

38-13-S **ZONING DISTRICT: B3-1** **WARD: 48**
APPLICANT: Benitta Berke, Trust Number 12-2831-6350
OWNER: Same
PREMISES AFFECTED: 6350-58 N. Broadway
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve a restaurant (coffee shop).

Yes 3-0 (O'Grady – Absent, Toia – Recusal)

39-13-Z **ZONING DISTRICT: RS-3-5** **WARD: 33**
APPLICANT: Gloria Mallasch
OWNER: Same
PREMISES AFFECTED: 4244-48 N. Whipple Street
SUBJECT: Application for a variation to reduce the required south side yard setback from 3' to zero, the north side yard setback from 2' to .8' and reduce the side yard combination from 5' to .8' to allow the subdivision of one zoning lot into two zoning lots for the sale of one lot (4244 N. Whipple) with the existing single-family residence to remain on the lot at 4248 N. Whipple.

Yes 4-0 (O'Grady – Absent)

40-13-S **ZONING DISTRICT: C2-2** **WARD: 28**
APPLICANT: McDonald's Corporation
OWNER: Same
PREMISES AFFECTED: 5015 W. Madison Street
SUBJECT: Application for a special use to permit the establishment of a two-lane drive-through facility to serve a restaurant.

Yes 3-0 (O'Grady – Absent, Toia – Recusal)

41-13-S **ZONING DISTRICT: C1-2** **WARD: 27**
APPLICANT: McDonald's USA, LLC
OWNER: Franchise Realty Investment Trust - IL
PREMISES AFFECTED: 23 N. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a two-lane drive-through facility to serve a restaurant.

Continuance – 3/15 @ 9am

42-13-S **ZONING DISTRICT: B3-2** **WARD: 40**
APPLICANT: McDonald's USA, LLC
OWNER: Same
PREMISES AFFECTED: 3154 W. Foster Avenue
SUBJECT: Application for a special use to permit the establishment of a two-lane drive-through facility to serve a restaurant.

Yes 4-0 (Toia – Recusal)

43-13-S **ZONING DISTRICT: B3-2** **WARD: 8**
APPLICANT: Anthony Henderson
OWNER: Same
PREMISES AFFECTED: 8943 S. Stony Island Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 5-0

44-13-S **ZONING DISTRICT: B3-3** **WARD: 46**
APPLICANT: Shanda Jackson
OWNER: 1014-1032 W. Leland LLC
PREMISES AFFECTED: 1016 W. Leland Avenue
SUBJECT: Application for a special use to permit the establishment of a hair salon.

Yes 5-0

45-13-13 **ZONING DISTRICT: B1-2** **WARD: 32**
APPLICANT: William B Stump Jr.
OWNER: Saccone and Sons Realty
PREMISES AFFECTED: 2154 W. Armitage Avenue
SUBJECT: Application for a special use to permit the establishment of a barber shop.

Yes 5-0

46-13-S **ZONING DISTRICT: B1-1** **WARD: 33**
APPLICANT: Supreme Beauty Parlor LLC
OWNER: 2134 Partners LLC DBA Manor Crossing
PREMISES AFFECTED: 4665 N. Manor Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 5-0

47-13-S **ZONING DISTRICT: B1-1** **WARD: 3**
APPLICANT: Takada Dixon Epps
OWNER: Imad M. Salamah
PREMISES AFFECTED: 221 E. 47th Street
SUBJECT: Application for a special use to permit the establishment of a barber shop.

Continuance – 4/19 @ 2pm

48-13-S **ZONING DISTRICT: B3-2** **WARD: 43**
APPLICANT: Jurie, Inc. DBA Cozy Nails
OWNER: Fenton Booth
PREMISES AFFECTED: 2722 N. Lincoln Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Continuance – 4/19 @ 2pm

49-13-S **ZONING DISTRICT: B3-2** **WARD: 38**
APPLICANT: Katarzyna Jalbrzykowski
OWNER: Oak Park National Bank & Trust ATUT #2997
PREMISES AFFECTED: 7704 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon/massage establishment

Yes 5-0

50-13-S **ZONING DISTRICT: B3-2** **WARD: 38**
APPLICANT: Roman Jonko DBA Art of Healing Spa
OWNER: Irene Petri
PREMISES AFFECTED: 6052 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

Yes 5-0

51-13-S **ZONING DISTRICT: C1-2** **WARD: 20**
APPLICANT: Cash America Inc. of Illinois
OWNER: GlazCo Limited Partnership
PREMISES AFFECTED: 4835 S. Ashland Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Continuance – 3/15 @ 2pm

52-13-S **ZONING DISTRICT: B3-1** **WARD: 14**
APPLICANT: EZPAWN Illinois, Inc.
OWNER: 5724 S. Kedzie, LLC
PREMISES AFFECTED: 5701-17 S. Kedzie Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Yes 5-0 – Condition: Address range for pawn shop is only 5701-17 S. Kedzie

53-13-Z **ZONING DISTRICT: RT-4** **WARD: 47**
APPLICANT: Eric Deister
OWNER: Same
PREMISES AFFECTED: 3922 N. Greenview Avenue
SUBJECT: Application for a variation to reduce the required side yard combination from 5' (with neither less than 2') to 3' with a 1' north and 2' south yard setback and to reduce the front yard setback from 13.86' to 10.92' for a proposed three-story single-family residence with a third floor roof deck and detached garage.

Yes 5-0

54-13-Z **ZONING DISTRICT: RS-2** **WARD: 41**

APPLICANT: Raymond Allen

OWNER: Same

PREMISES AFFECTED: 6000 W. Sherwin Avenue

SUBJECT: Application for a variation to reduce the rear yard setback from the required 24.5' to 10.05', reduce the northwest side yard setback from 7.15' to 4.94' and reduce the side yard combination from 21.46' to 15.61' for a rear one-story addition to an existing single-family residence.

Yes 5-0

55-13-S

ZONING DISTRICT: C1-1

WARD: 1

APPLICANT: New Life Family Services

OWNER: Same

PREMISES AFFECTED: 1734 N. California Avenue

SUBJECT: Application for a special use to permit the establishment of a temporary overnight shelter within an existing two-story building.

Continuance – 3/15 @ 2pm

56-13-Z

ZONING DISTRICT: C1-2

WARD: 20

APPLICANT: JFH Catering, Inc.

OWNER: Peak Properties

PREMISES AFFECTED: 6817-19 S. South Chicago Avenue

SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for an existing banquet hall within 125' of an RS zoning district.

Withdrawal

57-13-Z

ZONING DISTRICT: RT-4

WARD: 43

APPLICANT: Quest Property Management, LLC

OWNER: Same

PREMISES AFFECTED: 2423 N. Seminary Avenue

SUBJECT: Application for a variation to reduce the required front yard setback from 8.19' to 7.5', reduce the rear yard setback from 33.6' to zero, reduce the north and south side yard setback from 2' to zero, reduce the side yard combination from 4.8' to zero and reduce the rear yard open space from 151.45 sq. ft. to zero for a proposed three-story single-family residence with a rear deck and connecting stairs to a rear garage.

Continuance – 3/15 @ 2pm

58-13-S

ZONING DISTRICT: B3-1

WARD: 21

OWNER: Brother Rice High School

PREMISES AFFECTED: 10001 S. Pulaski Road

SUBJECT: Application for a variation for a proposed 104' tall wireless communication facility to exceed the required 75'.

Continuance – 4/19 @ 2pm

407-12-S ZONING DISTRICT: B3-1 WARD: 34

APPLICANT: Akram Musa/ In & Go Mini Mart

OWNER: George Piperas

PREMISES AFFECTED: 10857 S. Halsted Street

SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility for a proposed retail tobacco store within an existing one-story building.

DWP

350-12-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Eric Kozlowski

OWNER: Same

PREMISES AFFECTED: 1253 W. Wrightwood Avenue

SUBJECT: Application for a variation to reduce the required west side yard setback from 2' to 1.17' (east side yard setback at 2.5') and reduce the total side yard combination from 5' to 3.67' for a proposed three-story single-family residence and an attached one-car garage.

Withdrawal

369-12-S ZONING DISTRICT: RM-5 WARD: 28

APPLICANT: Keith & Vincent Williams

OWNER: Same

PREMISES AFFECTED: 301-309 S. Springfield Avenue

SUBJECT: Application for a special use to permit the establishment of a transitional residence.

Withdrawal

04-13-S ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: St. Pius V Parish

OWNER: Dominicans Province of St. Albert the Great

PREMISES AFFECTED: 2020 S. Blue Island Avenue

SUBJECT: Application for a special use to permit the expansion of an existing community center for a second floor addition to an existing two-story building.

Yes 5-0

05-13-Z ZONING DISTRICT: C1-2 WARD: 25

APPLICANT: St. Pius V Parish

OWNER: Dominicans Province of St. Albert and Great
PREMISES AFFECTED: 2020 S. Blue Island Avenue
SUBJECT: Application for a variation to waive one required parking space for the expansion of an existing community center for a second floor addition to an existing two-story building.

Withdrawal

08-13-Z **ZONING DISTRICT: RT-3.5** **WARD: 44**
APPLICANT: Joshua P. Hanna
OWNER: Same
PREMISES AFFECTED: 3623 N. Wayne Street
SUBJECT: Application for a variation to reduce the required south side yard setback from 2' to 1.67' (north side setback to remain at 2') and reduce the total side yard setback combination from 7.2' to 3.67' for a two-story bay window addition and a rear below grade connection to a garage for a two-story single-family residence.

Yes 5-0

25-13-S **ZONING DISTRICT: B3-1** **WARD: 22**
APPLICANT: Vallor, Inc.
OWNER: Chackochan Kizhakkecut
PREMISES AFFECTED: 4247-57 W. 26th Street
SUBJECT: Application for a special use to permit the establishment of a gas station.

Yes 5-0

26-13-Z **ZONING DISTRICT: B3-1** **WARD: 22**
APPLICANT: Vallor, Inc.
OWNER: Chackochan Kizhakkecut
PREMISES AFFECTED: 4247-57 W. 26th Street
SUBJECT: Application for a variation from the minimum 20,000 sq.ft. lot area for a proposed gas station provided it has at least 10,000 sq.ft. of lot area (proposed station has 18,000 sq.ft.)

Yes 5-0

27-13-S **ZONING DISTRICT: RM-5** **WARD: 4**
APPLICANT: Katherine Kania
OWNER: Same
PREMISES AFFECTED: 3610 S. Lake Park Avenue
SUBJECT: Application for a special use to permit the establishment of an accessory non-required off-site parking lot to serve an existing three-story two dwelling unit building located at 3606 S. Lake Park Ave.

Yes 5-0

29-13-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Beer Run LLC

OWNER: JM3 Bosworth LLC

PREMISES AFFECTED: 1652 N. Bosworth Avenue

SUBJECT: Application for a special use to permit the establishment of a liquor store.

No 3-2 (Toia, Martinez-Faye, O'Grady – No/Swain, McCabe-Miele – Yes)

31-13-S

ZONING DISTRICT: B3-1

WARD: 33

APPLICANT: National Pawnshop LLC

OWNER: Teresita Cabal Trust

PREMISES AFFECTED: 3148-3150 W. Irving Park Road

SUBJECT: Application for a special use to permit the expansion of an existing pawn shop and to modify a use condition previously imposed by the Zoning Board of Appeals.

Yes 5-0 (Yes – Remove use restriction)

391-12-Z

ZONING DISTRICT: C1-3

WARD: 33

APPLICANT: Irving Sacramento, Inc.

OWNER: 3000 Irving, LLC

PREMISES AFFECTED: 3000-3004 W. Irving Park Road

SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for an existing tavern located within 125' of an RS zoning district.

Yes 5-0 – Conditions: No live music – Outdoor/sidewalk patio and windows opened onto N. Sacramento must close at 10pm everyday – Outdoor TV's directed away from RS District – All outdoor speakers removed