Present: Swain, McCabe-Miele, Toia, Santiago

9:00 AM
01-13-S  ZONING DISTRICT: C2-3  WARD: 47
APPLICANT: 4858-70 North Clark, LLC
OWNER: Same
PREMISES AFFECTED: 4866 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a four-story ten-room hotel.

Yes 4-0 – Condition: Must be staffed 24/7 until adjacent hotel is open for business

02-13-Z  ZONING DISTRICT: RM-5  WARD: 20
APPLICANT: St. Edmunds Redevelopment Corporation
OWNER: City of Chicago
PREMISES AFFECTED: 227-239 E. 61st Street/6100-24 S. Prairie Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 50' to 5.96' for a three-story twenty-seven dwelling unit building.

Yes 4-0

03-13-Z  ZONING DISTRICT: RM-5  WARD: 20
APPLICANT: St. Edmunds Redevelopment Corporation
OWNER: City of Chicago
PREMISES AFFECTED: 300-314 E. 61st Street/6049-59 S. Prairie Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 39.02' to 21'-7 3/16" for a three-story twelve dwelling unit building.

Yes 4-0

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.

Continuance – 2/15 @ 2pm

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.

Continuance – 2/15 @ 2pm
06-13-Z  ZONING DISTRICT: RM4.5     WARD: 2
APPLICANT: Eddie McBrearty
OWNER: Same
PREMISES AFFECTED: 1461 W. Augusta Boulevard
SUBJECT: Application for a variation to allow a new curb cut to off-street parking for when the public alley access for such parking is prevented by a utility wire which will not allow the required three on-site parking spaces to serve the existing three dwelling unit building.
Yes 4-0

07-13-S  ZONING DISTRICT: C1-1     WARD: 33
APPLICANT: Chicago Title Land Trust Company #1006000323
OWNER: Same
PREMISES AFFECTED: 4015 N. Sawyer Avenue
SUBJECT: Application for a special use to permit the establishment of a required accessory off-site parking lot for a proposed one-story car wash building to be located at 3218 W. Irving Park Rd.
Yes 4-0

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.
Continuance – 2/15 @ 2pm

09-13-S  ZONING DISTRICT: DX-7   WARD: 25
APPLICANT: 1000 W. Van Buren Land, LLC  
OWNER: MB883, LLC
PREMISES AFFECTED: 1000 W. Van Buren Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed four-story twenty-six dwelling unit building.
Yes 4-0

10-13-Z  ZONING DISTRICT: DX-7   WARD: 25
APPLICANT: 1000 W. Van Buren Land, LLC  
OWNER: MB883, LLC
PREMISES AFFECTED: 1000 W. Van Buren Street
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to 15’ for a proposed four-story twenty-six dwelling unit building.
Yes 4-0
11-13-S  ZONING DISTRICT: B1-1  WARD: 21
APPLICANT: All Nations Worship Assembly
OWNER: Same
PREMISES AFFECTED: 8310 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a 110-seat religious assembly.

Continuance – 2/15 @ 9am

12-13-S  ZONING DISTRICT: PMD 4A  WARD: 27
APPLICANT: King Auto Repair & Body Shop Inc.
OWNER: Mohammad Anwar
PREMISES AFFECTED: 2120 W. Lake Street
SUBJECT: Application for a special use to permit the establishment of a Class III motor vehicle repair shop.

Yes 4-0

13-13-S  ZONING DISTRICT: C1-3  WARD: 27
APPLICANT: Chicago Grammar School, LLC
OWNER: 900 Partners, LLC
PREMISES AFFECTED: 900 N. Franklin Street
SUBJECT: Application for a special use to permit the expansion of an existing school to the second floor of an existing eight-story building.

Yes 4-0

14-13-S  ZONING DISTRICT: B3-1  WARD: 37
APPLICANT: Shanita Brown DBA Just Like That Inc.
OWNER: Fargo Corporation
PREMISES AFFECTED: 3951-53 W. Division Street
SUBJECT: Application for a special use to permit the establishment of a barber shop/beauty salon.

Yes 4-0

15-13-S  ZONING DISTRICT: B3-2  WARD: 14
APPLICANT: Rosalinda Quintana
OWNER: Arturo Chavez
PREMISES AFFECTED: 5223 S. Kedzie Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

16-13-S  ZONING DISTRICT: B3-1  WARD: 45
APPLICANT: Cindy Chung
OWNER: Irving-Narragansett Partner
PREMISES AFFECTED: 5203 N. Nagle Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Yes 4-0
17-13-S  
**ZONING DISTRICT:** B3-2  
**WARD:** 37  
**APPLICANT:** Yolonda Taylor DBA Yolanda's Hair It Is  
**OWNER:** Same  
**PREMISES AFFECTED:** 1102 N. Pulaski Road  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.  

Yes 4-0

18-13-S  
**ZONING DISTRICT:** B3-1  
**WARD:** 41  
**APPLICANT:** Laramis Salon & Day Spa  
**OWNER:** Same  
**PREMISES AFFECTED:** 7436 N. Harlem Avenue  
**SUBJECT:** Application for a special use to permit the establishment of massage services within an existing salon.  

Yes 4-0

19-13-S  
**ZONING DISTRICT:** C3-2  
**WARD:** 25  
**APPLICANT:** Life Changers International Church  
**OWNER:** Same  
**PREMISES AFFECTED:** 1337 W. 15th Street  
**SUBJECT:** Application for a special use to permit the establishment of an 870-seat religious assembly including classrooms and offices.  

Yes 4-0

20-13-S  
**ZONING DISTRICT:** PD 896  
**WARD:** 25  
**APPLICANT:** Life Changers International Church  
**OWNER:** Chicago Board of Education  
**PREMISES AFFECTED:** 1326 W. 14th Place  
**SUBJECT:** Application for a special use to permit the establishment of a required off-site parking lot to serve a religious assembly located at 1337 W. 15th Street.  

Yes 4-0

21-13-Z  
**ZONING DISTRICT:** PD 896  
**WARD:** 25  
**APPLICANT:** Life Changers International Church  
**OWNER:** Chicago Board of Education  
**PREMISES AFFECTED:** 1326 W. 14th Place  
**SUBJECT:** Application for a variation to allow for shared parking for a proposed religious assembly located at 1337 W. 15th Street and an existing school located at 1326 W. 14th Street.  

Yes 4-0

22-13-S  
**ZONING DISTRICT:** B3-2  
**WARD:** 30  
**APPLICANT:** EZPAWN Illinois, Inc.  
**OWNER:** Harriet Price  
**PREMISES AFFECTED:** 3318 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.  

Continuance – 3/15 @ 2pm
23-13-S  ZONING DISTRICT: B1-1  WARD: 3
APPLICANT: Inner City Youth and Adult Foundation
OWNER: Same
PREMISES AFFECTED: 4500 S. Michigan Avenue
SUBJECT: Application for a special use to permit the establishment of an existing three-story building.
Continuance – 3/15 @ 2pm

24-13-S  ZONING DISTRICT: B1-1  WARD: 3
APPLICANT: Inner City Youth and Adult Foundation
OWNER: Same
PREMISES AFFECTED: 4500 S. Michigan Avenue
SUBJECT: Application for a special use to permit the establishment of an existing transitional residence within an existing three-story building.
Continuance – 3/15 @ 2pm

25-13-S  ZONING DISTRICT: B3-1  WARD: 22
APPLICANT: Vallor, Inc.
OWNER: Chackochan Kizhakkekut
PREMISES AFFECTED: 4247-57 W. 26th Street
SUBJECT: Application for a special use to permit the establishment of a gas station.
Continuance – 2/15 @ 2pm

26-13-Z  ZONING DISTRICT: B3-1  WARD: 22
APPLICANT: Vallor, Inc.
OWNER: Chackochan Kizhakkekut
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.)
Continuance - 2/15 @ 2pm

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.
Continuance – 2/15 @ 2pm

28-13-Z  ZONING DISTRICT: B3-3  WARD: 1
APPLICANT: CR Realty Advisors, LLC- Receiver
OWNER: Same
PREMISES AFFECTED: 1314 N. Wicker Park Avenue
SUBJECT: Application for a variation to exceed the allowable 50' maximum height to 54'-10" for a fifth floor stair enclosure to an existing four-story four dwelling unit building.
Yes 4-0
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.

Continuance – 2/15 @ 2pm

30-13-S  
ZONING DISTRICT: B3-2  
WARD: 32
APPLICANT: Tribe SC  
OWNER: MRR 1819 W. Belmont LLC  
PREMISES AFFECTED: 1819 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

Yes 4-0 – Address changed to 1819-21 W. Belmont

2:00PM

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.

Continuance – 2/15 @ 2pm

32-13-S  
ZONING DISTRICT: B3-2  
WARD: 22
APPLICANT: The PNC Financial Services Group, Inc.  
OWNER: Broker’s 26th Street, LLC  
PREMISES AFFECTED: 3446-50 W. 26th Street
SUBJECT: Application for a special use to permit the establishment of a proposed bank located within 600 ft. of a similar use on a pedestrian street.

Withdrawal

33-13-Z  
ZONING DISTRICT: RM-6.5  
WARD: 5
APPLICANT: Irving Waxman  
OWNER: Same  
PREMISES AFFECTED: 1716 E. 54th Street, Unit O
SUBJECT: Application for a variation to reduce the required north end wall from 3’ to zero and reduce the west rear wall from 4’ to zero for a second and third floor addition to an existing 43 townhome dwelling unit building.

Continuance – 2/15 @ 9am

34-13-Z  
ZONING DISTRICT: C1-1  
WARD: 30
APPLICANT: 3394 N. Milwaukee Inc. DBA Livewire  
OWNER: Teresa Giannini and Michael Fazio  
PREMISES AFFECTED: 3394 N. Milwaukee Avenue
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license located within 125’ of an RS zoning district.
Continuance – 3/15 @ 2pm
35-13-S  ZONING DISTRICT: M1-2  WARD: 41
APPLICANT: Chicago Style Fitness, Inc. S-Corp
OWNER: Highland Avondale Prop.
PREMISES AFFECTED: 6323-6327 N. Avondale Avenue
SUBJECT: Application for a special use to permit the establishment of a sports and recreation facility within an existing two-story building.

Yes 4-0

36-13-S  ZONING DISTRICT: B3-2  WARD: 45
APPLICANT: Staff Force, Inc.
OWNER: Parkway Bank & Trust Co.
PREMISES AFFECTED: 4122-4128 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a day labor facility within an existing one-story building.

Yes 4-0

CONTINUANCES

249-12-S  ZONING DISTRICT: DX-12  WARD: 2
APPLICANT: East Eighth Street Associates, LLC
OWNER: Same
PREMISES AFFECTED: 2 East 8th Street
SUBJECT: Application for a special use to permit the establishment of a 204-space non-accessory parking lot (existing parking garage in a mixed-use building).

Yes 4-0 – Condition: 20 parking spaces must be marked and reserved for residents

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 zoning district.

Continuance – 2/15 @ 9am

318-12-Z  ZONING DISTRICT: RT-4  WARD: 1
APPLICANT: 1324 N. Moorman, Inc.
OWNER: Same
PREMISES AFFECTED: 1320 N. Moorman Street
SUBJECT: Application for a variation to reduce the required 11.7' front yard setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the north and south setbacks from 5' to 3' for a proposed two-story single-family residence.

Yes 4-0
319-12-Z  
**ZONING DISTRICT:** RT-4  
**WARD:** 1  
**APPLICANT:** 1324 N. Moorman Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 1324 N. Moorman Street  
**SUBJECT:** Application for a variation to reduce the required 7.63' front setbacks on a through lot to 5' on N. Moorman St. and zero on N. Hermitage Ave. and to reduce the required 5' unobstructed open space along the side of the property lines to 3' on the south and zero on the north for a proposed two-story single family residence.

Yes 4-0

334-12-Z  
**ZONING DISTRICT:** RM-5  
**WARD:** 43  
**APPLICANT:** Bryan Tomany  
**OWNER:** Same  
**PREMISES AFFECTED:** 1942 N. Cleveland Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 167.43' to zero for a proposed rear attached two-car garage with an open roof deck and a wood screen wall to an existing single-family residence.

Yes 4-0

375-12-Z  
**ZONING DISTRICT:** RS-3  
**WARD:** 40  
**APPLICANT:** Land Trust of Carol J. Hunniford (Trust # 19488)  
**OWNER:** Same  
**PREMISES AFFECTED:** 2938 W. Bryn Mawr Avenue  
**SUBJECT:** Application for a variation to reduce the required east side yard setback from 4' to zero (west side yard setback at 3.77') and reduce the total side yard combination from 7' to 3.77' for a 7' tall x 100.27' linear feet solid wood fence.

No 2-2 (Santiago, Toia – No/Swain, McCabe-Miele – Yes)

383-12-A  
**ZONING DISTRICT:** B3-2  
**WARD:** 47  
**APPLICANT:** Victor Sign Corporation  
**OWNER:** German American National Congress Chapter Chicago  
**PREMISES AFFECTED:** 4740 N. Western Avenue  
**SUBJECT:** Application for an appeal from the decision of the zoning administrator to not permit a 40' x 50' 2000 sq. ft. off- premise/advertising sign within 250' of a residential district when the sign face exceeds 100' and exceeding the maximum total sign area and coverage of the building wall area in a B3 District.

Yes 3-1 (McCabe-Miele, Toia, Santiago – Yes/Swain – No)

389-12-S  
**ZONING DISTRICT:** B3-2  
**WARD:** 25  
**APPLICANT:** Robert Perez  
**OWNER:** Assad El Abaza  
**PREMISES AFFECTED:** 2151 S. Leavitt Street  
**SUBJECT:** Application for a special use to permit the establishment of a tattoo shop.

Yes 4-0 – Conditions: Close 2:45-3:45pm Mon-Fri, Security guard on site during business hours
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.
Continuance – 2/15 @ 2pm

392-12-S  
ZONING DISTRICT: B3-1  
WARD: 36
APPLICANT: EZPAWN Illinois, Inc.
OWNER: Combined Austin LLC
PREMISES AFFECTED: 6432 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.
Yes 3-1 (McCabe-Miele, Toia, Santiago – Yes/Swain – No)

396-12-S  
ZONING DISTRICT: RM-5  
WARD: 44
APPLICANT: Cornelia Commons Inc.
OWNER: Same
PREMISES AFFECTED: 665 W. Cornelia Avenue, 1st Floor
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.
Continuance – 3/15 @ 2pm

397-12-S  
ZONING DISTRICT: RM-5  
WARD: 44
APPLICANT: Cornelia Commons Inc.
OWNER: Same
PREMISES AFFECTED: 665 W. Cornelia Avenue, 2nd Floor
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.
Continuance – 3/15 @ 2pm

398-12-S  
ZONING DISTRICT: RM-5  
WARD: 44
APPLICANT: Cornelia Commons Inc.
OWNER: Same
PREMISES AFFECTED: 665 W. Cornelia Avenue, 3rd Floor
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.
Continuance – 3/15 @ 2pm

403-12-S  
ZONING DISTRICT: B3-2  
WARD: 47
APPLICANT: Terrence Lyons
OWNER: Same
PREMISES AFFECTED: 1619-25 W. Irving Park Road
SUBJECT: Application for a special use to permit the establishment of a proposed rooftop patio on an existing restaurant.
Continuance – 3/15 @ 2pm
404-12-Z  ZONING DISTRICT: B3-2  WARD: 47
APPLICANT: Terrence Lyons
OWNER: Same
PREMISES AFFECTED: 1619-25 W. Irving Park Road
SUBJECT: Application for a variation to permit a public place of amusement license for an existing restaurant located within 125' of an RS zoning district.

Continuance – 3/15 @ 2pm

421-12-S  ZONING DISTRICT: B3-2  WARD: 48
APPLICANT: Isidro Munoz
OWNER: Abdul Hameed
PREMISES AFFECTED: 6337 N. Clark Street, Suite 1
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

423-12-S  ZONING DISTRICT: B3-1  WARD: 34
APPLICANT: Zachary F. Shaw
OWNER: Vroom Enterprises, Inc.
PREMISES AFFECTED: 11133 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a barber shop.

Yes 4-0