 41 blish a nail salon. Motion to approve cond by Toia. Motion carried 4-0; nd Toia.
173-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2 Cynthia Vazquez Efren Perez 4143 South Archer Avenue Application for a special use to a approve made by Chairman S carried 4-0; yeas – Swain, Flores,	e e
174-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-2 Paradise Nail Corporation same as applicant 3141 South Halsted Street Application for a special use to esta request of the Alderman until July	Ward: 11 ablish a nail salon. Continued at the y 17, 2015 at 2:00 PM.
175-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B1-1 Mercedes Barroso/DBA Mercy's Un Donato Nuizar 4846 West Fullerton Avenue Application for a special use to Continued until July 17, 2015 at 2	establish a beauty and nail salon.
176-15-S	Zoning District: B1-2	Ward: 17

Applicant: Owner: Premises Affected: Subject:	Dana Kemp Clifden Properties, Inc. 1462 West 79 th Street 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 Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-2Ward: 50John NguyenNitols Associates6025-27 North Lincoln AvenueApplication for a special use to establish a nail salon.Continued untilAugust 21, 2015 at 2:00 PM.
178-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-1Ward: 30Leroy Silva/DBA Leroy Avenue BarbersIshmael Nieves3138 North Austin AvenueApplication for a special use to expand an existing barber shop.Motionto approve made by Chairman Swain.Second by Toia.Motioncarried 4-0; yeas – Swain, Flores, O'Grady, and Toia.Motion
179-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-1Ward: 41Mary E. McNeill/AKA Liz FitzgeraldMichael Conroy6691 North Northwest HighwayApplication for a special use to establish a hair salon. Motion toapprove made by Chairman Swain. Second by Toia. Motioncarried 4-0; yeas – Swain, Flores, O'Grady, and Toia.
180-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C1-1Ward: 8Harborside Illinois Grown Medicine, Inc.Greenwood on 87 th , LLC1111 East 87 th StreetApplication for a special use to establish a medical cannabis dispensary.Continued until June 19, 2015 at 2:00 PM.
181-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C1-2Ward: 1Modern Cannabis, LLCDrummond & Brair, LLC2847 West Fullerton AvenueApplication 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.

<u>2:00 P.M.</u>

182-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: RS-3Ward: 1A Fresh Start Sober Living Environments, Inc.Maria and Jeff Fletcher530 North Marshfield AvenueApplication for a special use to establish a community home group livingfacility 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 Applicant: Owner: Premises Affected: Subject:	Zoning District: B3-1Ward: 41Union Group of Illinois, LLCFitz Holdings, LLC6428-30 North Milwaukee AvenueApplication 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.
184-15-S Applicant: Owner: Premises Affected: Subject:	Zoning District: C2-2Ward: 50420 Capital Management, LLC6501 NEC, LLC6501 North Western AvenueApplication 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.
305-13-S Applicant: Owner: Premises Affected: Subject:	Zoning District: PMD-11AWard: 25Pure Metal Recycling, LLCSonnentag Family Limited Partnership2201-2527 South Loomis AvenueRequest 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 incr	ease the 45' building height maximum
	by no more than 10% (4.5') for	a proposed, four-story, single-family
	residence with a below-grade, tw	wo-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.