Present: Swain, McCabe-Miele, Toia, Santiago
Absent: Healey

274-12-Z        ZONING DISTRICT: B3-2   WARD: 44
APPLICANT: Newell Homes, Inc.
PREMISES AFFECTED: 3764 N. Clark Street
SUBJECT: Application for a variation to reduce the required front yard setback from 6.1' to zero, reduce the total side yard combination from 9.8', with neither less than 3.9' to 6.1' with 3-1/2' on each side for a proposed four-story six dwelling unit building with basement and rooftop stair enclosure.
Yes 4-0

275-12-S        ZONING DISTRICT: B3-2   WARD: 44
APPLICANT: Newell Homes, Inc.
OWNER: The Daniel A. Wagner Living Trust, dated Oct 14, 2002
PREMISES AFFECTED: 3764 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed four-story six dwelling unit building with basement and rooftop stair enclosure.
Yes 4-0

276-12-S        ZONING DISTRICT: B3-5   WARD: 48
APPLICANT: McDonald's Corporation
OWNER: Chicago Title Land Trust Company Trust #38711
PREMISES AFFECTED: 5130 N. Sheridan Road
SUBJECT: Application for a special use to permit the expansion of a drive-through facility with two order stations and a one-story addition to an existing restaurant.
Yes 3-0 (Toia Recusal)

277-12-S        ZONING DISTRICT: B3-3   WARD: 32
APPLICANT: NRG Clybourn Wrightwood, LLC
OWNER: Same
PREMISES AFFECTED: 2564-2586 N. Clybourn Avenue
SUBJECT: Application for a special use to permit the establishment of a one-story bank with a four lane drive-through facility.
Yes 4-0

278-12-Z        ZONING DISTRICT: RS-3   WARD: 32
APPLICANT: Richard Ashbeck
OWNER: Same
PREMISES AFFECTED: 1219 W. Montana Street
SUBJECT: Application for a variation to exceed the maximum height by not more than 10% to 33',
to exceed the existing floor area by not more than 15% with 260 sq. ft. addition, reduce the required west side yard setback from 2.4' to .87' for a 4th floor dormer addition and reduce the total side yard combination from 6', with neither less than 2.4', to 5.2' for a proposed rear open porch enclosure to an existing four-story three dwelling unit building.

Continuance – 10/19 @ 2pm

279-12-Z  ZONING DISTRICT: B2-3  WARD: 35
APPLICANT: Flexhouse, LLC
OWNER: Same
PREMISES AFFECTED: 2801-2815 W. Shakespeare Avenue
SUBJECT: Application for a variation to reduce the required front yard setback (W. Shakespeare Ave.) from 10' to 3.42' for a proposed eight-car garage attached to an existing three-story eight dwelling unit building.

Yes 4-0

280-12-S  ZONING DISTRICT: B1-3  WARD: 47
APPLICANT: 4232-38 N. Western, LLC
OWNER: Same
PREMISES AFFECTED: 4232-38 N. Western Avenue
SUBJECT: Application for a special use to permit the establishment of residential parking on the first floor of a proposed four-story 18 dwelling unit building.

Yes 4-0

281-12-Z  ZONING DISTRICT: B1-3  WARD: 47
APPLICANT: 4232-38 N. Western, LLC
OWNER: Same
PREMISES AFFECTED: 4232-38 N. Western Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to 18' for a proposed four-story 18 dwelling unit building.

Yes 4-0

282-12-S  ZONING DISTRICT: B3-2  WARD: 15
APPLICANT: Clifton Dean
OWNER: Same
PREMISES AFFECTED: 6159 S. Ashland Avenue
SUBJECT: Application for a special use to permit the establishment of a hair and nail salon.

Yes 4-0

283-12-S  ZONING DISTRICT: B3-2  WARD: 49
APPLICANT: LVL Enterprise Corp.
OWNER: 7551 N. Ridge LLC
PREMISES AFFECTED: 2135 W. Howard Street
SUBJECT: Application for a special use to permit the establishment of a beauty/nail salon.

Continuance – 9/21 @ 2pm
284-12-S  ZONING DISTRICT: B1-1  WARD: 36
APPLICANT: Maria D. Olaguez
OWNER: Same
PREMISES AFFECTED: 6970 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

285-12-S  ZONING DISTRICT: B1-3  WARD: 35
APPLICANT: Penny Lane Studios, LLC
OWNER: VPRE Real Holdings, LLC
PREMISES AFFECTED: 2658 N. Sawyer Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Withdrawal

286-12-S  ZONING DISTRICT: B3-3  WARD: 28
APPLICANT: Nail Zone, LLC
OWNER: West Madison Properties
PREMISES AFFECTED: 3900 W. Madison Street
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Yes 4-0

287-12-S  ZONING DISTRICT: B3-1  WARD: 30
APPLICANT: Shagufta Parveen
OWNER: Dan Khouri
PREMISES AFFECTED: 3101 W. Irving Park Road, Unit E
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

288-12-S  ZONING DISTRICT: B3-2  WARD: 25
APPLICANT: Chocolate For Your Body Chicago, Inc.
OWNER: Victoria Gardens, LP
PREMISES AFFECTED: 1743 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

Yes 4-0

289-12-Z  ZONING DISTRICT: RS-3  WARD: 16
APPLICANT: Minnie Donner
OWNER: Same
PREMISES AFFECTED: 5931 S. Maplewood Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 37.5’ to zero for a proposed 6’ tall (8’ frame) by 30’ length wood fence with a gate.

Yes 4-0 – Condition: Fence may be no taller than 8’ – Top 2’ must be permeable/not opaque

290-12-Z  ZONING DISTRICT: RS-3  WARD: 35
APPLICANT: North Star Trust # 10-12139
OWNER: Same
PREMISES AFFECTED: 3133 N. Lawndale Avenue
SUBJECT: Application for a variation to exceed the existing floor area by not more than 15% with a 424 sq. ft. attic addition and 3-three story spiral stair with a rear open roof deck to an existing 3-story two dwelling unit building, that has been in existence for over 50 years, being deconverted to a single-family residence.

Yes 3-0 (Swain Absent)

291-12-Z        ZONING DISTRICT: RS-2        WARD: 10
APPLICANT: Reynaldo Suarez
OWNER: Same
PREMISES AFFECTED: 10904 S. Green Bay Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 10.81'; reduce the 4' north side yard setback to 3.22' and the 4' south side yard setback to 2.78' and reduce the total side yard combination from 9' to 6' for a proposed front one-story open porch to a single-family residence.

Yes 4-0

292-12-S        ZONING DISTRICT: B3-1        WARD: 31
APPLICANT: La Caridad Jewelry Inc.
OWNER: Nordarse Family, LLC
PREMISES AFFECTED: 4446-4459 W. Diversey Avenue
SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

Yes 4-0

293-12-Z        ZONING DISTRICT: M1-1        WARD: 1
APPLICANT: 2929 California LLC
OWNER: Same
PREMISES AFFECTED: 2923 N. California Avenue
SUBJECT: Application for a variation to reduce the required 30' rear yard northeast end of the lot to 1.5' and reduce the southeast end of the lot (N. Fairfield Ave.) from 20' to 6.58' for a proposed three-story medical building.

Yes 3-0 (McCabe-Miele Absent)

294-12-S        ZONING DISTRICT: M1-2        WARD: 27
APPLICANT: USA BUILD LLC
OWNER: Same
PREMISES AFFECTED: 847 N. Larrabee Street
SUBJECT: Application for a special use to permit the establishment of a non-accessory parking lot.

Continuance – 9/21 @ 2pm

295-12-S        ZONING DISTRICT: B3-3        WARD: 43
APPLICANT: DePaul University
OWNER: Ann & Robert H. Lurie Children's Hospital of Chicago
PREMISES AFFECTED: 2316 N. Lincoln Avenue
SUBJECT: Application for a special use to permit the establishment of 46 off-site accessory
parking spaces within an existing 850-space parking garage to serve an office and classroom building located at 759 W. Belden Avenue.

Yes 4-0

296-12-S ZONING DISTRICT: M1-1 WARD: 31
APPLICANT: Wendy's Old Fashioned Hamburgers
OWNER: Belmont 2006, LLC
PREMISES AFFECTED: 4140 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility for a proposed one-story restaurant.

Yes 3-0 (Toia Recusal)

297-12-S ZONING DISTRICT: B3-1 WARD: 38
APPLICANT: Wendy's Old Fashioned Hamburgers
OWNER: MGMC Properties, LLC
PREMISES AFFECTED: 3943 N. Harlem Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility for a proposed one-story restaurant.

Yes 3-0 (Toia Recusal)

298-12-S ZONING DISTRICT: RS-3 WARD: 34
APPLICANT: Prentice Earl
OWNER: Same
PREMISES AFFECTED: 255 W. 112th Place
SUBJECT: Application for a special use to permit the establishment of a transitional residence.

Yes 4-0 – Condition: Limit residents to those with linkage agreement referrals – No walk-in residents

299-12-Z ZONING DISTRICT: RS-3 WARD: 47
APPLICANT: Westford Development LLC
OWNER: Same
PREMISES AFFECTED: 2217 W. Cullom Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 17.7' to 12' for a proposed two-story single-family residence with basement and detached garage with rooftop deck.

Yes 4-0 – Revised setback to 13’ at hearing

2:00 PM

300-12-S ZONING DISTRICT: B3-5 WARD: 48
APPLICANT: UBBAR, LLC
OWNER: Broadway Clark Building Corp. c/o Josh Grossman
PREMISES AFFECTED: 4717-4759 N. Clifton Avenue
SUBJECT: Application for a special use to permit the establishment of a 14-space required accessory off-site parking lot to serve a banquet hall/special events facility located at 4713 N. Broadway.

Yes 4-0
301-12-S  ZONING DISTRICT: RS-3  WARD: 16
APPLICANT: Catholic Charities of the Archdiocese of Chicago
OWNER: Catholic Bishop of Chicago, a corporation sole
PREMISES AFFECTED: 6200-6232 S. Sangamon Street
SUBJECT: Application for a special use to permit the establishment of a transitional shelter.
Yes 4-0

302-12-S  ZONING DISTRICT: B1-2  WARD: 10
APPLICANT: Kreative Kidz Academy, Inc.
OWNER: Suite Living Development
PREMISES AFFECTED: 8942 S. Commercial Avenue
SUBJECT: Application for a special use to permit the establishment of 2-space required accessory parking lot to serve a day care center located at 8912 S. Commercial Ave.
Withdrawal

303-12-S  ZONING DISTRICT: B3-1  WARD: 18
APPLICANT: Cash America, Inc. of Illinois DBA Cash America Jewelry and Loan of Chicago
OWNER: 7900 S. Western Building, LLC
PREMISES AFFECTED: 7900 S. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.
Continuance - 10/19 @ 2pm

304-12-S  ZONING DISTRICT: B3-1/B3-5  WARD: 2
APPLICANT: Prologue, Inc.
OWNER: Same
PREMISES AFFECTED: 3232 S. Dr. Martin Luther King Drive
SUBJECT: Application for a special use to permit the establishment of a school within an existing two-story building.
Continuance – 10/19 @ 2pm

305-12-S  ZONING DISTRICT: M2-3  WARD: 3
APPLICANT: Behrooz Moradi
PREMISES AFFECTED: 148 W. 43rd Street
OWNER: Behrooz Moradi
SUBJECT: Application for a special use to permit the establishment of an outdoor sports and recreation facility (paint ball venue).
Continuance – 10/19 @ 2pm

306-12-Z  ZONING DISTRICT: B2-3  WARD: 25
APPLICANT: Mario & Maria DiPaolo
OWNER: Same
PREMISES AFFECTED: 922 S. Carpenter Street
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 10' for a proposed required accessory off-site parking lot to serve an existing three-story mixed used building located at 1068-72 W. Taylor St.
307-12-S  ZONING DISTRICT: RS-3       WARD: 15
APPLICANT: Public Building Commission
OWNER: Public Building Commission/City of Chicago
PREMISES AFFECTED: 5624-28 S. Wolcott Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed non-required accessory off-site parking lot to serve an existing school located at 5650 S. Wolcott Ave.

308-12-Z  ZONING DISTRICT: RS-3       WARD: 15
APPLICANT: Public Building Commission
OWNER: Public Building Commission/City of Chicago
PREMISES AFFECTED: 5624-5628 S. Wolcott Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 8' for a proposed non-required accessory off-site parking lot to serve an existing school located at 5650 S. Wolcott Ave.

309-12-Z  ZONING DISTRICT: RS-2       WARD: 36
APPLICANT: Mary A. Leyland
OWNER: Same
PREMISES AFFECTED: 3520 N. Rutherford Avenue
SUBJECT: Application for a variation to reduce the required south side yard setback from 4' to zero (north side yard at 2.97') and reduce the total side yard combination from 9' to 2.97' for a 9' height x 59.77 linear feet fence.

Dismissal

310-12-S  ZONING DISTRICT: DX-16       WARD: 42
APPLICANT: Chicago Gold Buyer and Loan Inc. DBA Wedding Bands & Company
OWNER: TBG State Street LLC
PREMISES AFFECTED: 2 N. Wabash Avenue
SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

311-12-S  ZONING DISTRICT: C1-1       WARD: 37
APPLICANT: TTD Jewelry and Loan, LLC
OWNER: Grand Laramie Building, LLC
PREMISES AFFECTED: 5200 W. Grand Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

312-12-A  ZONING DISTRICT: B3-2       WARD: 50
APPLICANT: Outdoor Impact Inc.
OWNER: Hasan S. Syed
PREMISES AFFECTED: 2719-21 W. Devon Avenue  
SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit a 300 sq. ft./15’ height off-premise/advertising sign on a pedestrian street, within a 100’ of a residential district and exceeding the maximum total sign area in a B3 zoned district.

Continuance – 10/19 @ 2pm

313-12-A  
ZONING DISTRICT: B3-2  
WARD: 44

APPLICANT: Outdoor Impact Inc.
OWNER: Rivera Quinones Ortiz Partnership
PREMISES AFFECTED: 3333-35 N. Clark Street
SUBJECT: Application for an appeal from the decision of the Zoning Administrator to not permit a 504 sq. ft./24’ height off-premise/advertising sign within a 100’ of a residential district and exceeding the maximum total sign area in a B3 zoned district.

Continuance – 9/21 @ 2pm

CONTINUANCES

254-12-S  
ZONING DISTRICT: M2-3  
WARD: 14

APPLICANT: 3939 JAM Ventures, LLC
OWNER: E 3939, LLC
PREMISES AFFECTED: 3939 S. Karlov Avenue
SUBJECT: Application for a special use to permit the establishment of an adult entertainment cabaret.

Withdrawal

192-12-Z  
ZONING DISTRICT: B2-3  
WARD: 25

APPLICANT: Mario & Maria DiPaolo
OWNER: Same
PREMISES AFFECTED: 1068-72 W. Taylor Street
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to zero for two rear one-story additions to an existing three-story mixed-use building.

Yes 4-0

193-12-S  
ZONING DISTRICT: RT-4  
WARD: 25

APPLICANT: Mario & Maria DiPaolo
OWNER: Same
PREMISES AFFECTED: 922 S. Carpenter Street
SUBJECT: Application for a special use to permit the establishment of a required accessory off-site parking lot to serve an existing three-story mixed-use building located at 1068-72 W. Taylor Street.

Yes 4-0

196-12-S  
ZONING DISTRICT: B3-2  
WARD: 8

APPLICANT: EZ Pawn Illinois, Inc.
OWNER: Chicago Title Land Trust Company
PREMISES AFFECTED: 8515 S. Cottage Grove Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.
No 2-2 (Swain, Toia – Yes/McCabe-Miele, Santiago – No)

203-12-S  ZONING DISTRICT: B3-5  WARD: 25
APPLICANT: William Barbaro
OWNER: Applicant as beneficiary of North Star Trust # LB10-1897
PREMISES AFFECTED: 251-69 W. Cermak Road/2207-09 S. Princeton Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed 81-room hotel and retail building.

Yes 4-0

204-12-Z  ZONING DISTRICT: B3-5  WARD: 25
APPLICANT: William Barbaro
OWNER: Applicant as beneficiary of North Star Trust # LB10-1897
PREMISES AFFECTED: 251-69 W. Cermak Road/2207-09 S. Princeton Avenue
SUBJECT: Application for a variation to waive one required loading berth for a proposed 81-room hotel and retail building.

Withdrawal

219-12-Z  ZONING DISTRICT: RS-3  WARD: 35
APPLICANT: Martin Cameron
OWNER: Same
PREMISES AFFECTED: 3039 N. Christiana Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 5'-5" for a proposed front three-story porch to an existing 2 ½-story three-dwelling unit building.

Continuance – 10/19 @ 2pm

226-12-S  ZONING DISTRICT: M2-2  WARD: 17
APPLICANT: South Chicago Iron and Metal
OWNER: Summa Resources, Ltd.
PREMISES AFFECTED: 1313 W. 74th Street
SUBJECT: Application for a special use to permit the establishment of a Class IVA recycling facility.

Yes 4-0 – Condition: Repair front wall and fence – Paint front wall one uniform color

247-12-S  ZONING DISTRICT: B3-3  WARD: 3
APPLICANT: Donald Walker
OWNER: Hayward Smith
PREMISES AFFECTED: 122 E. 47th Street
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

263-12-S  ZONING DISTRICT: B3-1  WARD: 25
APPLICANT: James Andersen
OWNER: Same
PREMISES AFFECTED: 2317 S. Leavitt Street
SUBJECT: Application for a special use to permit the expansion of an existing two-story single-family residence for two proposed rear one-story additions and a rear second floor addition.

Yes 4-0