CITY OF CHICAGO

ZONING BOARD OF APPEALS FRIDAY – DECEMBER 18, 2015 121 NORTH LASALLE STREET – ROOM 200

MINUTES

PHYSICALLY PRESENT FOR ALL PORTIONS

Jonathan Swain, Chairman Sol Flores Sheila O'Grady Blake Sercye Sam Toia

Chairman Swain called meeting to order at 9:20 AM and then undertook a roll call to establish the presence of a quorum. The morning hearing commenced with three members present (Swain, Flores and Toia). Commissioner Sercye arrived at 9:25 AM. Commissioner O'Grady arrived at 9:27 AM.

Motion to approve the December 18, 2015 agenda made by the Chairman. Second by Toia. Motion carried 3-0; yeas – Swain, Flores and Toia.

9:00 A.M.

468-15-S Zoning District: C2-2 Ward: 50

Applicant: 420 Capital Management, LLC/DBA Green Gate Compassion Center

Owner: 6501 NEC, LLC

Premises Affected: 6501-11 North Western Avenue

Subject: Application for a special use to establish a medical cannabis dispensary.

Motion to deny rehearing made by the Chairman. Second by Sercye. Motion carried 5-0; yeas -Swain, Flores, O'Grady, Sercye and Toia.

Rehearing denied.

469-15-S Zoning District: DX-3 Ward: 25

Applicant: GLPE, LLC same as applicant

Premises Affected: 1050 West Monroe Street

Subject: Application for a special use to establish a residential use below the

second floor for a proposed, four-story, 70-unit building with 70 indoor,

parking spaces located on the first floor.

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

470-15-Z Zoning District: DX-3 Ward: 25

Applicant: GLPE, LLC same as applicant

Premises Affected: 1050 West Monroe Street

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

for a proposed, four-story, 70-unit building with 70 indoor, parking spaces

located on the first floor.

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

471-15-S Zoning District: DX-3 Ward: 25

Applicant: 35 S. Aberdeen, LLC **Owner:** same as applicant

Premises Affected: 33 South Aberdeen Street

Subject: Application for a special use to establish a residential use below the

second floor for a proposed, four-story, 50-unit building with 50 indoor,

parking spaces located on the first floor.

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

472-15-Z Zoning District: RM-5 Ward: 48

Applicant: Stephen Foster **Owner:** same as applicant

Premises Affected: 5717-23 North Winthrop Avenue

Subject: Application for a variation to reduce the rear setback from 45' to 0' and to

reduce the north side setback from 5' to 2.83' for a proposed, required, accessory, parking lot for six vehicles with a 16' (wide) x 10.5' (wide)

overhead rolling gate along the rear property line.

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

473-15-S Zoning District: M1-1 Ward: 27

Applicant:Lil-Kickers-Chicago, LLCOwner:1901 W. Lake Street, LLCPremises Affected:1901-21 West Lake Street

Subject: Application for a special use to establish an indoor, participant, sports and

recreation facility for soccer.

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

474-15-Z Zoning District: RM-5 Ward: 43

Applicant: 1518 North Astor, LLC

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

Premises Affected: 1518 North Astor Street

Subject: Application for a variation to reduce the north side setback from 4' to 0';

to reduce the south side setback from 4' to 0'; to reduce the combined side setback from 10' to 0'; to reduce the rear setback from 30.8' to 0' and to provide the 288.75 square feet of rear yard open space on the roof of an existing, rear, attached, one-garage which will be connected to a proposed, rear, attached, two-car garage; a three-story, rear and north side addition, along with a one-story, south side addition, will also be made to the existing, three-story, single-family residence.

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

475-15-Z Zoning District: RT-4 Ward: 46

Applicant: Howard Kruse **Owner:** same as applicant

Premises Affected: 3837 North Alta Vista Terrace

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

to reduce the south side setback from 2' to 0.19'; to reduce the combined side setback from 4.8' to 0.19'; and, to reduce the rear setback from 12' to 0.21' for a proposed, rear, second floor addition, with a rooftop enclosure

and rooftop deck, to an existing, two-story, single-family residence.

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

476-15-Z Zoning District: RT-4 Ward: 46

Applicant: Howard Kruse **Owner:** same as applicant

Premises Affected: 3837 North Alta Vista Terrace

Subject: Application for a variation to increase the pre-existing floor area of

1,650.47 square feet by no more than 15% (127.34 square feet) for a proposed, rear, second floor addition, with a rooftop enclosure and rooftop

deck, to an existing, two-story, single-family residence.

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

477-15-S Zoning District: B1-2 Ward: 1

Applicant: Dalanjin, Inc.

Owner: Vile and Valient, LLC
Premises Affected: 1359 West Grand Avenue

Subject: Application for a special use to establish a nail salon.

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

478-15-S Zoning District: PMD-2B Ward: 2

Applicant: 1600 North Elston, LLC

Owner: Orestes Garcia

Premises Affected: 1600 North Elston Avenue

Subject: Application for a special use to expand an existing, eight-pump, gas

station through the addition of four, new, gas pumps; a new, one-story, 1,920 square foot retail and convenience building, which will replace an existing, one-story, 854 square foot retail and convenience building; and,

the recladding of an existing, 796 square foot car wash.

Motion to approve made by Commissioner Flores. Second by O'Grady. Motion carried 4-0; yeas -Flores, O'Grady, Sercye and

Toia.

479-15-S Zoning District: M2-1 Ward: 23

Applicant: Midway Concessions, LLC

Owner: Midway Business Center, LLC

Premises Affected: 5240 South Cicero Avenue

Subject: Application for a special use to establish an 1,100-space, non-accessory,

parking structure and 500-space, non-accessory, parking lot.

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

480-15-S Zoning District: B3-3 Ward: 2

Applicant: Chabad Living Room, LLC

Owner: same as applicant

Premises Affected: 1630-32 North Milwaukee Avenue

Subject: Application for a special use to establish a religious assembly facility.

Motion to approve subject to the condition stated on the record made by the Chairman. Second by Sercye. Motion carried 4-0; yeas

-Swain, Flores, Sercye and Toia.

481-15-Z Zoning District: C1-2 Ward: 30

Applicant: Sleeping Village, Inc. **Owner:** Carmen Spyropoalos

Premises Affected: 3734-38 West Belmont Avenue

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

license for live music in a proposed tavern located within 125' of an RS-3

Residential Single-Unit (Detached House) District.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 4-0; yeas -Swain, Flores, Sercye and Toia.

482-15-Z Zoning District: B3-2 Ward: 47

Applicant: Tugolbai Apyshev

Owner: Harry Tompary and John Tompary Premises Affected: 3404 North Ashland Avenue

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

license for a billiard hall located within 125' of an RS-3 Residential

Single-Unit (Detached House) District.

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

483-15-Z Zoning District: RT-4 Ward: 22

Applicant: Juan Garcia **Owner:** same as applicant

Premises Affected: 2408 South Homan Avenue

Subject: Application for a variation to reduce the alley parking access setback from

2' to 1' for a proposed, rear, detached, two-car garage with an attached carport; the existing, two-story, two-unit building will remain unchanged.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 4-0; yeas -Swain, Flores, Sercye and Toia.

484-15-Z Zoning District: RT-4 Ward: 22

Applicant: Juan Garcia **Owner:** same as applicant

Premises Affected: 2408 South Homan Avenue

Subject: Application for a variation to increase the 842.63 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% (78.97 square feet) to 921.6 square feet for a proposed for a proposed, rear, detached, two-car garage with an attached carport; the existing, two-story,

two-unit building will remain unchanged.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 4-0; yeas -Swain, Flores, Sercye and Toia.

485-15-Z Zoning District: RS-2 Ward: 9 Applicant: Modern Home Improvements Corporation

Owner: same as applicant

Premises Affected: 9737 South Prairie Avenue

Subject: Application for a variation to increase the pre-existing floor area ratio of

0.52 to no more than 0.75 (0.66) for the proposed conversion of an existing, rear, two-story, enclosed porch into a rear, two-story addition to an existing two-story, two-unit building being converted to a two-story, single-family residence; the existing, rear, detached, two-car garage will

remain unchanged.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 4-0; yeas –Swain, Flores, Sercye and Toia.

486-15-Z Zoning District: RS-2 Ward: 9 Applicant: Modern Home Improvements Corporation

Owner: same as applicant

Premises Affected: 9737 South Prairie Avenue

Subject: Application for a variation to reduce the south side setback from 4' to

1.71' and to reduce the combined side setback from 9' to 6.45' for the

proposed conversion of an existing, rear, two-story, enclosed porch into a rear, two-story addition to an existing two-story, two-unit building being converted to a two-story, single-family residence; the existing, rear, detached, two-car garage will remain unchanged.

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

487-15-S Zoning District: B3-2 Ward: 1

Applicant: Tobi Mattingly

Owner: Hades Investment, LLC
Premises Affected: 2251 West North Avenue

Subject: Application for a special use to establish a business live/work unit for

artist work or sales space on the first floor of a three-story, two-unit

building with ground floor commercial/retail space.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas -Swain, Sercye and Toia.

488-15-S Zoning District: DX-16 Ward: 42

Applicant: Crystal Gems, Inc. **Owner:** Mallers Buidling, LLC

Premises Affected: 5 South Wabash Avenue, Suite 2104

Subject: Application for a special use to establish a valuable objects dealership.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas –Swain, Sercye and Toia.

489-15-Z Zoning District: RM-5 Ward: 3

Applicant: 4030 Indiana, LLC **Owner:** same as applicant

Premises Affected: 4030 South Indiana Avenue

Subject: Application for a variation to reduce the quantity of four off-street parking

spaces by no more than two (to three spaces) for the proposed conversion

of a three-story, three-unit building into a four-unit building.

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

490-15-Z Zoning District: RS-3 Ward: 47

Applicant: Sheila C. Kailus **Owner:** same as applicant

Premises Affected: 1461 West Hutchinson Street

Subject: Application for a variation to reduce the rear setback from 32.09' to 1'; to

reduce the west side setback from 2.4' to 0.5'; and, to reduce the combined side setback from 6' to 3.67' for a proposed, rear, detached, two-car garage with a roof deck which is accessed via an interior, unenclosed stair

exceeding 6' in height.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas -Swain, Sercye and Toia.

491-15-Z Zoning District: RT-4 Ward: 44

Applicant: John Lee

Owner: same as applicant

Premises Affected: 2901 North Burling Street

Subject: Application for a variation to increase the pre-existing floor area of

3,323.9 square feet by no more than 15% (408.9 square feet) for a proposed, rear, three-story addition to an existing, three-story, two-unit

building being converted to a single-family residence.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas -Swain, Sercye and Toia.

492-15-S Zoning District: M2-3 Ward: 25

Applicant: Family Recycling Center, Inc.

Owner: Lakeside Bank Trust, No. 10-1394 c/o Donald Andrich (legal titleholder)

Premises Affected: 1851 South Clinton Street

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

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas -Swain, Sercye and Toia.

493-15-S Zoning District: B1-2 & C1-2 Ward: 29

Applicant: Noah Properties, LLC

Owner: Cira Millo

Premises Affected: 7163 West Grand Avenue

Subject: Application for a special use to establish a residential use below the

second floor of a proposed, three-story, nine-unit building with 11 parking

spaces located in the rear of the lot.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas -Swain, Sercye and Toia.

494-15-S Zoning District: C1-2 Ward: 29

Applicant: Noah Properties, LLC

Owner: Cira Millo

Premises Affected: 7169 West Grand Avenue

Subject: Application for a special use to establish a residential use below the

second floor of a proposed, three-story, nine-unit building with nine

parking spaces located in the rear of the lot.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas -Swain, Sercye and Toia.

495-15-S Zoning District: B3-2 Ward: 24

Applicant: Creative Scott **Owner:** same as applicant **Premises Affected:** 3946 West 16th Street

Subject: Application for a special use to establish a hair and nail salon.

Motion to approve made by the Chairman. Second by Sercye. Motion carried 3-0; yeas –Swain, Sercye and Toia.

496-15-S Zoning District: B3-2 Ward: 44

Applicant: TG Nail Salon
Owner: TBS Southport, LLC
Premises Affected: 1411-13 West Grace Street

Subject: Application for a special use to establish a nail salon.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas -Swain, Sercye and Toia.

497-15-Z Zoning District: RT-4 Ward: 46

Applicant: Amazon Development, LLC

Owner: same as applicant

Premises Affected: 4303 North Kenmore Avenue

Subject: Application for a variation to reduce the rear setback from 45' to 0'; to

reduce the alley parking access setback from 2' to 0'; to reduce the north side setback from 4' to 0'; to reduce the south side setback from 4' to 0'; and, to reduce the combined side setback from 10' to 0' for a proposed, 12.5' (tall) x 17' (wide), electrical, overhead, roll-up, metal gate along the

rear (alley) property line.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas -Swain, Sercye and Toia.

498-15-Z Zoning District: RS-3 Ward: 38

Applicant: Andrew L. Collis Living Trust

Owner: sams as applicant

Premises Affected: 5408 West Berteau Avenue

Subject: Application for a variation to legalize an existing, third unit in an existing,

two-story, three-unit building with a rear, detached, two-car garage.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas –Swain, Sercye and Toia.

499-15-Z Zoning District: RS-3 Ward: 47

Applicant: Susan Lee and John Robert Hollender

Owner: same as applicant

Premises Affected: 4508 North Damen Avenue

Subject: Application for a variation to reduce the front setback from 32.97' to

24.57'; to reduce the rear setback from 38.78' to 21.52'; to reduce the north side setback from 3.21' to 2.14'; and, to reduce the combined side setback from 8.03' to 6.16 for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing

first floor unit; a front, attached, three-car garage that is accessed directly

from North Damen Avenue will also be provided. Continued until February 19, 2016 at 2:00 PM.

500-15-Z Zoning District: RS-3 Ward: 47

Applicant: Susan Lee and John Robert Hollender

Owner: same as applicant

Premises Affected: 4508 North Damen Avenue

Subject: Application for a variation to increase the pre-existing height of 35.75' by

no more than 10% (2.83') for a proposed, second floor, duplex-up addition into the existing attic of a two-story, two-unit building, to add a rear, three-story, open porch and an open, side stairwell, providing access to a basement which will become a duplex-down unit from the existing first floor unit; a front, attached, three-car garage that is accessed directly from

North Damen Avenue will also be provided. Continued until February 19, 2016 at 2:00 PM.

CONTINUANCES

404-15-Z Zoning District: RT-3.5 Ward: 44

Applicant: Savane Properties **Owner:** same as applicant

Premises Affected: 3703 North Greenview Avenue

Subject: Application for a variation to reduce the front setback from 14.8' to 12' for

a proposed terrace/patio pit/window well; to reduce the north side setback from 2' to 0.33'; to reduce the south side setback from 2' to 0.33'; to reduce the combined side setback from 5' to 0.66'; and, to reduce the rear setback from 34.5' to 2' for a proposed, three-story, single-family residence and a rear, detached, two-car garage with a roof deck which is

accessed via an open stair exceeding 6' in height.

Motion to approve made by the Chairman. Second by Sercye.

Motion carried 3-0; yeas -Swain, Sercye and Toia.

The Chairman moved to recess at 1:17 PM. Second by Toia. Motion carried 3-0; yeas – Swain, Sercye, and Toia.

The Board reconvened at 2:27 PM. The Chairman undertook a roll call to establish the presence of a quorum. The hearings commenced with five members present (Swain, Flores, O'Grady Sercye, and Toia).

Motion to approve the minutes from the November 20, 2015 regular made by the Chairman. Second by O'Grady. Motion carried 5-0; yeas – Swain, Flores, O'Grady, Sercye and Toia.

2:00 P.M.

501-15-Z Zoning District: RM-5 Ward: 46

Applicant: Dominic McGee
Owner: same as applicant
Premises Affected: 849 West Bradley Place

Subject: Application for a variation to reduce the front obstruction setback from 20'

to 10.3'; to reduce the rear setback from 21' to 11.67'; to reduce the east side setback from 3.36' to 3'; to reduce the west side setback from 3.36' to 3'; and, to reduce the combined side setback from 8.4' to 6 for a proposed, two-unit, townhouse, each with a front, attached, two-car garage accessed

directly from West Bradley Place.

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

502-15-Z Zoning District: RM-5 Ward: 46

Applicant: Dominic McGee
Owner: same as applicant
Premises Affected: 849 West Bradley Place

Subject: Application for a variation to reduce the rear yard open space from 155

square feet to 70 square feet for a proposed, two-unit, townhouse, each with a front, attached, two-car garage accessed directly from West Bradley

Place.

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

503-15-S Zoning District: B3-2 Ward: 44

Applicant: MedMar, Inc.

Owner: Angelico Five Series, LLC 3812

Premises Affected: 3812 North Clark Street

Subject: Application for a special use to establish a medical cannabis dispensary.

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

Flores.

CONTINUANCES

370-14-S Zoning District: B3-2 Ward: 40

Applicant: Pathways in Education – Illinois

Owner: Tom Livaditis

Premises Affected: 4816 North Western Avenue

Subject: Application for a special use to establish a high school.

Withdrawn.

183-15-S **Ward: 41 Zoning District: B3-1**

Applicant: Union Group of Illinois, LLC

Fitz Holdings, LLC Owner:

Premises Affected: 6428-30 North Milwaukee Avenue

Subject: Application for a special use to establish a medical cannabis dispensary.

> Motion to approve made by the Chairman. Second by Sercve. Motion carried 4-1; yeas -Swain, Flores, Sercye and Toia; nays -

O'Grady.

Ward: 6 335-15-S **Zoning District: B3-3**

Apartment Builders, Inc. **Applicant:**

Owner: same as applicant

Premises Affected: 7621-39 South State Street

Subject: Application for a special use to establish a five-story, 90-room hotel.

Withdrawn.

Ward: 20 347-15-S **Zoning District: B3-2**

Applicant: Elias Abuelizam Owner: same as applicant

654-58 East 67th Street **Premises Affected:**

Application for a special use to expand an existing retail store for the sale **Subject:**

of liquor as a packaged good.

Continued until March 18, 2016 at 2:00 PM.

353-15-Z **Ward: 43 Zoning District: RT-4**

Applicant: Savane Properties Owner: same as applicant

Premises Affected: 1917 North Fremont Street

Subject: Application for a variation to reduce the rear setback from 35' to 22'; to

> reduce the north side setback from 2' to 0.75'; to reduce the south side setback from 2' to 1.75'; and, to reduce the combined side setback from 4.8' to 2.5' for a proposed, three-story, single-family residence with a rear, detached, three-car garage with an exterior fireplace and a roof deck which

is accessed via an open stair exceeding 6' in height.

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

359-15-Z **Zoning District: RM-5 Ward: 46**

Applicant: Dominic McGee

Owner: P & A Properties, LLC

Premises Affected: 3725-27 North Fremont Street/849-51 West Bradley Place **Subject:** Application for a variation to reduce the rear setback from 30' to 9.5' in

order to allow for the subdivision of a 70' x 94' lot improved with a three-story, six-unit building which will remain and a two-story, single-family residence which will be demolished to allow for the

construction of a new residential development.

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

365-15-S Zoning District: B1-5 Ward: 16

Applicant: Bank of America, NA

Owner: ALDI, Inc.

Premises Affected: 620 West 63rd Street

Subject: Application for a special use to establish a one-lane drive through for an

automated teller machine within the existing parking lot at this location; the existing grocery store served by the same parking lot will remain

unchanged.

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

369-15-Z Zoning District: RM-5 Ward: 46

Applicant: Sunnyside Property Holdings, LLC

Owner: same as applicant

Premises Affected: 828-38 West Sunnyside Avenue

Subject: Application for a variation to reduce the front setback from 18.27' to 0' for

a proposed driveway to allow for access to trash receptacle storage area for a multi-unit, residential building lacking access to an improved alley.

Continued until March 18, 2016 at 2:00 PM.

371-15-S Zoning District: C1-5 Ward: 46

Applicant: Flynn Industries, LLC

Owner: Hu's International Group, Corp.

Premises Affected: 4830 North Broadway

Subject: Application for a special use to establish an amusement arcade accessory

to a proposed tavern.

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

431-15-S Zoning District: B3-2 Ward: 45

Applicant: Gateway Montessori School

Owner: Chicago Title and Trust, No.: 8002352271

Premises Affected: 4041-49 North Pulaski Road

Subject: Application for a special use to establish an elementary school.

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

Motion to move into closed session pursuant to: (1) Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session; and (2) pursuant to Section 2(c)(21) of the Open Meetings Act for the Board's semi-annual review of its closed session minutes made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Flores, O'Grady, Sercye and Toia. Meeting went into closed session at 9:00 PM.

Motion to return to open session for voting made by Chairman. Second by Sercye. Motion carried 5-0; yeas – Swain, Flores, O'Grady Sercye and Toia. Meeting returned to open session at 9:45 PM.

The Chairman announced that in closed session, the Board had reviewed the Board's closed session minutes and had determined that the need for confidentiality still existed for all closed minutes.

Motion to approve a written resolution containing findings of fact consistent with the vote of the Board for Rosecrance, Inc.'s application for special use to establish a transitional residence for up to 30 individuals with medical offices located on the ground floor and five, rear, surface parking spaces at 3701 North Ashland & 1556 West Waveland Avenues (Cal. No. 412-15-S) made by the Chairman. Second by O'Grady. Motion carried 5-0; yeas – Swain, Flores, O'Grady, Sercye and Toia.

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

Motion to adjourn made by the Chairman. Second by Toia. Motion carried 5-0; yeas – Swain, Flores, O'Grady, Sercye and Toia. Meeting adjourned at 9:58 PM.