PHYSICALLY PRESENT FOR ALL PORTIONS

Blake Sercye, Chairman
Sol Flores
Sheila O’Grady
Sam Toia

Chairman Sercye called meeting to order at 9:30 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with four members present (Sercye, O’Grady, and Toia). Flores arrived at 9:55 AM.

Motion to approve the minutes from the May 20, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

Motion to approve the June 17, 2016 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia.

9:00 A.M.

238-16-S
APPLICANT: Harlem 2016, LLC
OWNER: Joanne Brzozowski & Justine J, Brzozowski
PREMISES AFFECTED: 6340 N. Harlem Ave./6340 N. Northwest Highway
SUBJECT: Application for a special use to permit the establishment of a drive-through to service a restaurant building.

Motion to approve made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, O’Grady and Flores (Toia recused).

239-16-Z
APPLICANT: 2641 N. Racine, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2641 N. Racine Avenue
SUBJECT: Application for a variation to reduce the rear setback from 36.68’ to 3.6’, south setback from 2’ to zero and the combined side setback from 4.8’ to zero for a proposed open stair to access a roof top deck on an existing garage.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, O’Grady and Toia (Flores absent).

240-16-Z
APPLICANT: Indigo Dev LLC Series D
OWNER: Same as applicant

ZONING DISTRICT:M1-1 WARD:41
ZONING DISTRICT:RT-4 WARD:43
ZONING DISTRICT:RS-3 WARD:1
PREMISES AFFECTED: 519 N. Hartland Court
SUBJECT: Application for a variation to reduce the rear yard setback from 22.12' to 14.50', reduce the north and south setbacks from the required 2' to zero, reduce the required combined side yard setback from 4.6' to zero for an attached garage with an open stair to access the garage roof top deck.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia (Flores absent).

241-16-Z
APPLICANT: Indigo Dev LLC, Series D
OWNER: Same as applicant
PREMISES AFFECTED: 521 N. Hartland Court
SUBJECT: Application for a variation to reduce the rear setback from the required 22.12' to 11.03', the south setback from 2' to zero, the total combined side setback from 4.6' to 2.5' for an attached garage and an open stair to access a garage roof top deck which shall contain the relocated rear yard open space.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia (Flores absent).

242-16-Z
APPLICANT: 850 W. Wrightwood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 850 W. Wrightwood Avenue
SUBJECT: Application for a variation to reduce the required rear setback from 37.5' to 22' for an open stair to access a roof top deck which will be located on an existing three-car garage.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas –Sercye, O’Grady and Toia (Flores absent).

243-16-Z
APPLICANT: 2019 N. Racine, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2019 N. Racine Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 37.22' to 21.2' for an open stair to access a roof top deck which will be located on an existing three-car garage.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.

244-16-Z
APPLICANT: Peerless Capital Management LLC-MSC Series
OWNER: Same as applicant
PREMISES AFFECTED: 1540 N. Wieland Street
SUBJECT: Application for a variation to reduce the front setback from the
required 11.31' to 4.83', the side setbacks from the required 5.05' to 3.9' (0.41' on the south and 3.5' on the north), the front garage setback from 20' to 12', the rear setback from 26.39' to 0.58', an increase in the maximum height not to exceed 10% from 45' to 49.5' and to eliminate the required 124.96 square feet of rear yard open space to zero for a four-story, single family residence with indoor parking with front drive access off of North Weiland Street.

Continued until August 19, 2016 at 2:00 PM.

245-16-Z
ZONING DISTRICT: RT-4  WARD: 44
APPLICANT: 3841 N Janssen, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3841 N. Janssen Avenue
SUBJECT: Application for a variation to reduce the required rear setback from 53' to 24' for an open stair to access a garage rooftop deck which will contain the relocated rear yard open space.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

246-16-Z
ZONING DISTRICT: C1-2  WARD: 1
APPLICANT: 312 Pizza Ventures, LLC
OWNER: Duntell, LLC
PREMISES AFFECTED: 1824-32- W. Division Street
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for an existing restaurant which is located within 125’ of an RS-3 Residential Zoning District.

Motion to approve made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores, and O’Grady (Toia recused).

247-16-Z
ZONING DISTRICT: RT-4  WARD: 1
APPLICANT: Alex Ivankevych
OWNER: Maria Nolfi
PREMISES AFFECTED: 1935 W. Ohio Street
SUBJECT: Application for a variation to reduce the required rear setback from 26.6’ to 16’, the combined side setback from 4.8’ to 2’ (2’ on the west and zero on the east), for an open stair to access a garage rooftop deck which will contain the relocated 149 square feet of rear yard open space.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

248-16-Z
ZONING DISTRICT: RT-4  WARD: 1
APPLICANT: Maria Nolfi
OWNER: Same as applicant
PREMISES AFFECTED: 1933 W. Ohio Street
SUBJECT: Application for a variation to reduce the west setback from the required 2’ to zero to allow for the division of a lot. The existing two-story residential building will remain on the lot at 1933 W. Ohio Street.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

249-16-S
APPLICANT: B. Rose Inc.
OWNER: 3341-43 N. Southport Ave, LLC
PREMISES AFFECTED: 3341 N. Southport Avenue
SUBJECT: Application for a special use to permit the establishment of a hair salon.
Continued until August 19, 2016 at 2:00 PM.

250-16-Z
APPLICANT: Walsh & Sons Construction
OWNER: Same as applicant
PREMISES AFFECTED: 3932 N. Bell Avenue
SUBJECT: Application for a variation to reduce the required rear setback from 34.75’ to 2’, the north setback from 2.4’ to zero, the south setback from 2.4’ to zero, the total combined side setback from 6’ to zero for an open stair to access a garage roof top deck on an existing three-car garage.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

251-16-Z
APPLICANT: Wathiq Hindo & Nidhal Hindo
OWNER: Same as applicant
PREMISES AFFECTED: 1455 N. Wieland Street
SUBJECT: Application for a variation to reduce the front setback from the required 12.26’ to 6.21’, the north setback from 5’ to 3’ (south to be 5’), the combined side yard setback from 16’ to 8’, the rear yard setback from 30.66’ to 5’ for a proposed four-story, nine-dwelling unit building.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

252-16-S
APPLICANT: Princess Nails of Chicago Corp
OWNER: Chicago Title Land Trust
PREMISES AFFECTED: 6549 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a nail salon.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

253-16-Z
APPLICANT: Castleview Holdings/ 1320 Wrightwood LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3533 N. Wilton Avenue
SUBJECT: Application for a variation to reduce the rear yard from the required 37.35’ to 21.47’, the north and south side setback from 2’
to zero, the combined side setback from 5' to zero for an open
dock, open stair and landing to access a roof top garage deck which
shall contain the relocated rear yard open space.

**Motion to approve made by the Chairman. Second by Toia.**
Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.

---

**254-16-Z**

**APPLICANT:** Todd A Mazur

**OWNER:** Todd and Danett Mazur

**PREMISES AFFECTED:** 3919 N. Hamilton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the
required 34.72' to 2.5', the north setback from 2.4' to zero (south
setback to be 2') the combined side setback from 6' to 2' for an
open stair to access a garage roof top deck.

**Motion to approve made by the Chairman. Second by Toia.**
Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.

---

**255-16-Z**

**APPLICANT:** 1248 W. Grace LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 1828 W. Melrose Street

**SUBJECT:** Application for a variation to reduce the required rear setback from
35.02' to 2', the west setback from 2' to zero (the existing east
setback is 2'), the combined side setback from 4.8' to 2', for a metal
stair to access a garage rooftop deck on the existing two-car
garage.

**Motion to approve made by the Chairman. Second by Toia.**
Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.

---

**256-16-S**

**APPLICANT:** Igor Pesotsky

**OWNER:** Elston View Development, LLC

**PREMISES AFFECTED:** 3501 N. Elston Avenue

**SUBJECT:** Application for a special use to permit the establishment of a
business live/work unit.

**Motion to approve made by the Chairman. Second by Toia.**
Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.

---

**257-16-Z**

**APPLICANT:** GXSR LLC, 3302 N Hamilton Series

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3302 N. Hamilton Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from 34.70'
to 2', the south setback to zero and the north setback to be 2', the
combined side setback from 5' to 2' for an open stair and landing to
access a rooftop deck on the garage which will contain the
relocated rear yard open space.

**Motion to approve made by the Chairman. Second by Toia.**
Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.
258-16-Z
APPLICANT: Coen Construction, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3729 N. Wilton Avenue
SUBJECT: Application for a variation to reduce the front setback from 14.42' to 10.08' for a proposed four-story, six dwelling unit building.
Continued until August 19, 2016 at 2:00 PM.

259-16-Z
APPLICANT: Drummin Development, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1421 W. Warner Avenue
SUBJECT: Application for a variation to reduce the rear setback from 35' to 2.33', the east setback from 2' to zero, the west setback from 2' to zero, the combined side setback combination from 5' to zero for an open stair to access roof top deck on an existing garage.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O'Grady and Toia.

260-16-Z
APPLICANT: Drummin Development, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 1423 W. Warner Avenue
SUBJECT: Application for a variation to reduce the rear setback from 35.0' to 2.33', the east setback from 2' to zero, the west setback from 2' to zero, the combined side setback from 5' to zero for an open stair to access a roof deck on an existing garage.
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores and Toia (O'Grady absent).

261-16-S
APPLICANT: Nazar Karabinovich
OWNER: Same as applicant
PREMISES AFFECTED: 5003 N. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor in an existing two-story, two dwelling unit building to be converted to a single family residence
Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (O'Grady absent).

262-16-Z
APPLICANT: Nazar Karabinovich
OWNER: Same as applicant
PREMISES AFFECTED: 5003 N. Western Avenue
SUBJECT: Application for a variation to reduce the rear yard setback from 30' to 2' for two-story, two-dwelling unit building to be converted to a
single family residence with a third floor addition, an open rear deck, an open stair to access the roof top deck located on the garage.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (O’Grady absent).

263-16-S
APPLICANT: Shawn Joyce
OWNER: Same as applicant
PREMISES AFFECTED: 1465 W. Balmoral Avenue, 2nd Floor
SUBJECT: Application for a special use to permit the establishment of a vacation rental.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (O’Grady absent).

264-16-Z
APPLICANT: Eduardo Garza
OWNER: Same as applicant
PREMISES AFFECTED: 6136 S. Pulaski Road
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for an existing banquet hall which is located within 125' of an RS-2 residential zoning district.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (O’Grady absent).

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 Flores. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia. Meeting went into closed session at 1:15 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia. Meeting returned to open session at 1:25 PM.

The chairman moved to recess at 2:00 PM. Second by O’Grady. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

The Board reconvened at 2:20 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with four members present (Sercye, Flores, O’Grady and Toia).

2:00 PM

265-16-S
APPLICANT: Thread House Inc.
OWNER: 6060 N Northwest Highway, LLC

ZONING DISTRICT:B3-1 WARD:41
PREMISES AFFECTED: 6060 N. Northwest Highway
SUBJECT: Application for a special use to permit the establishment of hair salon.

Motion to approve made by the Chairman. Second by Toia.
Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.

266-16-Z
APPLICANT: Molly Miner and Alex Rosenthal
OWNER: Molly Miner
PREMISES AFFECTED: 2522 W. Lyndale Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30.94' to 27.76', the west setback from 2.24' to 0.6' (east to remain 8.71') the combined side yard setback shall be 9.31', for a proposed rear two-story addition to an existing two-story single family residence.

Motion to approve made by the Chairman. Second by Toia.
Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.

267-16-Z
APPLICANT: Kenmore Estates, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1930 N. Kenmore Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 21.5' for a rear open stair to access a garage roof deck to be located on the roof of the existing three-car garage.

Motion to approve made by the Chairman. Second by Toia.
Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia.

268-16-S
APPLICANT: Spancil Hill Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 204 N. Halsted Street
SUBJECT: Application for a special use to permit the establishment of an outdoor rooftop patio to be located on a proposed second floor onto an existing one-story building.

Motion to approve made by the Chairman. Second by Flores.
Motion carried 3-0; yeas –Sercye, Flores and O’Grady (Toia recused).

269-16-Z
APPLICANT: 11th Street Wabash, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1101 S. Wabash Avenue
SUBJECT: Application for a variation to reduce the length of the required loading berth from 10' x 50' to 10' x 25' for a proposed thirty-story hotel.

Withdrawn by the Applicant.

270-16-S
APPLICANT: Lakeshore Outdoor Advertising Inc.
OWNER: 1856-1902 S Lumber, LLC
PREMISES AFFECTED: 1900 S. Lumber Street
SUBJECT: Application for a special use to permit the establishment of an off-premise advertising sign on an existing building.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia

271-16-S
APPLICANT: West Town Jewelry & Loan, LLC
OWNER: 2059 W. Chicago, LLC
PREMISES AFFECTED: 2059 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.
Continued until July 15, 2016 at 2:00 PM.

272-16-Z
APPLICANT: Justin Sebastian
OWNER: Same as applicant
PREMISES AFFECTED: 2520 N. Ashland Avenue
SUBJECT: Application for a variation to permit the establishment of to reduce the required rear yard from 30.0' to 24.22' on floors containing dwelling units for a proposed garage roof deck and bridge with an open stair to access the deck on the roof of the garage.
Motion to approve made by the Chairman. Second by Flores. Motion carried 3-0; yeas –Sercye, Flores and O’Grady (Toia absent).

273-16-S
APPLICANT: Lilly Pham
OWNER: Mohammad Akhras
PREMISES AFFECTED: 229 E. 47th Street
SUBJECT: Application for a special use to permit the establishment of nail salon.
Motion to approve made by the Chairman. Second by Flores. Motion carried 3-0; yeas –Sercye, Flores and O’Grady (Toia absent).

274-16-Z
APPLICANT: Jessica Ransom
OWNER: Jessica Ransom and Jermaine M. Marks
PREMISES AFFECTED: 2436 W. Addison Street
SUBJECT: Application for a variation to reduce the east yard setback from the required 2.42' to 0.13' (west to remain at 3.08'), the combined side yard setback from 6.04' to 3.21', to subdivide an existing zoning lot into two zoning lots. The existing building at 2436 W. Addison will remain.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, Flores, O’Grady and Toia
275-16-Z
APPLICANT: Jeffrey Emery & Tiffany Emery
OWNER: Same as applicant
PREMISES AFFECTED: 2434 W. Addison Street
SUBJECT: Application for a variation to reduce the east setback from the required 2.13' to 0.92' (west setback to be 2.67'), the combined side setback from 5.34' to 3.59' for a proposed two-story, single family residence with a rear detached garage.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

276-16-Z
APPLICANT: NBM Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2412 W. Lyndale Street
SUBJECT: Application for a variation to reduce the rear setback from the required 33.15' to 23' for an open stair/bridge to access the roof top deck on the existing detached four-car garage which will also contain the relocated rear yard open space.
Motion to approve made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores and O’Grady (Toia absent).

277-16-S
APPLICANT: NBT Partners, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 400 E. 107th Street
SUBJECT: Application for a special use to permit the establishment of a 120-foot wireless communication facility- freestanding tower.
Application approved by voice vote. 3-0; yeas – Flores, Toia and O’Grady (Sercye recused).

278-16-Z
APPLICANT: NBT Partners, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 400 E. 107th Street
SUBJECT: Application for a variation to reduce the required 30' setback from the rear property line to 26' for a proposed 120-foot wireless communication facility free-standing tower.
Application approved by voice vote. 3-0; yeas – Flores, Toia and O’Grady (Sercye recused).

279-16-S
APPLICANT: NBT Partners, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 7356 S. Morgan Street
SUBJECT: Application for a special use to permit the establishment of a 120-
foot wireless communication facility-freestanding tower.
Application approved by voice vote subject to the conditions
stated on the record. 3-0; yeas –Flores, Toia and O'Grady
(Sercye recused).

280-16-Z
APPLICATION: EZMB, LLC
OWNER: Chicago Title and Land Trust Company ATUT 8002360936
PREMISES AFFECTED: 1427 W. Grand Avenue
SUBJECT: Application for a variation to reduce the north front setback from
the required 8.04' to zero, the south front setback from 9.58' to 1',
the east setback from 5' to zero, for a proposed four-story, four
dwelling unit building with an attached garage with front drive
access on Ferdinand Street.
Motion to approve made by the Chairman. Second by Toia.
Motion carried 4-0; yeas –Sercye, Flores, O'Grady and Toia.

CONTINUANCES

76-16-Z
APPLICATION: Regal, Inc.
OWNER: Joseph Benson
PREMISES AFFECTED: 6947 S. South Chicago Avenue
SUBJECT: Application for a variation to establish a public place of
amusement license for a proposed banquet hall within 125’ of an
RS-3, Residential Single-Unit (Detached House) District.
Withdrawn by Applicant.

93-16-Z
APPLICATION: 1110 North Ashland, LLC
OWNER: Nanc N Ed, LLC, 1110 Series
PREMISES AFFECTED: 1108-10 N. Ashland Avenue
SUBJECT: Application for a variation to allow for the establishment of a sixth
residential unit on a lot whose area of 5,500 square feet is no less
than 90% of the required 6,000 square feet for a proposed, four-
story, six-unit building; the ground floor will contain office/retail
space and two, enclosed parking spaces, four additional surface
parking spaces will be provided in the rear.
Withdrawn by Applicant.

119-16-Z
APPLICATION: Sandeep Gupta
OWNER: Same as applicant
PREMISES AFFECTED: 2241 N. Cleveland 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'; and, to reduce
the combined side setback from 4.8' to 0' for a proposed, second
floor, rear addition to an existing, two-story, single-family
residence; and, to allow the 126 square feet of rear yard open space to be provided on the rooftop deck proposed to be established on the proposed, rear, detached, one-car garage which will be accessed via an open stair exceeding 6’ in height.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady 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 Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia. Meeting went into closed session at 5:43 PM.

Motion to return to open session made by the Chairman. Second by O’Grady. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia. Meeting returned to open session at 5:55 PM. O’Grady left at 5:57 PM.

181-16-Z
APPLICANT: Denny Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3423 N. Hamilton Avenue
SUBJECT: Application for a variation to reduce the required rear setback from 34.72’ to 2.33’, the north setback from 2’ to zero (south setback to be 2’), the total combined side setback from 5’ to 2’ for a detached two-car private garage with roof deck, an attached fireplace and one open stairwell providing access to the garage roof deck.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, Flores, O’Grady and Toia.

192-16-S
APPLICANT: Islamic Center of Chicagoland, Inc.
OWNER: Mohammed Ali
PREMISES AFFECTED: 4856 N. Elston Avenue
SUBJECT: Application for a special use to permit the establishment of a community center in an existing single story building.

Continued until September 16, 2016 at 2:00 PM.

193-16-S
APPLICANT: Islamic Center of Chicagoland, Inc.
OWNER: Mohammed Ali
PREMISES AFFECTED: 4846 N. Elston Avenue
SUBJECT: Application for a special use to permit the establishment of a religious assembly facility.

Continued until September 16, 2016 at 2:00 PM.

194-16-S
APPLICANT: Islamic Center of Chicagoland, Inc.
OWNER: Mohammed Ali
PREMISES AFFECTED: 4856 North Elston Avenue
SUBJECT: Application for a special use to permit the establishment of
accessory off-site parking to serve a religious assembly facility located at 4846 N. Elston Avenue.

Continued until September 16, 2016 at 2:00 PM.

<table>
<thead>
<tr>
<th>ZONING DISTRICT:</th>
<th>WARD:</th>
</tr>
</thead>
<tbody>
<tr>
<td>B3-2</td>
<td>2</td>
</tr>
</tbody>
</table>

196-16-S

APPLICANT: Cornelia Lincoln Acquisitions, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 2151-2153 W. Division Street

SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for two existing, non-conforming retail and five dwelling unit buildings; to be connected with a one-story addition for a total of ten dwelling units and retail space.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (O’Grady absent).

<table>
<thead>
<tr>
<th>ZONING DISTRICT:</th>
<th>WARD:</th>
</tr>
</thead>
<tbody>
<tr>
<td>RM-5</td>
<td>43</td>
</tr>
</tbody>
</table>

234-16-Z

APPLICANT: Hibernian Development, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 1926 N. Cleveland Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from 35.56' to 17.78', the North setback from 2' to 0.08' (south setback to be 0.08'), reduce the combined side setback combination from 5' to 0.16' for a new three-story single-family residence, with a roof top elevator.

Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia (O’Grady absent).

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 Flores. Motion carried 3-0; yeas – Sercye, Flores and Toia. Meeting went into closed session at 6:15 PM.

Motion to return to open session made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia. Meeting returned to open session at 6:16 PM.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of May 20, 2016 with the exception of Board Cal. No. 155-16-A, made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board for Board Cal. Nos. 107-16-Z, 108-16-Z, 499-15-Z and 500-15-Z, made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Flores, and Toia.

Motion to adjourn made by the Chairman. Second by Flores. Motion carried 3-0; yeas – Sercye, Flores, and Toia. Meeting adjourned at 6:19 PM.