PHYSICALLY PRESENT FOR ALL PORTIONS

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

Chairman Sercye 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 (Sercye, Toia, O’Grady and Williams). Flores arrived at 9:24

Motion to approve the minutes from the April 15, 2016 regular meeting made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady Toia and Williams.

Motion to approve the May 20, 2016 agenda made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady Toia and Williams.

9:00 A.M.

195-16-S

APPLICANT: Joann Stevens
OWNER: Emily Montana
PREMISES AFFECTED: 3141 W. 71st Street
SUBJECT: Application for a special use to permit the establishment of a hair and nail salon.

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

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.

Continued until June 17, 2016 at 2:00 PM.

197-16-S

APPLICANT: Nigerian Islamic Association of USA
OWNER: Same as applicant
PREMISES AFFECTED: 8561 S. South Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a religious assembly facility with an accessory community center.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, O’Grady, Toia and Williams (Flores absent).

198-16-S
APPLICANT: Nigerian Islamic Association of USA
OWNER: Same as applicant
PREMISES AFFECTED: 8550-8572 S. South Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a ninety-six parking space, off-site, accessory parking lot to serve a religious assembly located at 8561 S. South Chicago Avenue.
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Sercye, O’Grady, Toia and Williams (Flores absent).

199-16-Z
APPLICANT: Elastic Arts Foundation
OWNER: Jamey Shim Bush
PREMISES AFFECTED: 3429 W. Diversey Avenue
SUBJECT: Application for a variation to permit the establishment for a public place of amusement license, to provide live music within a performing Arts Center which is located within 125’ of a RS-3 Zoning District.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

200-16-S
APPLICANT: 1154 Ohio, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1903 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed three-story, three dwelling unit building.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

201-16-Z
APPLICANT: 1154 Ohio, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1903 W. Irving Park Road
SUBJECT: Application for a variation to reduce the rear setback from 30' to 21.16' for an open stair to access a proposed roof deck on a three story building.
car garage which will serve a three-story, three dwelling unit building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

202-16-Z
APPLICANT: Coen Construction Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 657 W. Melrose Street
SUBJECT: Application for a variation to reduce the rear setback from 45.67' to 20.50' for a proposed open bridge walkway to access a roof deck on the existing three-car garage which serve an existing four-story, three dwelling unit building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

203-16-S
APPLICANT: 2525 Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2525 N. Orchard Street, 1st Floor
SUBJECT: Application for a special use to permit the establishment of a vacation rental.
Continued until July 15, 2016 at 2:00 PM.

204-16-S
APPLICANT: 2525 Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2525 N. Orchard Street, 2nd Floor
SUBJECT: Application for a special use to permit the establishment of a vacation rental.
Continued until July 15, 2016 at 2:00 PM.

205-16-S
APPLICANT: 2525 Partners, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2525 N. Orchard Street, 3rd Floor
SUBJECT: Application for a special use to permit the establishment of a vacation rental.
Continued until July 15, 2016 at 2:00 PM.

206-16-Z
APPLICANT: Bricks Properties LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2859 S. Hillock Avenue
SUBJECT: Application for a variation to reduce the front setback from 15.27' to 3'; the south setback from 6.32' to 2.5', the north setback from
6.32' to 2' and the combined side setback combination from 15.8' to 4.5' for a two-story single family residence with an attached garage.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O'Grady, Toia and Williams.

207-16-Z
**APPLICANT:** Courtney Connolly
**OWNER:** Same as applicant
**PREMISES AFFECTED:** 3443 N. Janssen Avenue
**SUBJECT:** Application for a variation to reduce the required rear yard setback from 33.67' to 0.06'; the north setback from 5' to 1.96' (south setback to be 6.12'), the combined side setback from 12.5' to 8.08'; the rear property line setback for enclosed parking spaces from 2.0' to 0.06'; for a two-story side addition with two open patios. A rear one and two-story addition, an attached three-car garage with roof deck and an open stair to access the roof deck.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O'Grady, Toia and Williams.

208-16-Z
**APPLICANT:** Lublin Development, LLC
**OWNER:** Same as applicant
**PREMISES AFFECTED:** 2041 W. Homer Street
**SUBJECT:** Application for a variation to reduce the rear setback from 28' to 22' for a detached two-car garage with roof deck and an open stair to provide access to the roof deck.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O'Grady, Toia and Williams.

209-16-Z
**APPLICANT:** Lublin Development, LLC
**OWNER:** Same as applicant
**PREMISES AFFECTED:** 2229 W. Shakespeare Avenue
**SUBJECT:** Application for a variation to reduce the rear setback from 28' to 22' for a detached two-car garage with roof deck and open stair to provide access to the roof deck.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O'Grady, Toia and Williams.

210-16-S
**APPLICANT:** 6516 Higgins Corporation
**OWNER:** Same as applicant
**PREMISES AFFECTED:** 6516 W. Higgins Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty/nail salon.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

211-16-Z
APPLICANT: Denny Development
OWNER: Same as applicant
PREMISES AFFECTED: 1715 W. Fletcher Street
SUBJECT: Application for a variation to reduce the rear setback from 35.04’ to 2.33’; the east setback from 2’ to 0.17’ (the west setback to be at 2’), the total combined side yard setback from 4.8’ to 2.17’, for a detached two-car garage with roof deck and an open stair to access the roof deck.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

212-16-Z
APPLICANT: FBF, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3751 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 34.74’ to 2’; reduce the north and south setback from 2.4’ each to zero and the combined side yard setback from 6’, also to relocate the rear yard open space on to the roof of the detached garage with an attached open stair and landing on the south end of the garage that is more than 6’ above grade to access the roof deck.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

213-16-Z
APPLICANT: 2232 Huron, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2232 W. Huron Street
SUBJECT: Application for a variation to reduce the rear setback from the required 34.05’ to 22.33’ for an open stair that exceed six feet in height to access an open roof deck on the existing garage.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

214-16-S
APPLICANT: Old Town Ventures, LLC
OWNER: Same as applicant

SUBJECT: Application for a variation to reduce the rear setback from the required 34.05’ to 22.33’ for an open stair that exceed six feet in height to access an open roof deck on the existing garage.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.
PREMISES AFFECTED: 517 N. Racine Avenue, Unit 1
SUBJECT: Application for a special use to permit the establishment of a business live/work unit, on the first floor of an existing four-story building.
Continued until July 15, 2016 at 2:00 PM.

215-16-Z
APPLICANT: James Kocsis
OWNER: Same as applicant
PREMISES AFFECTED: 1523 N. Elk Grove Road
SUBJECT: Application for a variation to reduce the front yard setback from the required 7.56' to zero, the rear property line setback for a private garage from 2' to zero, the rear setback from 22.75' to zero, for a detached garage with an open stair and landing and to relocate the rear yard open space of 225 square feet to the roof the garage.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

216-16-Z
APPLICANT: Peerless Real Estate Investments, LLC, Series 1038-40 W. Diversey
OWNER: Same as applicant
PREMISES AFFECTED: 1038-40 West Diversey Parkway
SUBJECT: Application for a variation to reduce the rear setback from the required 37.35' to 24' for two open bridges to access the roof deck on the detached six car garage that serves the existing three-story, six dwelling unit building.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

217-16-S
APPLICANT: Old Town Wieland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1544 N. Wieland Avenue
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for a proposed four-story, two dwelling unit building with attached required, two-car parking on the ground floor and a small retail space.
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

218-16-Z
APPLICANT: Old Town Wieland, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1544 N. Wieland Avenue
SUBJECT: Application for a variation to reduce the required rear setback from 30' to 15' for a four-story, two dwelling unit building with required two-car garage on the ground floor and a small retail space.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

219-16-S
APPLICANT: African Queen Braids and Beauty
OWNER: Bharat Naik
PREMISES AFFECTED: 302 ½ E. Pershing Road
SUBJECT: Application for a special use to permit the establishment of a hair braiding shop.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

220-16-S
APPLICANT: Neda's Healing Touch Inc.
OWNER: Sniegude Kiziene
PREMISES AFFECTED: 1814 West Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

A. M. CONTINUANCES

147-16-S
APPLICANT: WHCP-N 2050 LLC
OWNER: Same as applicant as applicant
PREMISES AFFECTED: 2050 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a six-story, thirty-four dwelling unit residential building with thirty required on-site parking spaces on the ground level.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

148-16-Z
APPLICANT: WHCP-N 2050, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2050 N. Clark Street
SUBJECT: Application for a variation to increase the maximum allowed building height from 60’ to 66’ for a six-story, thirty-four unit residential building with parking on the ground floor.
Withdrawn.

149-16-Z
APPLICANT: WHCP-N 2050, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2050 N. Clark Street
SUBJECT: Application for a variation to reduce the required rear west setback from 30' to 0' for a six-story, thirty-four dwelling unit residential building with parking on the ground floor.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

150-16-Z
APPLICANT: WHCP-N 2050 LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2050 N. Clark Street
SUBJECT: Application for a variation to reduce the required off street parking from thirty-four spaces to thirty for a six-story, thirty-four dwelling unit residential building with thirty parking spaces on the ground floor.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

151-16-A
APPLICANT: Golin Family Trust
OWNER: Same as applicant
PREMISES AFFECTED: 1370 N. Milwaukee Avenue
SUBJECT: Application for an appeal from the decision of the Office of the Zoning Administrator in refusing to permit the establishment of an off-premise advertising sign.

Motion to uphold the Zoning Administrator made by the Chairman. Second by Toia. Motion carried 3-2; yeas – Sercye, O’Grady and Williams; nays - Flores and Toia. Zoning Administrator upheld (appeal denied).

155-16-A
APPLICANT: OOS Investments, LLC
OWNER: David Gevercer
PREMISES AFFECTED: 770 N. Milwaukee Avenue
SUBJECT: Application for an appeal the Zoning Administrator in refusing to permit the establishment of an off premise sign.

Motion to uphold the Zoning Administrator made by the Chairman. Second by Toia. Motion defeated 4-1; yeas – Sercye; nays - Flores, O’Grady, Toia and Williams. Zoning Administrator reversed (appeal granted).
The Chairman moved to recess at 1:06 PM. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

The Board reconvened at 2:10 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with three members present (Sercye, Toia and Williams). O’Grady arrived at 2:25 PM. Flores arrived at 2:55 PM.

2:00 P.M.

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<td>221-16-Z</td>
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<td>APPLICANT:</td>
<td>John and Krissan Jennings</td>
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<td>OWNER:</td>
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<td>PREMISES AFFECTED:</td>
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<td>SUBJECT:</td>
<td>Application for a variation to reduce the required minimum rear yard setback from 35.89' to 0.27', the north setback from 2.0' to zero (south setback to be 0.05'), the combined to side yard setback from 4.9' to 0.05' for a two-story rear addition, a breezway connecting the principal building to the garage, a garage roof deck with a pergola over 15' in height, and an open stairway to access the garage roof deck.</td>
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<td>Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and Williams (O’Grady and Flores absent).</td>
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<td>APPLICANT:</td>
<td>Yingpu Jia</td>
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<td>OWNER:</td>
<td>Jupiter 3120-43N Lincoln LLC</td>
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<td>SUBJECT:</td>
<td>Application for a special use to permit the establishment of a foot massage establishment.</td>
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<td>Motion to approve made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Sercye, Toia and Williams (O’Grady and Flores absent).</td>
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<td>APPLICANT:</td>
<td>Wolcott School</td>
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<td>OWNER:</td>
<td>Regina T. Lempa, Declaration of Trust Dated 12/13/93</td>
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<td>PREMISES AFFECTED:</td>
<td>1938-58 W. Hubbard St./ 439-51 N. Damen Ave./ 1939-59 W. Ferdinand</td>
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<tr>
<td>SUBJECT:</td>
<td>Application for a special use to permit the establishment of a 12,331 square feet indoor sports and recreation facility which will also require on-site parking.</td>
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<td>Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Sercye, O’Grady, Toia and Williams (Flores absent).</td>
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<tr>
<td>Zoning District</td>
<td>Ward</td>
<td>Applicant</td>
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<td>Holy David M.B. Church</td>
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<td>225-16-S</td>
<td>B3-2</td>
<td>McDonald's USA, LLC</td>
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<td>226-16-S</td>
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<td>M2-3</td>
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<td>228-16-Z</td>
<td>RT-4</td>
<td>1903 Schiller, LLC</td>
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(parcel 1 & 2) at 1907 W. Schiller Street with a lot area of 3,189 square feet to sub-divide one zoning lot into three separate zoning lots and allow the conversion of an existing church to two dwelling units with two indoor parking spaces.

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

### 229-16-Z

**APPLICANT:**
1903 Schiller LLC

**OWNER:**
Same as applicant

**PREMISES AFFECTED:**
1909 W. Schiller Street

**SUBJECT:**
Application for a variation to reduce the unobstructed open space along the West side property line of a through lot from 5' to 1.77' (East side to provide 5'), reduce the front setback from 20' to 4.47', also to reduce the required setback of 20' from the South property line to prevent obstruction of the sidewalk by parked cars off of W. Evergreen to 4.47' for lot B at 1909 W. Schiller with a lot area of 2,998 square feet to sub-divide one zoning lot into three separate zoning lots and allow the conversion of an existing school to a single-family residence with an attached garage.

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

### 230-16-Z

**APPLICANT:**
1903 Schiller LLC

**OWNER:**
Same as applicant

**PREMISES AFFECTED:**
1911 W. Schiller Street

**SUBJECT:**
Application for a variation to reduce the unobstructed open space along the West side property line of a through lot from 5' to zero; reduce the east side to 1.75', the front yard setback from the required 20' to 12.64' and to reduce the required 20' setback from the South property line to prevent obstruction of the sidewalk by parked cars off W. Evergreen Avenue to 12.64' for lot A at 1911 W. Schiller Street with a lot area of 3,380 square feet in order to sub-divide one zoning lot into three separate zoning lots and allow the conversion of an existing school to a single-family residence with an attached garage.

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

### 231-16-Z

**APPLICANT:**
Denny Development

**OWNER:**
Same as applicant

**PREMISES AFFECTED:**
3322 N. Hamilton Avenue

**SUBJECT:**
Application for a variation to reduce the rear setback from 34.7' to
2.0' for a detached two-car garage with roof deck and outdoor fireplace.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

232-16-S
APPLICANT: 1320 W Wrightwood, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1320 W. Wrightwood
SUBJECT: Application for a special use to permit the establishment of residential use below the second floor for an existing four-story office and three dwelling unit building to be converted to only three dwelling units.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

233-16-S
APPLICANT: WD Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 5730 S. Archer Avenue
SUBJECT: Application for a special use to permit the establishment of a tavern.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

234-16-Z
APPLICANT: Hibernian Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1926 North 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.

Continued until June 17, 2016 at 2:00 PM.

235-16-S
APPLICANT: Valbona Pula
OWNER: Same as applicant
PREMISES AFFECTED: 5138 N. Elston Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.
236-16--Z  
APPLICANT: Vietnamese Unified Buddhist Association of Illinois  
OWNER: Same as applicant  
PREMISES AFFECTED: 1521 W. Wilson Avenue  
SUBJECT: Application for a variation to reduce the south setback from the required 16.70' to zero for front second floor addition and a two-story open porch with roof covers to an existing two-story religious assembly.  
Motion to approve made by the Chairman. Second by Toia. Motion carried 4-0; yeas –Flores, O’Grady, Toia and Williams (Sercye absent).

237-16-Z  
APPLICANT: Tallisman Investments, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2424 W. Carmen Avenue  
SUBJECT: Application for a variation to reduce the rear setback from the required 30.68' to 23.17' for a garage roof deck and an open stairwell to access the roof deck.  
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

P.M. CONTINUANCES

65-16-S  
APPLICANT: Mike Slobodan Pavlovich  
OWNER: Same as applicant  
PREMISES AFFECTED: 3949 N.Whipple Street  
SUBJECT: Application for a special use to expand an existing tavern.  
Withdrawn.

116-16-S  
APPLICANT: Lloyd W. Holder  
OWNER: Bank Financial, FSB/Heaney Group, LLC  
PREMISES AFFECTED: 4314 W. Irving Park Road  
SUBJECT: Application for a special use to permit the establishment of a barber shop.  
Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas –Sercye, Flores, O’Grady, Toia and Williams.

124-16-S  
APPLICANT: Adrian Sanchez/DBA Prefer Valet Parking Service, Inc.  
OWNER: Tony Sanchez  
PREMISES AFFECTED: 2814-38 West 26th Street
SUBJECT: Application for a special use to permit the establishment of a non-accessory parking lot.

Motion to approve subject to the conditions made by the on the record by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

133-16-Z
APPLICANT: Oxford 1, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1421-25 W. Fullerton Avenue
SUBJECT: Application for a variation to reduce the rear setback from 30' to zero for a third floor addition and a fourth floor penthouse addition and two stair tower additions to an existing two-story bank building to be converted to eight dwelling units with eight parking spaces within the lower level.

Continued until July 15, 2016 at 2:00 PM.

138-16-S
APPLICANT: 317-321 W. Evergreen Acquisitions, LLC
OWNER: Chicago Transit Authority
PREMISES AFFECTED: 315 W. Evergreen
SUBJECT: Application for a special use to permit the establishment of eight required off-site parking spaces that will serve a proposed residential building at 317 W. Evergreen.

Voice vote to approve the application; yeas – Flores, O’Grady and Toia; nays – Sercye and Williams. Application approved on 3-2 vote.

139-16-Z
APPLICANT: 317-21 W. Evergreen Acquisitions, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 317 W. Evergreen
SUBJECT: Application for a variation to reduce the west setback from 5' to 4.13' for a required total combined side setback with neither less than 5' within a (6.05’ east setback) and to reduce the rear setback from 45' to 21.59' for a proposed four-story, fifteen dwelling unit building with seven on-site parking spaces.

Voice vote to approve the application; yeas – Flores, O’Grady and Toia; nays – Sercye and Williams. Application approved on 3-2 vote.

141-16-Z
APPLICANT: 1615 Burling LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1615-27 N. Burling Street
SUBJECT: Application for a variation to reduce the rear setback from required 36'-0” to 8” for a proposed attached garage exceeding the maximum 60% of occupied space for a new four story 15 dwelling
unit residential building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-1; yeas – Sercye, Flores, O’Grady, and Toia; nays – Williams.

142-16-Z
APPLICANT: 1615 Burling LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1615-27 N. Burling Street
SUBJECT: Application for a variation to increase the 2,592 square foot area within the rear setback (representing a maximum of 60% of said rear setback), which may be occupied by an accessory building, by no more than 10% (259.2 square feet) to 2,851.2 square feet for a proposed, rear, 16 spacer garage with a roof top deck attached to a proposed four-story, fifteen unit residential building.

Motion to approve made by the Chairman. Second by Toia. Motion carried 4-1; yeas – Sercye, Flores, O’Grady, and Toia; nays – Williams.

145-16-S
APPLICANT: New Hope Bible Church
OWNER: Same as applicant
PREMISES AFFECTED: 1801-11 N. Kostner Avenue
SUBJECT: Application for a special use to permit the establishment of a religious assembly with an accessory community room to be located at 1801-11 North Kostner Avenue.

Motion to approve made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia, and Williams.

Matters for vote only

18-16-Z
APPLICANT: Finprom, Inc.
OWNER: Frederick Falley Philips (lot 4) and Frederick Falley Philips as successor trustee to the family trust created under the will of Edward H. Bennett, Jr (lot 3)
PREMISES AFFECTED: 1310 North Cleveland Avenue
SUBJECT: Application for a variation to reduce the rear setback from 33.3’ to 1’; to reduce the north side setback from 4.2’ to 3’; to reduce the south side setback from 4.2’ to 3’; to reduce the combined side setback from 10.6’ to 6’; and, to reduce the rear yard open space from 292 square feet to 0 square feet for a proposed, three-story, four-unit building with an attached, four-car garage, accessed directly from North Cleveland Avenue.

Motion to approve subject to the conditions made on the record by the Chairman. Second by Flores. Motion carried 3-1; yeas – Sercye, Flores, and O’Grady; nays – Toia and Williams.
166-16-Z
APPLICANT: 636-38 W 37th Street Inc.
OWNER: Raymond T. DeGrazia
PREMISES AFFECTED: 638 W. 37th Street
SUBJECT: Application for a variation to reduce the west side setback from 2' to 1.8' (east setback to be at 3') for the reduction of the total combined side setback from 5' to 4.8' for a two-story, single-family residence, with a roof deck, rear, open porch, open deck and roof top stairway enclosure.

Voice vote to approve the application; yeas – Flores, O’Grady and Toia; nays – Sercye and Williams. Application approved on 3-2 vote.

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 Williams. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting went into closed session at 6:25.

Motion to return to open session for voting made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady Toia and Williams. Meeting returned to open session at 6:55 PM.

Motion to approve written resolutions containing findings of fact consistent with the votes of the Board at its regular meeting of April 15, 2016 with the exception of Cal. Nos. 107-16-Z, 108-16-Z, 499-15-Z and 500-15-Z, made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams.

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Sercye, Flores, O’Grady, Toia and Williams. Meeting adjourned at 7:02 PM.