271-13-S  ZONING DISTRICT: M3-3  WARD: 32
APPLICANT: Jarla, LLC (Katriina McGuire, 312-345-5700 or kmcguire@sbbklaw.com)
OWNER: same
PREMISES AFFECTED: 1823-55 W. Webster Ave.
SUBJECT: Application for a special use to establish a proposed 762-person, two-story, sports and recreation facility.
- Approved 4-0

272-13-Z  ZONING DISTRICT: M3-3  WARD: 32
APPLICANT: Jarla, LLC
OWNER: same
PREMISES AFFECTED: 1823-55 W. Webster Ave.
SUBJECT: Application for a variation to reduce the on-site parking from 76 to 69 spaces to serve a proposed 762-person, two-story, sports and recreation facility.
- Approved 4-0

273-13-S  ZONING DISTRICT: M3-3  WARD: 32
APPLICANT: Jarla, LLC
OWNER: same
PREMISES AFFECTED: 1819 W. Webster Ave.
SUBJECT: Application for a special use to establish a 14-space, accessory, off-site parking lot to serve a proposed 762-person, two-story, sports and recreation facility located at 1823-55 W. Webster Ave.
- Approved 4-0

274-13-S  ZONING DISTRICT: M3-3  WARD: 32
APPLICANT: Jarla, LLC
OWNER: same
PREMISES AFFECTED: 2134 N. Wood St.
SUBJECT: Application for a special use to establish a 30-space, accessory, off-site parking lot to serve a proposed 762-person, two-story, sports and recreation facility located at 1823-55 W. Webster Ave.
- Approved 4-0

275-13-S  ZONING DISTRICT: B3-5  WARD: 1
APPLICANT: Eddie McBrearty (John Pikarski, 312-782-9351 or jpiikarski@gordonpikarski.com)
OWNER: same
PREMISES AFFECTED: 1615 W. Grand Ave.
SUBJECT: Application for a special use to establish a residential use below the second floor for a proposed six-story, eight dwelling unit building with a rear roof deck, three-level rear balconies and an attached garage.
- Continued to October
276-13-Z  
**ZONING DISTRICT:** B3-5  
**WARD:** 1  
**APPLICANT:** Eddie McBrearty  
**OWNER:** same  
**PREMISES AFFECTED:** 1615 W. Grand Ave.  
**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to 13', for a proposed six-story, eight dwelling unit building with a rear roof deck, three-level rear balconies and an attached garage.  
- **Continued to October**

277-13-S  
**ZONING DISTRICT:** B1-3  
**WARD:** 33  
**APPLICANT:** Martin Homes, Inc. (Mark Kupiec, 312-541-1878 or mkupiecd@aol.com)  
**OWNER:** WB Pad Holdings 1 LLC  
**PREMISES AFFECTED:** 2746 W. Belmont Ave.  
**SUBJECT:** Application for a special use to establish a residential use below the second floor for a proposed three-story, three dwelling unit building with a detached garage.  
- **Approved 4-0**

278-13-Z  
**ZONING DISTRICT:** B1-3  
**WARD:** 33  
**APPLICANT:** Martin Homes, Inc.  
**OWNER:** WB Pad Holdings 1 LLC  
**PREMISES AFFECTED:** 2746 W. Belmont Ave.  
**SUBJECT:** Application for a variation to increase the area occupied by an accessory building in a 30' rear yard setback by not more than 10% for a proposed detached garage.  
- **Withdrawn**

279-13-S  
**ZONING DISTRICT:** C3-5  
**WARD:** 2  
**APPLICANT:** Fremont Hotel Partners, LLC (Andrew Scott, 312-627-8325 or apscott@dykema.com)  
**OWNER:** same  
**PREMISES AFFECTED:** 1523 N. Fremont St.  
**SUBJECT:** Application for a special use to establish a six-story, 156-room hotel with ground floor retail space and 54 below-grade parking spaces.  
- **Continued to September**

280-13-S  
**ZONING DISTRICT:** B3-2  
**WARD:** 44  
**APPLICANT:** Mohammed A. Raza (Barry Ash, 312-346-1390 or barryash@aflaw.com)  
**OWNER:** Barbara & Ersin Oral  
**PREMISES AFFECTED:** 2956 N. Clark St.  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.  
- **Withdrawn**

281-13-S  
**ZONING DISTRICT:** B3-2  
**WARD:** 11  
**APPLICANT:** Gail Head, DBA Brittany Maxfield Lifestyle Spa (Felecia Frazier, 708-424-5678 or attyfrazier@aol.com)  
**OWNER:** Oscar Serna  
**PREMISES AFFECTED:** 3505 S. Halsted St.  
**SUBJECT:** Application for a special use to permit the establishment of beauty a salon.  
- **Continued to September**
282-13-S  ZONING DISTRICT: B3-1  WARD: 19
APPLICANT: Nicole Marie Rafalin (773-851-9804 or raf564@hotmail.com)
OWNER: Frank Vita
PREMISES AFFECTED: 3453 W. 111th St.
SUBJECT: Application for a special use to permit the establishment of a hair salon.
  • Approved 4-0

283-13-S  ZONING DISTRICT: B1-1  WARD: 21
APPLICANT: Jammie Jones-Anderson, DBA Eimaj Salon (773-220-9491 or jamstylist29@yahoo.com)
OWNER: same
PREMISES AFFECTED: 8214 S. Ashland Ave.
SUBJECT: Application for a special use to permit the establishment of a beauty and hair salon.
  • Continued to September

284-13-Z  ZONING DISTRICT: RS-2  WARD: 50
APPLICANT: Jeffrey and Sara Webster (Sara Barnes, 312-782-1983 or sara@sambankslaw.com)
OWNER: same
PREMISES AFFECTED: 6106-10 N. Monticello Ave.
SUBJECT: Application for a variation to reduce the required total side yard combination from 18' to 5.9'
(north side yard 3.07' and south side yard 2.83') for a proposed one-story addition to an existing two-story
single-family residence.
  • Approved 4-0

285-13-Z  ZONING DISTRICT: B3-2  WARD: 32
APPLICANT: 2040-42 N. Damen, LLC (Jessica Schramm, 312-346-7500 or jschramm@thompsoncoburn.com)
OWNER: same
PREMISES AFFECTED: 2040-42 N. Damen Ave.
SUBJECT: Application for a variation to reduce the required minimum lot area from 1,000 sq. ft. to 960
sq. ft. per dwelling unit and reduce the rear yard setback from 30' to 18' for a proposed four-story, five
dwelling unit building with an attached garage.
  • Rear yard reduction approved 4-0
  • MLA reduction denied 0-4

286-13-Z  ZONING DISTRICT: RS-3  WARD: 34
APPLICANT: Roseland Community “Good News” Day Care (Lewis Powell, 312-987-9737 or lwp_law@yahoo.com)
OWNER: same
PREMISES AFFECTED: 218 W. 113th St.
SUBJECT: Application for a variation to reduce the required front yard setback from the average to 20';
to reduce the total side yard combination from 12' to 7.75' (west side yard 5' and east side yard 2.75'); and,
to reduce the rear yard setback from 37.5' to 24.17' for a proposed one-story day care.
  • Approved 4-0
APPLICANT: Greg and Megan Sleight (Chris Leach, 312-565-8402 or cleach@scrattorneys.com)
OWNER: same
PREMISES AFFECTED: 67 E. Bellevue Pl.
SUBJECT: Application for a variation to reduce the required rear yard setback from 28.10' to 0.73' for a proposed rear four-story addition with a garage connected to an existing four-story single-family residence.
   • Approved 4-0

APPLICANT: 1606 West Madison Land LLC (Tom Moore, 312-251-1500 or email@andersonmoorelaw.com)
OWNER: same
PREMISES AFFECTED: 1600-10 W. Madison St./2-12 N. Ashland Ave.
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to 5.12’ for a proposed four-story, 30 dwelling unit building with ground floor retail and three levels of five open balconies in rear yard.
   • Approved 4-0

APPLICANT: Goralka, Inc., DBA Studio 51 (Mark Kupiec, 312-541-1878 or mkupiecjd@aol.com)
OWNER: LaSalle Bank NA ATUT #132789
PREMISES AFFECTED: 2524 W. 51st St.
SUBJECT: Application for a variation to establish a public place of amusement within 125' of an RS-3 district.
   • Approved 4-0

APPLICANT: Panoptic Taris Development, LLC series 1-Ohio (Nick Ftikas, 312-782-1983 or nick@sambankslaw.com)
OWNER: same
PREMISES AFFECTED: 2442 W. Ohio St.
SUBJECT: Application for a variation to reduce the required minimum west side yard setback from 2' to 2" and the total side yard combination from 4'8" to 3'2" for a proposed two-story single-family residence.
   • Denied 0-4

APPLICANT: Panoptic Taris Development, LLC series 1-Ohio
OWNER: same
PREMISES AFFECTED: 2444 W. Ohio St.
SUBJECT: Application for a variation to reduce the required minimum west side yard setback from 2' to 2" and the total side yard combination from 4'8" to 3'2" for a proposed two-story single-family residence.
   • Denied 0-4
APPLICANT: Panoptic Taris Development, LLC series 1-Ohio
OWNER: same
PREMISES AFFECTED: 2446 W. Ohio St.
SUBJECT: Application for a variation to reduce the required minimum west side yard setback from 2' to 2" and the total side yard combination from 4'8" to 3'2" for a proposed two-story single-family residence.
  • Denied 0-4

APPLICANT: John Morgan (John Pikarski, 312-782-9351 or jpikarski@gordonpikarski.com)
OWNER: same
PREMISES AFFECTED: 1876 N. Burling St.
SUBJECT: Application for a variation to reduce the required rear yard setback from 36.54' to 27.87'; to reduce the south side setback from 2' to 1'8 3/8"; to reduce the north side setback from 2' to 1'8 3/8"; and, to reduce the total side yard combination from 5' to 3'1 3/4"; for a proposed three-story single-family residence.
  • Approved 4-0

APPLICANT: Charles Costa (Mark Kupiec, 312-541-1878 or mkupiecj@aol.com)
OWNER: same
PREMISES AFFECTED: 1930 N. Winchester Ave.
SUBJECT: Application for a variation to reduce the required total side yard combination from 4.8' to 3.06' for a proposed two-story rear addition to an existing three-story, two dwelling unit building.
  • Approved 4-0

APPLICANT: 1400-12 Chicago, LLC (Nick Ftikas, 312-782-1983 or nick@sambankslaw.com)
OWNER: same
PREMISES AFFECTED: 1408 W. Chicago Ave.
SUBJECT: Application for a variation to reduce the required minimum lot area of 3,000 sq. ft. to 2,700 sq. ft. for a proposed four-story, three dwelling unit building with ground floor retail.
  • Approved 4-0 with condition that garage be pushed 3’ back from alley southern ROW

APPLICANT: 1400-12 Chicago, LLC
OWNER: MRR 1400 Chicago, LLC
PREMISES AFFECTED: 1412 W. Chicago Ave.
SUBJECT: Application for a variation to reduce the required minimum lot area of 3,000 sq. ft. to 2,700 sq. ft. for a proposed four-story three dwelling unit building with ground floor retail.
  • Approved 4-0 with condition that garage be pushed 3’ back from alley southern ROW
CONTINUANCE

197-13-S  ZONING DISTRICT: B3-1  WARD: 13
APPLICANT: Checkers Drive Through Restaurants, Inc. (Lawrence Lusk, 312-327-3409 or llusk@mbflegal.com)
OWNER: MB Financial Bank, N.A.
PREMISES AFFECTED: 6401 W. Archer Ave.
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility for a proposed restaurant.
  • Continued to September

2:00 P.M.

297-13-S  ZONING DISTRICT: M1-2  WARD: 32
APPLICANT: Douvris, LLC DBA Beef Shack (Nick Ftikas, 312-782-1983 or nick@sambankslaw.com)
OWNER: Kolmar Goldstein Family LP
PREMISES AFFECTED: 2646 N. Jones St./2601-15 N. Western Ave.
SUBJECT: Application for a special use to establish a one-lane, drive-through facility for a proposed restaurant.
  • Continued to October

298-13-S  ZONING DISTRICT: B1-2  WARD: 10
APPLICANT: Gemstone Jewelers Inc. (Tom Moore, 312-251-1500 or email@andersonmoorelaw.com)
OWNER: Raul Correa
PREMISES AFFECTED: 8948 S. Commercial Ave.
SUBJECT: Application for a special use to establish a valuable objects dealer.
  • Approved 4-0

299-13-S  ZONING DISTRICT: B3-2  WARD: 1
APPLICANT: Jeremy Vallandigham, DBA True Blue Tattoo (773-297-1311 or chicagotruebluetattoo@gmail.com)
OWNER: Lam Le
PREMISES AFFECTED: 2523 W. North Ave.
SUBJECT: Application for a special use to establish a tattoo shop.
  • Approved 4-0

300-13-S  ZONING DISTRICT: C2-3  WARD: 46
APPLICANT: Buckeye Check Cashing of IL, LLC, DBA First Cash Advance (Nick Ftikas, 312-782-1983 or nick@sambankslaw.com)
OWNER: American-Asia Inc.
PREMISES AFFECTED: 4853 N. Broadway
SUBJECT: Application for a special use to establish a pay day loan facility.
  • Approved 4-0
301-13-S  ZONING DISTRICT: B3-2  WARD: 26
APPLICANT: Roberta Nowakowski Inc. (Tom Moore, 312-251-1500 or email@andersonmoorelaw.com)
OWNER: 948 N. Western LLC
PREMISES AFFECTED: 948 N. Western Ave.
SUBJECT: Application for a special use to establish an outdoor patio for an existing tavern.
  • Approved 4-0

302-13-S  ZONING DISTRICT: RT-4  WARD: 8
APPLICANT: Featherfist Development Corp., Melanie G. Anewishki (Melanie Anewishki (773-721-7088 or manewishki@aol.com)
OWNER: same
PREMISES AFFECTED: 7256 S. Blackstone Ave.
SUBJECT: Application for a special use to establish a transitional residence.
  • Approved 4-0 with condition that housing is for veterans only

303-13-S  ZONING DISTRICT: B3-2  WARD: 47
APPLICANT: AmeriPawn Chicago, LLC (Nick Ftikas, 312-782-1983 or nick@sambankslaw.com)
OWNER: Ctt Land Trust 98-153
PREMISES AFFECTED: 3615-36 N. Western Ave.
SUBJECT: Application for a special use to establish a pawn shop.
  • Approved 4-0

304-13-S  ZONING DISTRICT: B3-2  WARD: 39
APPLICANT: Northbrook Bank & Trust DBA First Chicago Bank & Trust (Amy Kurson, 312-332-0055 or akurson@rkchicago.com)
OWNER: Northbrook Bank & Trust
PREMISES AFFECTED: 4343 N. Elston Ave.
SUBJECT: Application for a special to establish a three-lane, drive-through facility for a proposed one-story bank.
  • Approved 4-0

313-13-A  ZONING DISTRICT: C1-3  WARD: 27
APPLICANT: Media Communications, Inc., DBA VisualCase Media (Sara Barnes, 312-782-1983 or sara@sambankslaw.com)
OWNER: Michael Weiss
PREMISES AFFECTED: 1436 West Randolph Street
SUBJECT: Application to appeal the decision of the Zoning Administrator in refusing to allow the establishment of an off-premise advertising sign on the subject zoning lot.
  • Continued to October

305-13-S  ZONING DISTRICT: PMD-11A  WARD: 25
APPLICANT: Pure Metal Recycling, LLC (Mark Kupiec, 312-541-1878 or mkupiecjd@aol.com)
OWNER: Sonmentag Family Limited Partnership
PREMISES AFFECTED: 2201-2527 S. Loomis Ave.
SUBJECT: Application for a special use to establish a Class IVB recycling facility.
  • Continued to October
306-13-Z  ZONING DISTRICT: RT-4  WARD: 43
APPLICANT: Adam Milakofsky (Nick Ftikas, 312-782-1983 or nick@sambankslaw.com)
OWNER: same
PREMISES AFFECTED: 1866 N. Halsted St., Unit 3
SUBJECT: Application for a variation to reduce the required front yard setback from 15' to 11.44'; to reduce the south side yard setback from 2' to 0'; and, to reduce the front rooftop setback from the front building wall from 20' to 6.5' for a proposed rooftop stairway enclosure to a proposed open roof deck on an existing three-story building.
• Continued to September

307-13-Z  ZONING DISTRICT: RS-3  WARD: 30
APPLICANT: Emilio N. Garcia (Mark Kupiec, 312-541-1878 or mkupiecjd@aol.com)
OWNER: Emilio Nikolas Garcia and JMF Properties, Inc.
PREMISES AFFECTED: 4641-43 W. Grace St.
SUBJECT: Application for a variation to reduce the required total side yard combination from 5' to 2.65' for the division of an existing lot into two lots with an existing two-story, single family residence to remain at address.
• Approved 4-0

308-13-Z  ZONING DISTRICT: RT-4  WARD: 45
APPLICANT: Westford Development, LLC (Sara Barnes, 312-782-1983 or sara@sambankslaw.com)
OWNER: same
PREMISES AFFECTED: 5512 W. Higgins Ave.
SUBJECT: Application for a variation to reduce the required front yard setback from 15' to 8' and to reduce the rear yard open space from 487.55 sq. ft. to 172 sq. ft. for a proposed three-story building with two detached garages.
• Approved 4-0

309-13-Z  ZONING DISTRICT: DR-3  WARD: 2
APPLICANT: Wes Shepheard (John Pikarski, 312-782-9351 or jpikarski@gordonpikarski.com)
OWNER: same
PREMISES AFFECTED: 77 E. Elm St.
SUBJECT: Application for a variation to reduce the required front yard setback from 13.12' to 0' for a proposed front stair and landing and a below grade entry stair to an existing three-story, three dwelling unit building.
• Approved 4-0

310-13-Z  ZONING DISTRICT: B3-3  WARD: 44
APPLICANT: Sonco Real Estate LLC , 3223 N. Sheffield Series (Warren Silver, 773-832-9550 x 1 or warren@silverlawoffice.com)
OWNER: same
PREMISES AFFECTED: 3223-29 N. Sheffield Ave.
SUBJECT: Application for a variation to reduce the number of loading berths from one to zero for a proposed 21 dwelling unit building with first floor office space.
• Approved 4-0
311-13-Z  ZONING DISTRICT: RM-5  WARD: 4  
APPLICANT: Jarvis T. Sanford (708-269-7669)  
OWNER: same  
PREMISES AFFECTED: 4734 S. Champlain Ave.  
SUBJECT: Application for a variation to reduce the required minimum north side setback from 2' to 0'; to reduce the total side yard combination from 3.75' to 2'; and, to reduce the rear yard setback from 34.94' to 18.42' for a proposed rear two-story addition to an existing two-story single-family residence.  
•   Approved 4-0

312-13-Z  ZONING DISTRICT: RS-3  WARD: 10  
APPLICANT: Edward L. Quinones (Christine Thurston, 708-788-4870 or colonassistant@gmail.com)  
OWNER: same  
PREMISES AFFECTED: 9822 S. Commercial Ave.  
SUBJECT: Application for a variation to reduce the required rear yard setback from 38.78' to 6.58' for a proposed two-story addition to an existing single-family residence.  
•   Approved 4-0

CONTINUANCES

202-13-S  ZONING DISTRICT: PMD 2  WARD: 2  
APPLICANT: OCP Acquisitions, LLC DBA Sudsational (OCP Acquisitions, 847-549-9780 or mbarr@opscap.com)  
OWNER: Operations & Capital Partners, LLC  
PREMISES AFFECTED: 1322 W. North Ave.  
SUBJECT: Application for a special use to permit the establishment of a car wash facility.  
•   Approved 4-0

203-13-S  ZONING DISTRICT: PMD 9  WARD: 28  
APPLICANT: St. Clair Haywood (Sara Barnes, 312-782-1983 or sara@sambankslaw.com)  
OWNER: Louis Winfield  
PREMISES AFFECTED: 4209-11 W. Lake St.  
SUBJECT: Application for a special use to permit the establishment of a car wash facility.  
•   Approved 4-0

204-13-S  ZONING DISTRICT: B3-2  WARD: 40  
APPLICANT: Summit Oil Company, Inc. (Richard Kruse, kruseesq@aol.com)  
OWNER: Cal-Pete Mobil Service, Inc.  
PREMISES AFFECTED: 2758 W. Peterson Ave.  
SUBJECT: Application for a special use to permit the establishment of a gas station.  
•   Approved 4-0

205-13-Z  ZONING DISTRICT: B3-2  WARD: 40  
APPLICANT: Summit Oil Company, Inc.  
OWNER: Cal-Pete Mobil Service, Inc.  
PREMISES AFFECTED: 2758 W. Peterson Ave.  
SUBJECT: Application for a variation from the minimum 20,000 sq. ft. lot area for a proposed gas station provided it has a least 10,000 sq. ft. of lot area (proposed station has 12,045 sq. ft.)  
•   Approved 4-0
218-13-S  ZONING DISTRICT: DR-3  WARD: 2
APPLICANT: 24 West Chestnut, LLC (Tom Moore, 312-251-1500 or email@andersonmoorelaw.com)
OWNER: Same
PREMISES AFFECTED: 24 W. Chestnut St.
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.
  • Withdrawn

219-13-S  ZONING DISTRICT: RS-3  WARD: 32
APPLICANT: A Fresh Start Sober Living Environments, Inc. (Sara Barnes, 312-782-1983 or sara@sambankslaw.com)
OWNER: EMZB, LLC
PREMISES AFFECTED: 2334 W. Diversey Ave.
SUBJECT: Application for a special use to permit the establishment of a transitional residence within an existing two-story building.
  • Continued to October

220-13-S  ZONING DISTRICT: RS-3  WARD: 32
APPLICANT: A Fresh Start Sober Living Environments, Inc. (Sara Barnes, 312-782-1983 or sara@sambankslaw.com)
OWNER: Gustavo Montes
PREMISES AFFECTED: 2128 N. Winchester Ave.
SUBJECT: Application for a special use to permit the establishment of a transitional residence within an existing two-story building.
  • Continued to October

221-13-S  ZONING DISTRICT: B3-1  WARD: 38
APPLICANT: Halina Sedelmaier, DBA Whitestock Inc. (Halina Sedelmaier, 773-960-8293 or halina@highwaysolution.com)
OWNER: Same
PREMISES AFFECTED: 8303 W. Irving Park Rd.
SUBJECT: Application for a special use to permit the establishment of an outdoor patio for an existing tavern.
  • Approved 4-0

231-13-S  ZONING DISTRICT: B3-3  WARD: 5
APPLICANT: South Shore Jewelry & Loan, Inc. (Sara Barnes, 312-782-1983 or sara@sambankslaw.com)
OWNER: Dennis S. Kroll
PREMISES AFFECTED: 1861 E. 71st St.
SUBJECT: Application for a special use to permit the establishment of a pawn shop.
  • Continued to October
232-13-S  ZONING DISTRICT: C1-2  WARD: 2
APPLICANT: 1623 Wolcott, LLC, c/o John Searls (Nick Fikas, 312-782-1983 or nick@sambankslaw.com)
OWNER: Same
PREMISES AFFECTED: 1621-23 N. Wolcott Ave.
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story single-family residence with an attached two-car garage.
  • Approved 4-0

244-13-S  ZONING DISTRICT: B1-1  WARD: 17
APPLICANT: Rosaline Laleye, DBA Rose African HB (Rosaline Laleye, 773-858-2171 or rosalalaye@gmail.com)
OWNER: Laflin Inn, LLC
PREMISES AFFECTED: 1505 W. 79th St.
SUBJECT: Application for a special use to permit the establishment of a hair braiding salon.
  • Approved 4-0