# CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY – April 17, 2015

121 North LaSalle Street - Room 200

### **MINUTES**

#### PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Jonathan Swain, Chairman Catherine Budzinski Sol Flores Sam Toia Sheila O'Grady

Commissioner O'Grady called meeting to order at 9:10 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (O'Grady, Budzinski, Flores, and Toia). Chairman Swain arrived at 9:15 AM.

Motion to approve minutes from the March 20, 2015 regular meeting made by O'Grady. Second by Flores. Motion carried 4-0; yeas – O'Grady, Budzinski, Flores and Toia. Motion to approve April 17, 2015 agenda made by Chairman Swain. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O'Grady and Toia.

## 9:00 A.M.

86-15-S Zoning District: DX-12 Ward: 4

**Applicant:** Behringer Harvard Burnham, LLC

Owner: same as applicant

**Premises Affected:** 720-30 South Clark Street

**Subject:** Application for a special use to establish a non-accessory parking garage

for 103 spaces in an existing six level, 267-space parking garage at this location. **Approved 5-0; yeas – Swain, Budzinski, Flores, O'Grady,** 

and Toia.

87-15-S Zoning District: DX-12 Ward: 4

**Applicant:** Behringer Harvard Burnham, LLC

**Owner:** same as applicant

**Premises Affected:** 720-30 South Clark Street

**Subject:** Application for a special use to establish public, leased or rented parking

spaces in up to 45% (73 parking spaces) of the current, required, accessory 164 parking spaces in an existing 267-space parking garage. **Approved** 

5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.

88-15-Z Zoning District: RT-4 Ward: 32

**Applicant:** R&K Mangan Family, LP

**Owner:** same as applicant

**Premises Affected:** 3101 North Damen and 1946-56 West Barry Avenues

**Subject:** Application for a variation to reduce the south front wall setback from 12'

to 0'; to reduce the north rear wall setback from 12' to 4'; and, to reduce the 200 square foot private yard to 0 square feet for a proposed two-story, three-townhouse development with a side, three-car garage with a roof deck. **Approved 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and** 

Toia.

89-15-Z Zoning District: RT-4 Ward: 44

**Applicant:** Greenview Custom, LLC

Owner: same as applicant

**Premises Affected:** 3748 North Greenview Avenue

**Subject:** Application for a variation to reduce the front setback from 8.29' to 0' and

to reduce the rear setback from 19.36' to 10.25' for a proposed, three-story, single-family residence with a front, attached, three-car garage which access the alley adjacent to the southern boundary of the subject property. Continued at the request of the Objectors until June 19,

2015 at 2:00 PM.

90-15-S Zoning District: DX-5 Ward: 42

**Applicant:** Central Parking System, Inc. **Owner:** Orleans Building Corporation

**Premises Affected:** 415-17 West Chicago & 745-55 North Hudson Avenues

**Subject:** Application for a special use to establish a 66-space, non-accessory,

surface parking lot. **Application withdrawn.** 

91-15-Z Zoning District: RM-5 Ward: 43

**Applicant:** 1518 North Astor, LLC

Owner: Maury R. Tognarelli Revocable Trust U/A/D November 30, 2006

**Premises Affected:** 1518 North Astor Street

**Subject:** Application for a variation to reduce the rear setback from 30.8' to 0' and

to reduce the south side setback from 4' to 0' for a proposed, rear, mud room and garage addition to an existing, three-story, single-family residence. **Denied 1-4**; yeas – Flores; nays – Swain, Budzinski,

O'Grady, and Toia.

92-15-Z Zoning District: RS-3 Ward: 32

**Applicant:** Peerless Real Estate Investments, LLC Series 2019 West Wellington

Owner: same as applicant

**Premises Affected:** 2019 West Wellington Avenue

**Subject:** Application for a variation to reduce the front setback from 44.55' to 9.13'

for a proposed two-story, single-family residence with a front porch and

rear, detached, two-car garage. Approved 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.

93-15-Z Zoning District: RS-3 Ward: 1

**Applicant:** Mark Reistma **Owner:** same as applicant

**Premises Affected:** 1315 North Wicker Park Avenue

**Subject:** Application for a variation to allow for the development of a lot and the

establishment of a residential unit on such lot whose minimum area of 2,356.25 square feet is no less than 90% of the required 2,500 square feet for a proposed, one-story rear addition to an existing, two-story single-family residence with a proposed, rear, one-car garage with a roof deck, connected to the single-family residence via a catwalk. **Approved** 

5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.

94-15-Z Zoning District: RS-3 Ward: 1

**Applicant:** Mark Reistma **Owner:** same as applicant

**Premises Affected:** 1315 North Wicker Park Avenue

**Subject:** Application for a variation to increase the pre-existing floor area of 2,010

square feet by no more than 15% (301.5 square feet) for a proposed, one-story rear addition to an existing, two-story single-family residence with a proposed, rear, one-car garage with a roof deck, connected to the single-family residence via a catwalk. **Approved 5-0; yeas – Swain,** 

Budzinski, Flores, O'Grady, and Toia.

95-15-Z Zoning District: RS-3 Ward: 1

**Applicant:** Mark Reistma **Owner:** same as applicant

**Premises Affected:** 1315 North Wicker Park Avenue

**Subject:** Application for a variation to reduce the north side setback from 2' to 0';

to reduce the south side setback from 2' to 0'; to reduce the combined side setback from 5' to 0'; and, to reduce the rear setback from 26.39' to 11' for a proposed, one-story rear addition to an existing, two-story single-family residence with a proposed, rear, one-car garage, upon which will be located the 225 square feet of rear yard open space via a roof deck and such garage will be connected to the single-family residence via a catwalk. **Approved 5-0; yeas – Swain, Budzinski, Flores, O'Grady,** 

and Toia.

96-15-Z Zoning District: RM-4.5 Ward: 43

Applicant: Mark Cozzi
Owner: same as applicant
Premises Affected: 1950 North Howe Street

**Subject:** Application for a variation to reduce the rear setback from 35.13' to 2'; to

reduce the north side setback from 2.47' to 0'; to reduce the south side setback from 2.47' to 0'; and, to reduce the combined side setback from 6.18' to 0' for a proposed three-story, single-family residence connected to a rear, three-car garage, with an open roof deck and pergola, via a partially enclosed walkway and open staircase. Continued at the request of the Alderman until June 19, 2015 at 2:00 PM.

97-15-S Zoning District: B3-5 Ward: 48

**Applicant:** Jinling Xiang

Owner: Stuart Handler Real Estate Co., LLC

**Premises Affected:** 5244 North Sheridan Road

**Subject:** Application for a special use to establish a nail salon. **Approved 5-0**;

yeas - Swain, Budzinski, Flores, O'Grady, and Toia.

98-15-S Zoning District: B3-2 Ward: 11

**Applicant:** Angela C. Xie **Owner:** Eli H. Diaz

**Premises Affected:** 2893 South Archer Avenue

**Subject:** Application for a special use to establish a hair salon **Approved 5-0**;

yeas - Swain, Budzinski, Flores, O'Grady, and Toia.

99-15-S Zoning District: B3-1 Ward: 22

**Applicant:** Moises Magana/DBA California Barber Shop & Beauty Salon, Inc.

**Owner:** Mike Moreno

**Premises Affected:** 4227 West 26<sup>th</sup> Street

**Subject:** Application for a special use to establish a barber shop and beauty salon.

Approved 4-0; yeas – Swain, Flores, O'Grady, and Toia.

100-15-S Zoning District: B3-2 Ward: 11

**Applicant:** Health Elements Foot Spa, Inc.

Owner: Shi Tan Zheng
Premises Affected: 1125 West 31<sup>st</sup> Street

**Subject:** Application for a special use to establish a foot massage salon.

Continued at the request of the Applicant until June 19, 2015 at 2:00

PM.

101-15-S Zoning District: B1-2 Ward: 30

**Applicant:** Belmont Hair Care, LLC **Owner:** S&S Belmont, LLC

**Premises Affected:** 5554 West Belmont Avenue

**Subject:** Application for a special use to establish a beauty salon. **Continued at** 

the request of the Alderman until June 19, 2015 at 2:00 PM.

102-15-S Zoning District: B3-1 Ward: 36

**Applicant:** Manuel Carchi

**Owner:** same as applicant

**Premises Affected:** 6211 West Belmont Avenue

**Subject:** Application for a special use to establish a hair salon. **Approved 5-0**;

yeas - Swain, Budzinski, Flores, O'Grady, and Toia.

103-15-S Zoning District: C1-2 Ward: 24

**Applicant:** CCA Academy **Owner:** same as applicant

**Premises Affected:** 1219-21 South Pulaski Road

**Subject:** Application for a special use to establish a 29-space, non-required,

accessory, surface parking lot to serve a proposed school located at 1231 South Pulaski Road. **Continued at the request of the Applicant until** 

June 19, 2015 at 2:00 PM.

104-15-Z Zoning District: C1-2 Ward: 24

**Applicant:** CCA Academy **Owner:** same as applicant

**Premises Affected:** 1219-21 South Pulaski Road

**Subject:** Application for a variation to reduce the south side setback from 5' to 1'

for a proposed, 29-space, non-required, accessory, surface parking lot to serve a proposed school located at 1231 South Pulaski Road. **Continued** 

at the request of the Applicant until June 19, 2015 at 2:00 PM.

105-15-Z Zoning District: B1-1 Ward: 35

**Applicant:** Duong Binh Thai/DBA Nick's Billards

Owner: Albany Square, LLC

**Premises Affected:** 4445 North Pulaski Road, First Floor, Suites B & C

**Subject:** Application for a variation to establish a public place of amusement within

125' of an RS-3, Residential Single-Unit (Detached House) District. **Approved 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.** 

106-15-S Zoning District: RT-4 Ward: 24

**Applicant:** Kingdom Builders Christian Center

Owner: same as applicant

**Premises Affected:** 1255 South Homan Avenue

**Subject:** Application for a special use to establish a 16-bed transitional shelter for

women. Denied 2-3; yeas – Flores and Toia; nays – Swain, Budzinski,

and, O'Grady.

107-15-Z Zoning District: RT-3.5 Ward: 1

**Applicant:** Cosmopolitan B&T ATUT 31852

**Owner:** same as applicant

**Premises Affected:** 2551 West Haddon Avenue

**Subject:** Application for a variation to reduce the front setback from 14.42' to 14';

to reduce the west side setback from 2' to 0.9'; and, to reduce the combined side setback from 4.8' to 3.6' for a proposed third floor and three-story, rear, open porch to be added to an existing, two-story, two-unit building with a rear, detached, two-car garage. **Approved 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.** 

108-15-S Zoning District: B3-1 Ward: 34

**Applicant:** White Castle System, Inc. **Owner:** Ingram Family, LP

**Premises Affected:** 11050 South Halsted Street

**Subject:** Application for a special use to establish a one-story restaurant with one

drive-through lane. Approved 3-0; yeas - Swain, Budzinski, and

Flores (O'Grady – absent; Toia – recused).

109-15-S Zoning District: B3-2 Ward: 1

**Applicant:** Saaj Café, Inc.

Owner: A.W. Green Management
Premises Affected: 1558 North Milwaukee Avenue

**Subject:** Application for a special use to establish an outdoor, rooftop patio.

Approved 3-0; yeas - Swain, Budzinski, and Flores (O'Grady -

absent; Toia – recused).

110-15-Z Zoning District: C1-1 Ward: 1

**Applicant:** Sweat The Sound, Inc./DBA Cole's Bar **Owner:** Milwaukee Medill Development, LLC

**Premises Affected:** 2338 North Milwaukee Avenue

**Subject:** Application for a variation to establish a public place of amusement within

125' of an RS-3, Residential Single-Unit (Detached House) District. Approved 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia..

The Chairman moved to recess for lunch at 12:15 PM. Second by Flores. Motion carried 3-0; yeas -- Swain, Budzinski and Flores.

#### 2:00 P.M.

The Board reconvened for the afternoon session at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Swain, Budzinski, and Toia). Flores and O'Grady arrived at 2:12 PM.

111-15-S Zoning District: RT-4 Ward: 29
Applicant: The Norwegian Lutheran Bethesda Home Association

**Owner:** same as applicant

Premises Affected: 7000 West Wolfram Street

**Subject:** Application for a special use to establish a 24-space, non-required,

accessory, surface parking lot to serve an existing nursing home located at 2833 North Nordica Avenue. **Approved 5-0; yeas – Swain, Budzinski,** 

Flores, O'Grady, and Toia.

112-15-Z Zoning District: RT-4 Ward: 29
Applicant: The Norwegian Lutheran Bethesda Home Association

Owner: same as applicant

**Premises Affected:** 7000 West Wolfram Street

**Subject:** Application for a variation to reduce the front setback from 15' to 9.4' for

a proposed, 24-space, non-required, accessory, surface parking lot to serve an existing nursing home located at 2833 North Nordica Avenue. **Approved 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.** 

113-15-Z Zoning District: RT-4 Ward: 29

**Applicant:** The Norwegian Lutheran Bethesda Home Association

**Owner:** same as applicant

**Premises Affected:** 2833 North Nordica Avenue

**Subject:** Application for a variation to reduce the rear setback from 50' to 2.9' for a

proposed, one-story addition to an existing nursing home. Approved

5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.

114-15-S Zoning District: C2-2 Ward: 32

**Applicant:** Bixi Brewery, LLC **Owner:** same as applicant

**Premises Affected:** 2515 North Milwaukee Avenue

**Subject:** Application for a special use to establish an outdoor, rooftop patio on the

proposed second floor to be added to an existing one-story building for a proposed restaurant. Approved 4-0; yeas – Swain, Budzinski, Flores,

and O'Grady (Toia - recused).

115-15-Z Zoning District: C2-2 Ward: 32

**Applicant:** Bixi Brewery, LLC **Owner:** same as applicant

**Premises Affected:** 2515 North Milwaukee Avenue

**Subject:** Application for a variation to reduce the rear setback from 30' to 0' for a

proposed, second floor residential unit to be added to an existing, one-story building with one, interior, at-grade, rear parking space. Approved 4-0; yeas – Swain, Budzinski, Flores, and O'Grady (Toia –

recused).

116-15-Z Zoning District: RM-4.5 Ward: 2

**Applicant:** Barrett Homes, LLC **Premises Affected:** 1702 North Burling Street

**Subject:** Application for a variation to reduce the front setback from 12.48' to

6.66'; to reduce the rear setback from 29.12' to 0'; to reduce the north side setback from 2.88' to 0.33'; to reduce the combined side setback from 7.2' to 4.66'; and, to reduce the rear yard open space from 243.36 square feet to 0 square feet for a proposed, three-story, single-family home with a rear, attached, three-car garage with a roof deck. **Continued at the request of** 

the Alderman until May 15, 2015 at 2:00 PM.

117-15-Z Zoning District: RM-4.5 Ward: 2

**Applicant:** Barrett Homes, LLC **Owner:** same as applicant

**Premises Affected:** 1722 North Burling Street

**Subject:** Application for a variation to reduce the front setback from 12.48' to

7.91'; to reduce the rear setback from 29.12' to 0'; to reduce the north side setback from 2.88' to 0.33'; to reduce the combined side setback from 7.2' to 4.66'; and, to reduce the rear yard open space from 243.36 square feet to 0 square feet for a proposed, three-story, single-family home with a rear, attached, three-car garage with a roof deck. **Continued at the request of** 

the Alderman until May 15, 2015 at 2:00 PM.

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 by Board until May 28, 2015 at 2:00 PM. The purpose of this continuance is for the

Applicant to provide a sun study to the Board.

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 Board until May 28, 2015 at 2:00 PM. The purpose of this continuance is for the Applicant to provide a sun study to the Board.

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. Continued at the request of the Alderman

until July 17, 2015 at 2:00 PM.

121-15-S Zoning District: B3-2 Ward: 22

**Applicant:** YY Wine & Spirits, Inc.

Owner: The Paula Tadros Family Limited Partnership

**Premises Affected:** 3949 West Ogden Avenue

**Subject:** Application for a special use to establish a liquor store for the sale of

packaged goods. Denied 1-2; yeas - O'Grady; nays - Budzinski and

Flores (Swain and Toia - recused).

122-15-S Zoning District: M2-3 Ward: 27

**Applicant:** Fulton & Ogden, LLC same as applicant

**Premises Affected:** 235 North Ogden Avenue

**Subject:** Application for a special use to establish a 98-space, non-accessory

parking lot. Approved 4-0; yeas – Swain, Flores, O'Grady, and Toia.

## **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'. Continued by Board until May 28, 2015 at 2:00 PM.

412-14-S Zoning District: B1-2 Ward: 50

**Applicant:** ZAM's Hope **Owner:** Khan & Associates

**Premises Affected:** 6401 North Artesian Avenue/2422 West Devon Avenue

**Subject:** Application for a special use to establish a community center. **Dismissed** 

for want of prosecution.

417-14-Z Zoning District: RS-2 Ward: 30

**Applicant:** Migert Baburi **Owner:** same as applicant

**Premises Affected:** 3718 North Springfield Avenue

**Subject:** Application for a variation to reduce the rear setback from 28.84' to 2'; to

reduce the north side setback from 5' to 4.33'; and, to increase the floor area ratio from 0.65 to 0.75 for a proposed, two-story, rear addition, including an attached garage, to an existing, two-story, single-family residence. Continued at the request of the Alderman until June 19,

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. **Continued at** 

request of the Applicant until June 17, 2015 at 2:00 PM.

20-15-S Zoning District: PMD-9 Ward: 37

**Applicant:** Industrial Metal Enterprise, Inc.

Owner: 901 N. Kilpatrick, LLC
Premises Affected: 4701-29 West Iowa Street

**Subject:** Application for a special use to establish a Class IV-A recycling facility.

Continued at request of the Applicant until August 21, 2015 at 2:00

PM. This is the last continuance of this case.

58-15-Z Zoning District: B3-2 Ward: 43

**Applicant:** 2670 Lincoln, LLC **Owner:** same as applicant

**Premises Affected:** 2670 North Lincoln Avenue

**Subject:** Application for a variation to reduce the 8,000 square foot minimum lot

area by no more than 10% to 7,370 square feet for a proposed four-story, eight-unit building with eight, enclosed, parking spaces and retail space on the ground floor. **Approved 5-0**; yeas – Swain, Budzinski, Flores,

O'Grady, and Toia.

69-15-Z Zoning District: RS-3 Ward: 35

**Applicant:** Nelson and Josephine Salas

Owner: same as applicant

**Premises Affected:** 2726-28 North Drake Avenue

**Subject:** Application for a variation to reduce the front setback from 10.92' to 0' for

a 7'-tall, wrought iron fence and to increase the 9,687 square feet of combined floor area in existence for more than 50 years in the two buildings at this location by not more than 15% to 9,800 square feet and to increase the building height from 30' to 36' for a rear, third floor addition to the existing three-story, two-unit front building. **Approved 5-0**; yeas –

Swain, Budzinski, Flores, O'Grady, and Toia.

72-15-S Zoning District: DR-3 Ward: 42

**Applicant:** Villa Celeste, LLC **Owner:** same as applicant

**Premises Affected:** 67 East Cedar Street, Lower Level and First Floor

**Subject:** Application for a special use to establish one vacation rental unit in the

duplex down (lower level and first floor) unit of the existing, three-story, two-unit building. Continued at request of the Alderman until May

15, 2015 at 2:00 PM.

73-15-S Zoning District: DR-3 Ward: 42

**Applicant:** Villa Celeste, LLC **Owner:** same as applicant

**Premises Affected:** 67 East Cedar Street, Second and Third Floor

**Subject:** Application for a special use to establish one vacation rental unit in the

duplex up (second and third floor) unit of the existing, three-story, two-unit building. Continued at request of the Alderman until May

15, 2015 at 2:00 PM.

74-15-S Zoning District: DX-5 Ward: 2

**Applicant:** Celeste Suites, LLC **Owner:** same as applicant

**Premises Affected:** 739 North Wells Street, 2<sup>nd</sup> Floor, Front Unit

**Subject:** Application for a special use to establish one vacation rental unit in the

second floor (front) unit, of an existing, three-story, three-unit building with ground floor and basement retail space. Approved 5-0; yeas -

Swain, Budzinski, Flores, O'Grady, and Toia.

75-15-S Zoning District: DX-5 Ward: 2

**Applicant:** Celeste Suites, LLC **Owner:** same as applicant

**Premises Affected:** 739 North Wells Street, 3<sup>rd</sup> Floor

**Subject:** Application for a special use to establish one vacation rental unit in the

third floor unit, of an existing, three-story, three-unit building with ground floor and basement retail space. Approved 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.

77-15-S Zoning District: B3-1 Ward: 37

Applicant:Concept School, NFPOwner:Archdioceses of ChicagoPremises Affected:5035-57 West North Avenue

**Subject:** Application for a special use to expand an existing elementary school.

Withdrawn.

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 O'Grady. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia. Meeting went into closed session at 4:37 PM.

Motion to return to open session for voting made by Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia. Meeting returned to open session at 5:15 PM.

Motion to approve written resolutions containing finds of fact consistent with the votes of the Board at its regular meetings of March 20, 2015 made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.

Motion to approve written resolution containing finds of fact consistent with the votes of the Board for MedMar, Inc's application for a special use to establish a medical cannabis dispensary at 2843 N. Halsted Street (Cal. No. 399-14-S) made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.

Motion to approve a revised written resolution containing findings of fact for Cal. No. 389-13-S consistent with Judge Thomas R. Allen's remand order of February 27, 2015 in Cobalt Aftermarket, LLC d/b/a Big Dawg Pawn v. City of Chicago and City of Chicago – Zoning Board of Appeals, 2014 CH 2880, made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia.

Motion to adjourn made by the Chairman. Second by O'Grady. Motion carried 5-0; yeas – Swain, Budzinski, Flores, O'Grady, and Toia. Meeting adjourned at 5:25 PM.