Acting Chairman Toia called the meeting to order at 9:17 AM and then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with three members present (Doar, Flores, and Toia). Chairman Sercye arrived at 9:20 AM.

Motion to approve the minutes from the June 15, 2018 regular meeting made by Toia. Second by Doar. Motion carried 3-0; yeas - Doar, Flores, and Toia.

Motion to approve the July 20, 2018 agenda made by Toia. Second by Doar. Motion carried 3-0; yeas - Doar, Flores, and Toia.

9:00 A.M.

Special Use Extension Request

281-17-S
APPLICANT: Cantina Chicago, LLC
OWNER: Jetco Properties Inc.
PREMISES AFFECTED: 5354 S. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a one lane drive-through to serve a proposed fast food restaurant. Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Flores (Toia recused).

Regular Call

302-18-S
APPLICANT: 1554 W 21st, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1554 W. 21st Street
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four unit residential townhouse development. Continued to August 17, 2018 at 2:00 p.m.
303-18-Z
APPLICANT: 1554 W 21st, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1554 W. 21st Street
SUBJECT: Application for a variation to reduce the front wall facing a public street from the required 12' to 0.96', rear wall facing a property line setback from 12' to 3', the end wall facing a public street from 5' to zero for a proposed four unit residential townhouse development.
Continued to August 17, 2018 at 2:00 p.m.

304-18-Z
APPLICANT: 1554 W 21st, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1554 W. 21st Street
SUBJECT: Application for a variation to reduce the private yard requirement per unit from 200 square feet to zero for a proposed four dwelling unit residential townhouse development with one unenclosed parking space and a three car detached garage.
Continued to August 17, 2018 at 2:00 p.m.

305-18-Z
APPLICANT: CA Residential 3415 N Bosworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3415 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 3,750 square feet to 3,713.7 square feet for a proposed three story, three unit building with garage.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

306-18-Z
APPLICANT: CA Residential 3415 N Bosworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3415 N. Bosworth Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.14' to 2' for a proposed three-story, three dwelling unit building with garage.
Withdrawn

307-18-Z
APPLICANT: CA Residential 3415 N Bosworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3415 N. Bosworth Avenue
SUBJECT: Application for a variation to relocate the required 300 square feet of rear yard open space to the garage roof deck.
Withdrawn
308-18-Z
APPLICANT: Kenmore 5029, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5029 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the north setback from 5' to zero for an 8' high fence wall; 8' trash enclosure and a 10' high rolling gate for an existing three-story, forty dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

309-18-Z
APPLICANT: Kenmore 5029, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5029 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the required parking by no more than twenty per cent from twenty-one spaces to eighteen spaces for an existing three story, forty dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

310-18-Z
APPLICANT: Corn Productions
OWNER: 4200-10 Building Trust
PREMISES AFFECTED: 4210 N. Lincoln Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for a live theater and theatrical school which is located within 125' of a residential zoning district.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

311-18-S
APPLICANT: Chicago Innovation Group, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 7051 S. Western Avenue
SUBJECT: Application for a special use to establish a gas station with six pumps and a new one-story retail building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

312-18-S
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust- IL
PREMISES AFFECTED: 207 E. 35th Street
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.
Continued to August 17, 2018 at 2:00 p.m.
313-18-S
APPLICANT: Exclusive Hair Studios, LLC
OWNER: 5237 W Diversey, LLC
PREMISES AFFECTED: 5243 W. Diversey Avenue
SUBJECT: Application for a special use to establish a barber shop.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

314-18-Z
APPLICANT: Michael S. Hollander
OWNER: Same as applicant
PREMISES AFFECTED: 2333 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the south setback from the required 3.2' to zero, (north to be 7'- 1 1/2'"), combined side setback from 8' to 7' -1 1/2" for a proposed rear three story addition with decks on the first and second floor and a third floor balcony.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

315-18-Z
APPLICANT: 1722 W. Grand, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 504 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 6' on floor containing dwelling units for a proposed four-story* building with ground floor retail and five dwelling units above with an attached garage.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

316-18-Z
APPLICANT: DCR Builders Group, LLC, Series B
OWNER: Same as applicant
PREMISES AFFECTED: 1718-20 W. Julian Street
SUBJECT: Application for a variation to reduce the east setback from the required 3.2' to zero (west to be 4.25'), combined side setback from 8' to 4.25', rear setback from 30' to 2' for access to a connection for a proposed roof deck on a new detached five car garage to serve a proposed three-story, four dwelling unit building.
Application approved by voice vote. 3-0; yeas – Doar, Flores, and Toia (Sercye absent).

*Typographical error corrected at hearing
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<tr>
<th>Case Number</th>
<th>Zoning District</th>
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<tbody>
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<td>317-18-Z</td>
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<td>2</td>
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<tr>
<td>Applicant</td>
<td>DCR Builders Group, LLC, Series B</td>
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<tr>
<td>Owner</td>
<td>Same as applicant</td>
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<td>Premises Affected</td>
<td>1718-20 W. Julian Street</td>
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<tr>
<td>Subject</td>
<td>Application for a variation to relocate 19.46 square feet of the 318 square feet of required rear yard open space to the roof of a proposed five car garage which shall serve a proposed three-story, four dwelling unit building.</td>
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<td>Application approved by voice vote. 3-0; yeas – Doar, Flores, and Toia (Sercye absent).</td>
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<td>318-18-S</td>
<td>B3-1</td>
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<tr>
<td>Applicant</td>
<td>Sully Jimenez dba Doll Revolution</td>
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<tr>
<td>Owner</td>
<td>Jose Raul Jimenez</td>
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<td>Premises Affected</td>
<td>3635 W. Montrose Avenue</td>
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<tr>
<td>Subject</td>
<td>Application for a special use to establish a body art service (permanent makeup).</td>
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<tr>
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<td>Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.</td>
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<td>319-18-Z</td>
<td>RM-4.5</td>
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<tr>
<td>Applicant</td>
<td>Nathan Anderson and Sally Arundell</td>
<td></td>
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<tr>
<td>Owner</td>
<td>Same as above</td>
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<tr>
<td>Premises Affected</td>
<td>1833 W. Evergreen Avenue</td>
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<tr>
<td>Subject</td>
<td>Application for a variation to reduce the rear setback from the required 42' to 3.21', east setback from 2' to 0.03, (west setback to be 2.72') combined side setback from 5' to 2.75', for a proposed rear three story addition including an attached two car garage, second floor addition at the east side light court, fourth floor addition with roof deck and deck storage. The existing three- story two dwelling unit building shall be de-converted to a single family residence.</td>
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<tr>
<td></td>
<td>Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.</td>
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<td>320-18-Z</td>
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<td>Applicant</td>
<td>3200 North Southport Acquisitions, LLC</td>
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<td>Owner</td>
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<td>Premises Affected</td>
<td>3200 N. Southport Avenue</td>
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<td>Subject</td>
<td>Application for a variation to reduce the rear yard setback from the required 30' to 16' on floors containing dwelling units for a proposed five-story building with ground floor retail and twenty four dwelling units above.</td>
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<td>Continued to August 17, 2018 at 2:00 p.m.</td>
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321-18-S
APPLICANT: Performance Training System Chicago Corp.
OWNER: CHP-DRH Portfolio, LLC
PREMISES AFFECTED: 1513-17 W. Hubbard Street
SUBJECT: Application for a special use to establish a sports and recreation participant (physical fitness center).
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

322-18-S
APPLICANT: Performance Training Systems Chicago Corp.
OWNER: CHP-DRH Portfolio, LLC
PREMISES AFFECTED: 401-05 N. Ashland Avenue/ 1526-36 W. Kinzie Street
SUBJECT: Application for a special use to establish an off-site accessory parking lot with five required parking spaces to serve the proposed physical fitness center located at 1515 W. Hubbard Street.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

323-18-Z
APPLICANT: PF Investments, LLC 2451 W. Haddon
OWNER: Same as applicant
PREMISES AFFECTED: 2451 W. Haddon Street
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 1,000 square feet to 960.8 square feet to convert an existing three-story two dwelling unit building to a three dwelling unit building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

324-18-Z
APPLICANT: Barbara Lucente
OWNER: Same as applicant
PREMISES AFFECTED: 9914 S. Longwood Drive
SUBJECT: Application for a variation to reduce the rear setback from the required 57.06' to 24.95' for a proposed one-story, rear screened porch for the existing single family residence.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.
**325-18-Z**

**APPLICANT:** 1422 Kingsbury Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 905 W. Eastman Street  
**SUBJECT:** Application for a variation to eliminate one of the required loading berths to serve an existing building to be converted to retail with an interior second floor addition.  
*Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.*

**326-18-Z**

**APPLICANT:** 1422 Kingsbury Partners, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 905 W. Eastman Street  
**SUBJECT:** Application for a variation to reduce the length of a single loading berth from 50' to 25' to serve the existing building that shall be converted to retail with an interior second floor addition.  
*Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.*

**327-18-Z**

**APPLICANT:** Jean & Jerome Turbyville  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2212 W. Leland Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from 7' to 5.75', the combined side setback from 6' to 5.8' (east shall be 3', west to be 2.8'), for a proposed two-story front porch for the existing two-story, two dwelling unit building.  
*Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.*

**328-18-Z**

**APPLICANT:** 669-71 North Milwaukee, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 667-71 N. Milwaukee Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area from the required 4,800 square feet to 4,505.33 square feet which is not more than 90% for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance.  
*Continued to August 17, 2018 at 2:00 p.m.*
329-18-Z
APPLICANT: 669-71 North Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 667-71 N. Milwaukee Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero on floors containing dwelling units for a proposed four-story building with ground floor retail, and twelve dwelling units above and an attached garage with two parking spaces which is located 1,276 feet from a CTA rail entrance.
Continued to August 17, 2018 at 2:00 p.m.

330-18-S
APPLICANT: 669-71 North Milwaukee, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 667-71 N. Milwaukee Avenue
SUBJECT: Application for a special use to reduce the required parking from twelve stalls to two stalls for a proposed four-story building with ground floor retail and twelve dwelling units above which is located within 1,276 feet of a CTA rail entrance.
Continued to August 17, 2018 at 2:00 p.m.

331-18-S
APPLICANT: Jester Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1709 N. Kedzie Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, three dwelling unit building with a detached three car garage.
Continued to August 17, 2018 at 2:00 p.m.

332-18-Z
APPLICANT: John Dingfield
OWNER: Same as applicant
PREMISES AFFECTED: 3023-25 W. Belden Avenue
SUBJECT: Application for a variation to reduce the east setback from the required 2' to 1.11' (west to be 3.08'), combined side setback from 5' to 4.19' to permit the subdivision of zoning lot. The two-story single family residence at 3025 W. Belden shall remain.
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).
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<td>333-18-Z</td>
<td>B2-3</td>
<td>27</td>
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<tr>
<td>Applicant:</td>
<td>Noble Walton Venture, LLC</td>
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<td>Owner:</td>
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<td>Premises Affected:</td>
<td>1366 W. Walton Street</td>
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<td>Subject:</td>
<td>Application for a variation to reduce the rear setback from the required 30' to 1' on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and a detached six car garage with roof deck. Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).</td>
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<td>Applicant:</td>
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<td>Premises Affected:</td>
<td>1370 W. Walton Street</td>
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<td>Subject:</td>
<td>Application for a variation to reduce the rear setback from 30' to 1' on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and detached six car garage with roof deck. Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).</td>
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<tr>
<td>Applicant:</td>
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<td>Owner:</td>
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<td>Premises Affected:</td>
<td>1334 W. Walton Street</td>
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<td>Subject:</td>
<td>Application for a variation to reduce the rear setback from the required 30' to 1' on floors containing dwelling units for a proposed four-story, six-dwelling unit building with roof deck and attached six car garage with roof deck. Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).</td>
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<td>Applicant:</td>
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<td>Owner:</td>
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<td>Premises Affected:</td>
<td>1340 W. Walton Street</td>
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<td>Subject:</td>
<td>Application for a variation to reduce the rear yard from the required 30' to 15.25' on floors containing dwelling units for a proposed four-story, six dwelling unit building with roof deck and detached six car garage with roof deck. Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).</td>
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*Typographical error corrected at hearing*
337-18-S
APPLICANT: Lacoste Le Salon
OWNER: Hase Management
PREMISES AFFECTED: 3440 S. Morgan Street
SUBJECT: Application for a special use to establish a hair salon. 
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).

338-18-Z
APPLICANT: James D. Vittori
OWNER: Same as applicant
PREMISES AFFECTED: 3300 S. Wallace Street
SUBJECT: Application for a variation to reduce the south setback from the required 2.1' to 0.4' (north to be zero) for the proposed subdivision of a zoning lot. The existing five dwelling unit building shall remain at 3300 S. Wallace. A single family residence is proposed for 3302 S. Wallace. 
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).

339-18-Z
APPLICANT: James D. Vittori
OWNER: Same as applicant
PREMISES AFFECTED: 3300 S. Wallace Street
SUBJECT: Application for a variation to reduce the required off-street parking spaces from five to three to permit the subdivision of one zoning lot into two zoning lots. The existing five dwelling unit building with three car garage shall remain at 3300 S. Wallace. A single family residence is proposed for 3302 S. Wallace. 
Application approved by voice vote. 3-0; yeas – Sercye, Flores, and Toia (Doar absent).

340-18-S
APPLICANT: Yaping Lu d/b/a Pink Nails
OWNER: Wicker Park Investments, LLC
PREMISES AFFECTED: 2204 W. North Avenue
SUBJECT: Application for a special use to establish a nail salon. 
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.
341-18-Z  ZONING DISTRICT: C3-2  WARD: 47
APPLICANT: Redline VR, LLC
OWNER: Megara Properties, LLC- Series 2
PREMISES AFFECTED: 4700 N. Ravenswood Avenue
SUBJECT: Application for a variation to establish a public place of amusement license which is located within 125' of a residential zoning district. 
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.

342-18-Z  ZONING DISTRICT: RS-2  WARD: 50
APPLICANT: Betzalel Schur
OWNER: Same as applicant
PREMISES AFFECTED: 2812 W. Coyle Avenue
SUBJECT: Application for a variation to reduce the west setback from the required 4.25' to 0.51' (east to be 4.54') combined side setback from 12.75' to 5.05' for a proposed two-story rear addition, a one story east addition an unenclosed stair way and new rear open patio.
Continued to August 17, 2018 at 2:00 p.m.

343-18-S  ZONING DISTRICT: B3-1  WARD: 15
APPLICANT: John Carothers dba Snootie Fox Grooming Spa
OWNER: Royalty Acre Consultation and Investments
PREMISES AFFECTED: 7122 S. Ashland Avenue
SUBJECT: Application for a special use to establish a barber shop / beauty salon.
Continued to August 17, 2018 at 2:00 p.m.

344-18-Z  ZONING DISTRICT: DX-3  WARD: 27
APPLICANT: 114 N Aberdeen Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 114 N. Aberdeen Street
SUBJECT: Application for a variation to reduce the rear yard setback from the required 30' to zero on floors containing dwelling units for a proposed one and two story rear addition with ground floor garage and roof decks to serve the existing three-story building.
Application approved by voice vote. 4-0; yeas – Sercye, Doar, Flores, and Toia.
FOR VOTE ONLY – NO FURTHER TESTIMONY TO BE TAKEN

229-18-S
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building. Application denied by voice vote. 0-5. 0-4 denial on June 15, 2018; nays – Sercye, Doar, Toia and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); nays – Flores.

230-18-Z
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the lot area from the required 6,000 square feet to 5,834 square feet for a proposed four-story, six dwelling unit building. Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.

231-18-Z
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit building. Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.
232-18-Z

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 816 W. Cullerton Avenue
SUBJECT: Application for a variation to increase the height from the maximum 45' to 47.16' which in not more than 10% for a proposed four-story, six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams;
continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.

233-18-S

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.

Application approved by voice vote. 5-0. 4-0 approval on June 15, 2018; yeas – Sercye, Doar, Toia and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.

234-18-Z

APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the required lot area from 6,000 square feet to 5,833 square feet for a proposed four-story, six dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams;
continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.
235-18-Z
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero for a two proposed detached garages with roof decks attached by an open bridge to a four-story, six dwelling unit building.
Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.

236-18-Z
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 822 W. Cullerton Avenue
SUBJECT: Application for a variation to increase the height from the maximum 45' to 47.16' which in not more than 10% for a proposed four-story, six dwelling unit building.
Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.

237-18-S
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, six dwelling unit building.
Application approved by voice vote. 5-0. 4-0 approval on June 15, 2018; yeas – Sercye, Doar, Toia and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.
238-18-Z
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the required minimum lot area from the required 6,000 square feet to 5,833 square feet for a proposed four-story, six dwelling unit building.
Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.

239-18-Z
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to zero, west setback which abuts an RT-4 district from 5' to zero to allow for two detached garages with roof decks attached by an open bridge that will serve a proposed four-story, six dwelling unit building.
Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.

240-18-Z
APPLICANT: Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 826 W. Cullerton Avenue
SUBJECT: Application for a variation to increase the maximum height from 45' to 47.16' for a proposed four-story, six dwelling unit building.
Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.
ZONING DISTRICT: RT-4  WARD: 11

APPLICANT:  Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 832 W. Cullerton Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 12' to 7', rear setback from 30' to zero, east and west setback from 5' each to zero, combined side setback from 10' to zero for a proposed three-story, five dwelling unit building with an open bridge to connect to a garage roof deck.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member could read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.

APPLICANT:  Condor Partners, LLC
OWNER: Nicholas J. Lombardi
PREMISES AFFECTED: 832 W. Cullerton Avenue
SUBJECT: Application for a variation to relocate the required 325 square feet of rear yard open space to a proposed garage roof top deck that will serve a proposed three-story, five dwelling unit building.

Application approved by voice vote. 3-2. Split decision on June 15, 2018. 2-2; yeas – Sercye and Toia; nays – Doar and Williams; continued to this date July 20, 2018 so that absent Board member may read the transcript and vote pursuant to 65 ILCS 5/11-13-3(e); yeas – Flores.

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 – Sercye, Doar, Flores, and Toia. Meeting went into closed session at 11:30 AM.

Motion to return to open session made by the Chairman. Second by Doar. Motion carried 4-0; yeas – Sercye, Doar, Flores, and Toia. Meeting returned to open session at 11:48 AM.

The Chairman moved to recess at 11:50 AM. Second by Doar. Motion carried 4-0; yeas-Sercye, Doar, Flores, and Toia.

The Board reconvened at 2:15 PM. The Chairman undertook a roll call to establish the presence of a quorum. The afternoon hearings commenced with three members present (Sercye, Doar, and Toia).

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<table>
<thead>
<tr>
<th>2:00 P.M.</th>
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<tbody>
<tr>
<td><strong>345-18-Z</strong></td>
<td><strong>ZONING DISTRICT:</strong> RT-3.5  <strong>WARD:</strong> 26</td>
</tr>
<tr>
<td><strong>APPLICANT:</strong></td>
<td>Oleg Minkevitch</td>
</tr>
<tr>
<td><strong>OWNER:</strong></td>
<td>Same as applicant</td>
</tr>
<tr>
<td><strong>PREMISES AFFECTED:</strong></td>
<td>2643 W. Rice Street</td>
</tr>
<tr>
<td><strong>SUBJECT:</strong></td>
<td>Application for a variation to reduce the west setback from 2' to zero (east to be 3') combined side setback from 5' to 3', rear setback from 32.84' to 31.91' for a proposed rear two story addition and rear two story open deck for the existing two-story, two dwelling unit building to be deconverted to a single family residence.  <strong>Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.</strong></td>
</tr>
<tr>
<td><strong>346-18-S</strong></td>
<td><strong>ZONING DISTRICT:</strong> B3-2  <strong>WARD:</strong> 22</td>
</tr>
<tr>
<td><strong>APPLICANT:</strong></td>
<td>Cortes Y Estilios La Villita, Inc.</td>
</tr>
<tr>
<td><strong>OWNER:</strong></td>
<td>T &amp; J Investors, LLC</td>
</tr>
<tr>
<td><strong>PREMISES AFFECTED:</strong></td>
<td>2701 S. Central Park Avenue</td>
</tr>
<tr>
<td><strong>SUBJECT:</strong></td>
<td>Application for a special use to establish a hair salon.  <strong>Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.</strong></td>
</tr>
<tr>
<td><strong>347-18-Z</strong></td>
<td><strong>ZONING DISTRICT:</strong> C2-3  <strong>WARD:</strong> 27</td>
</tr>
<tr>
<td><strong>APPLICANT:</strong></td>
<td>Pipefitters Local No. 597, UA</td>
</tr>
<tr>
<td><strong>OWNER:</strong></td>
<td>14 N. Bishop, LLC</td>
</tr>
<tr>
<td><strong>PREMISES AFFECTED:</strong></td>
<td>1448 W. Madison Street</td>
</tr>
<tr>
<td><strong>SUBJECT:</strong></td>
<td>Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2.14' for a proposed five-story building with ground floor retail sales and thirty-two dwelling units above.  <strong>Continued to August 17, 2018 at 2:00 p.m.</strong></td>
</tr>
<tr>
<td><strong>348-18-Z</strong></td>
<td><strong>ZONING DISTRICT:</strong> B2-3  <strong>WARD:</strong> 32</td>
</tr>
<tr>
<td><strong>APPLICANT:</strong></td>
<td>1741 N. Western Ave. Acquisitions, LLC</td>
</tr>
<tr>
<td><strong>OWNER:</strong></td>
<td>Same as applicant</td>
</tr>
<tr>
<td><strong>PREMISES AFFECTED:</strong></td>
<td>1741 N. Western Avenue</td>
</tr>
<tr>
<td><strong>SUBJECT:</strong></td>
<td>Application for a variation to reduce the rear yard setback from the required 30' to zero on floors containing dwelling units and to reduce the enclosed parking setback from alleys from 2' to zero for a proposed four-story, twenty five dwelling unit building with roof deck and attached garage.  <strong>Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.</strong></td>
</tr>
</tbody>
</table>
349-18-S  
APPLICANT: 4625 Inc. / Zainab Aljanabi  
OWNER: Pioneer Lincolneastwood, LLC  
PREMISES AFFECTED: 4621 N. Lincoln Avenue  
SUBJECT: Application for a special use to establish a hair salon.  
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.

350-18-Z  
APPLICANT: JAB Merger, LLC  
OWNER: The Bishop and Trustees of the Protestant Episcopal Church in the Diocese of Chicago  
PREMISES AFFECTED: 621 W. Belmont Avenue  
SUBJECT: Application for a variation to reduce the front setback from the required 8.05' to zero feet, west setback from 2' to zero for the subdivision of one zoning lot into two zoning lots. The existing religious assembly shall remain at 619 W. Belmont. The three story building at 621 W. Belmont shall be converted to a twenty dwelling unit building.  
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.

351-18-Z  
APPLICANT: RDLD Build, LLC 1425 Fullerton  
OWNER: Same as applicant  
PREMISES AFFECTED: 1425 W. Fullerton Avenue  
SUBJECT: Application for a variation to reduce the rear setback from 30' to zero for a proposed fourth story addition to an existing two-story building with a new third story addition, new side four-story addition, new attached three car garage with roof deck, new attached five car garage at rear interior of first story, new roof deck accessed from new fourth story addition and conversion from financial service use to residential use for eight new dwelling units.  
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.

352-18-Z  
APPLICANT: Billar el Carrizo, Inc.  
OWNER: Fernando Padilla & Raul Padilla  
PREMISES AFFECTED: 4078 W. 26th Street  
SUBJECT: Application for a variation to establish a public place of amusement license to provide a pool hall which is located within 125' of a residential zoning district.  
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.
Motion to recess for five minutes to recognize visiting students made by the Chairman at 3:45 PM. Second by Toia. Motion carried 3-0 (Sercye, Doar, and Toia). Meeting reconvened at 3:50 PM.

<table>
<thead>
<tr>
<th>ZONING DISTRICT: RS-3</th>
<th>WARD: 44</th>
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<tbody>
<tr>
<td><strong>353-18-Z</strong></td>
<td></td>
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<tr>
<td>APPLICANT:</td>
<td>Mortimer P. Ames trust Dated December 9, 2011</td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1133 W. George Street</td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the front setback from the required 10.45' to 8.41', west setback from 2' to 0.41' (east to be 3.64''), combined side setback from 5' to 4.05' for a proposed front entrance canopy, rear open porch and to expand the existing building.</td>
</tr>
<tr>
<td></td>
<td>Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.</td>
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<thead>
<tr>
<th>ZONING DISTRICT: RS-3</th>
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<tbody>
<tr>
<td><strong>354-18-Z</strong></td>
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<tr>
<td>APPLICANT:</td>
<td>Mortimer P. Ames Trust dated December 9, 2011</td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1133 W. George Street</td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to increase the height of the existing building by no more than 10% from 33.83' to 34.4' to change the existing sloped roof to a flat roof.</td>
</tr>
<tr>
<td></td>
<td>Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.</td>
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<th>ZONING DISTRICT: RS-3</th>
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<td>APPLICANT:</td>
<td>Mortimer P. Ames Trust dated December 9, 2011</td>
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<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1133 W. George Street</td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to increase the existing floor area by no more than 15% from 3,077 square feet top 3,309.32 square feet to expand the existing building.</td>
</tr>
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<td>Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.</td>
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<tr>
<th>ZONING DISTRICT: RS-3</th>
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<tr>
<td>APPLICANT:</td>
<td>Mortimer P. Ames Trust dated December 9, 2011</td>
</tr>
<tr>
<td>OWNER:</td>
<td>Same as applicant</td>
</tr>
<tr>
<td>PREMISES AFFECTED:</td>
<td>1133 W. George Street</td>
</tr>
<tr>
<td>SUBJECT:</td>
<td>Application for a variation to reduce the required parking from two parking spaces to one parking space in order to establish a one-car garage with accessory storage and roof deck.</td>
</tr>
<tr>
<td></td>
<td>Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.</td>
</tr>
</tbody>
</table>
357-18-Z
APPLICANT: Clear Irons Holdings, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1811 W. Cornelia Avenue
SUBJECT: Application for a variation to reduce the front setback from 4.33' to 0.79', east setback from 2' to 0.58', west setback from 2' to zero, combined side setback from 5' to 0.58', rear setback from 30' to 8.5' for a new second and third story addition to an existing one-story building for new residential unit above the existing limited manufacturing use.

Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.

358-18-A
APPLICANT: Philip W. Franchi & Linda Franchi
OWNER: Same as appellant
PREMISES AFFECTED: 3543 N. Claremont Avenue
SUBJECT: Application for an appeal from the decision of the office of the Zoning Administrator in refusing to recognize three dwelling units in an existing building. There is insufficient evidence to confirm that the basement dwelling unit is more than 50 years old.

Decision of the Zoning Administrator upheld by voice vote. 3-0; yeas – Sercye, Doar, and Toia.

359-18-S
APPLICANT: Chicago Collegiate Charter School
OWNER: Salem Baptist Church
PREMISES AFFECTED: 10909 S. Cottage Grove Avenue
SUBJECT: Application for a special use to establish a school.

Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.

360-18-S
APPLICANT: Salem Baptist Church
OWNER: Same as applicant
PREMISES AFFECTED: 10909 S. Cottage Grove Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.

Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.

361-18-S
APPLICANT: Monroe Street Church of Christ
OWNER: Same as applicant
PREMISES AFFECTED: 3355 W. Fifth Avenue
<table>
<thead>
<tr>
<th>SUBJECT</th>
<th>ZONING DISTRICT: RM-5</th>
<th>WARD: 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>362-18-Z</td>
<td>APPLICATION: Mark Sasadeusz</td>
<td>OWNER: Same as applicant</td>
</tr>
<tr>
<td>PREMISES AFFECTED: 4400 S. Calumet Avenue</td>
<td>SUBJECT: Application for a variation to reduce the south setback from the required 7.92' to zero (north to be zero), combined side setback from 19.8' to zero to establish three new parking stalls for the existing three-story building to be converted from twenty-eight units to thirty-one units.</td>
<td>APPLICATION approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.</td>
</tr>
</tbody>
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<thead>
<tr>
<th>ZONING DISTRICT: RM-5</th>
<th>WARD: 3</th>
</tr>
</thead>
<tbody>
<tr>
<td>363-18-Z</td>
<td>APPLICATION: Marek Sasadeusz</td>
</tr>
<tr>
<td>PREMISES AFFECTED: 4400 S. Calumet Avenue</td>
<td>SUBJECT: Application for a variation to reduce the rear yard open space from the required 1,116 square feet to zero to establish three new parking stalls to serve the existing building to be converted from twenty eight dwelling units to thirty-one dwelling units.</td>
</tr>
</tbody>
</table>

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<thead>
<tr>
<th>ZONING DISTRICT: B3-2</th>
<th>WARD: 8</th>
</tr>
</thead>
<tbody>
<tr>
<td>364-18-S</td>
<td>APPLICATION: Fleek Nails, LLC</td>
</tr>
<tr>
<td>PREMISES AFFECTED: 8443 S. Cottage Grove Avenue</td>
<td>SUBJECT: Application for a special use to establish a nail salon.</td>
</tr>
</tbody>
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**CONTINUANCES**

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<thead>
<tr>
<th>ZONING DISTRICT: C1-2</th>
<th>WARD: 1</th>
</tr>
</thead>
<tbody>
<tr>
<td>195-18-S</td>
<td>APPLICATION: 1618-24 Grand, LLC</td>
</tr>
<tr>
<td>PREMISES AFFECTED: 1620 W. Grand Avenue</td>
<td>SUBJECT: Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building and detached eight car garage.</td>
</tr>
</tbody>
</table>
196-18-Z
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from the required 8,000 square feet to 7,350 square feet for a proposed four-story, eight dwelling unit building and a detached eight car garage.
Continued to August 17, 2018 at 2:00 p.m.

197-18-Z
APPLICANT: 1618-24 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to increase the permitted building height from the maximum 45' to 48.7' for a proposed four-story, eight dwelling unit building with a detached eight car garage.
Continued to August 17, 2018 at 2:00 p.m.

198-18-Z
APPLICANT: 1618-1624 Grand, LLC
OWNER: Esperanza Community Services
PREMISES AFFECTED: 1620 W. Grand Avenue
SUBJECT: Application for a variation to increase the area occupied by an accessory building in the rear setback from 1,323.0 square feet to 1,442.4 square feet for a proposed eight car detached garage that will serve a proposed four-story eight dwelling unit building.
Continued to August 17, 2018 at 2:00 p.m.

209-18-S
APPLICANT: ME Wentworth, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2353 S. Wentworth Avenue
SUBJECT: Application for a special use to establish a one hundred sixty-eight room hotel within a proposed four-story addition and ground floor of an existing two-story mixed use building.
Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.
**210-18-Z**

**APPLICANT:** ME Wentworth, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2353 S. Wentworth Avenue  
**SUBJECT:** Application for a variation to eliminate the one required 10' x 50' loading berth for a proposed four story addition for an existing one hundred sixty-eight room hotel on to an existing two-story, mixed use building.  
**Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.**

**283-18-S**

**APPLICANT:** 75th State Food, Inc.  
**OWNER:** State Group Management  
**PREMISES AFFECTED:** 7453 S. State Street  
**SUBJECT:** Application for a special use to replace an existing service station building with a one-story building with retail space.  
**Continued to September 21, 2018 at 9:00 a.m.**

**284-18-S**

**APPLICANT:** 75th State Food, Inc.  
**OWNER:** State Group Management  
**PREMISES AFFECTED:** 7453 S. State Street  
**SUBJECT:** Application for a special use to establish a one-lane drive through facility to serve a proposed fast food restaurant.  
**Continued to September 21, 2018 at 9:00 a.m.**

**293-18-Z**

**APPLICANT:** Envi rons Investor Holdings, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1820 N. Cleveland Avenue  
**SUBJECT:** Application for a variation to reduce the north setback from the required 2' to 0.5' (south to be 2.41') combined side setback from 4.8' to 2.91' for a proposed three-story, single family residence with rooftop enclosure, rear open deck and attached two car garage with roof deck.  
**Application approved by voice vote. 3-0; yeas – Sercye, Doar, and Toia.**

**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 the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, and Toia.**  
**Meeting went into closed session at 5:20 PM.**
Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, and Toia. Meeting returned to open session at 5:22 PM.

Motion to approve the written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of June 15, 2018, with the exception of Board Cal. Nos. 271-18-Z, 300-18-Z, and 301-18-Z, made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, and Toia.

The Chairman moved to adjourn at 5:25 PM. Second by Toia. Motion carried 3-0; yeas – Sercye, Doar, and Toia. Meeting adjourned.