228-12-S  ZONING DISTRICT: RS-3  WARD: 50
APPLICANT: Loyola University Chicago
OWNER: Loyola University of Chicago
PREMISES AFFECTED: 6300-6348 N. Hoyne Avenue
SUBJECT: Application for a special use to permit the expansion of an existing recreational facility (stadium/practice field) with the addition of 607-person capacity bleachers and a press box.

Yes 5-0 – Condition: Netting must be placed on south end of field and speakers must be directed towards field.

229-12-Z  ZONING DISTRICT: RS-3  WARD: 50
APPLICANT: Loyola University Chicago
OWNER: Loyola University of Chicago
PREMISES AFFECTED: 6300-6348 N. Hoyne Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 7'-4½" for the expansion of an existing recreational facility (stadium/practice field) with the addition of 607-person capacity bleachers and a press box.

Yes 5-0

230-12-S  ZONING DISTRICT: DX-7  WARD: 42
APPLICANT: Oxford 127 Huron Hotel Venture Property Co.
OWNER: Same
PREMISES AFFECTED: 127 W. Huron Street
SUBJECT: Application for a special use to permit the establishment of a non-accessory parking garage within a 17-story hotel shell building.

Yes 5-0

231-12-Z  ZONING DISTRICT: DX-7  WARD: 42
APPLICANT: Oxford 127 Huron Hotel Venture Property Co.
OWNER: Same
PREMISES AFFECTED: 127 W. Huron Street
SUBJECT: Application for a variation to permit a 10% increase in the floor area ratio of 7.0 for an increase of 14,231.48 sq. ft. for a non-accessory parking garage within a 17-story hotel shell building.

Yes 5-0

232-12-Z  ZONING DISTRICT: RS-2  WARD: 33
APPLICANT: Brigid Pasulka & William Coffey
OWNER: Same
PREMISES AFFECTED: 2720 W. Windsor Avenue
SUBJECT: Application for a variation to reduce the required front setback from 20' to zero to allow parking within the front setback of a two-story single-family residence with the existing
attached garage converted into habitable space.

Continuance 9/21- 2pm

233-12-S   ZONING DISTRICT: B3-1   WARD: 38
APPLICANT: EZPAWN Illinois, Inc.
OWNER: 5454 W. Belmont. LLC
PREMISES AFFECTED: 5454 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.

Yes 4-1 (McCabe-Miele, Healey, Toia, Santiago – Yes, Swain – No)

234-12-S   ZONING DISTRICT: DX-12   WARD: 2
APPLICANT: 8 East Ninth, LLC
OWNER: Same
PREMISES AFFECTED: 1-8 E. 9th Street
SUBJECT: Application for a special use to permit the leasing of 45% (107 spaces) of the required 238 parking spaces for non-building occupants within a mixed-use 248 dwelling-unit building.

Continuance 9/21- 2pm

235-12-S   ZONING DISTRICT: DX-3   WARD: 27
APPLICANT: Madison Aberdeen Partners LLC
OWNER: MKT Properties, LLC
PREMISES AFFECTED: 18-26 N. Aberdeen Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor of a proposed four-story 54 dwelling-unit building.

Yes 5-0

236-12-Z   ZONING DISTRICT: DX-3   WARD: 27
APPLICANT: Madison Aberdeen Partners LLC
OWNER: MKT Properties, LLC
PREMISES AFFECTED: 18-26 N. Aberdeen Street
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to zero for a proposed four-story 54 dwelling-unit building.

Yes 5-0

237-12-S   ZONING DISTRICT: B3-3   WARD: 47
APPLICANT: Bottles and Cans, LLC
OWNER: 4109 Lincoln Avenue, LLC
PREMISES AFFECTED: 4109 N. Lincoln Avenue, Unit 1
SUBJECT: Application for a special use to permit the establishment of a retail liquor store.

Yes 5-0

238-12-Z   ZONING DISTRICT: RS-3   WARD: 33
APPLICANT: Marta Bryand
OWNER: Same
PREMISES AFFECTED: 2834 W. Fletcher Street
SUBJECT: Application for a variation to reduce the required front setback from 20' to 4.83',
reduce the total side setback combination from 4.8', with neither less than 2', to 1' for a proposed
second floor balcony to a multi-unit residential building.

Yes 5-0

239-12-S  ZONING DISTRICT: B1-3  WARD: 3
APPLICANT: Khadijah Johnson/Duey International, Inc.
OWNER: Circuit Court of Cook County 11-CH-03268 c/o Michael Daniels, Court Appointed Receiver
PREMISES AFFECTED: 219 E. 31st Street
SUBJECT: Application for a special use to permit the establishment of a hair salon.

Continuance 9/21- 2pm

240-12-S  ZONING DISTRICT: B1-2  WARD: 43
APPLICANT: Smith & Davis, Inc.
OWNER: NYII, LLC
PREMISES AFFECTED: 735 W. Wrightwood Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0 (Swain – Absent)

241-12-S  ZONING DISTRICT: B3-3  WARD: 3
APPLICANT: Andre P. Anthony Barber Salon, P.C.
OWNER: MB Financial Bank, N.A. c/o Peak Properties LLC
PREMISES AFFECTED: 3953 S. Martin Luther King Drive
SUBJECT: Application for a special use to permit the expansion of an existing barber salon.

Yes 4-0 (McCabe-Miele – Absent)

242-12-S  ZONING DISTRICT: B1-2  WARD: 30
APPLICANT: Mercedes Rodriguez DBA Rosario's Hair Care Corp.
OWNER: Jim Apostolu/JA Properties
PREMISES AFFECTED: 5649 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0 (McCabe-Miele – Absent)

243-12-S  ZONING DISTRICT: B3-2  WARD: 44
APPLICANT: Kendav LLC DBA Massage Envy Spa
OWNER: Portsouth, Inc.
PREMISES AFFECTED: 3718 N. Southport Avenue
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

Yes 5-0

244-12-S  ZONING DISTRICT: B3-2  WARD: 12
APPLICANT: Ismael Acuna
OWNER: Romualdo Camarena
PREMISES AFFECTED: 2224 S. California Avenue
SUBJECT: Application for a special use to permit the establishment of a barber shop/beauty salon.
Yes 5-0

245-12-S  
ZONING DISTRICT: B1-3       WARD: 43
APPLICANT: Trianon Inc.
OWNER: 651 W Armitage LLC
PREMISES AFFECTED: 651 W. Armitage Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 5-0

246-12-S  
ZONING DISTRICT: B3-1       WARD: 35
APPLICANT: Lisalda Rosado
OWNER: Maria J. Black
PREMISES AFFECTED: 2824 W. Diversey Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 5-0

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.

Continuance 8/17- 2pm

248-12-Z  
ZONING DISTRICT: RS-3       WARD: 27
APPLICANT: Vince Felice
OWNER: Same
PREMISES AFFECTED: 613 N. Christiana Avenue
SUBJECT: Application for a variation to reduce the required total side yard combination from 4.8' to 3.79', with neither less than 2', with a zero south side yard for a proposed rear one and two-story addition to an existing two-story single-family residence.

Yes 5-0

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).

Continuance 9/21- 2pm

250-12-S  
ZONING DISTRICT: DX-3       WARD: 27
APPLICANT: Hale 101 LLC
OWNER: Same
PREMISES AFFECTED: 14 N. Peoria Street
SUBJECT: Application for a special use to permit the establishment of an artist live/work space on the ground floor of an existing 45 dwelling-unit mixed use building.

Continuance 9/21 – 2pm
251-12-Z     ZONING DISTRICT: RS-3     WARD: 32
APPLICANT: Keith Fenceroy
OWNER: Same
PREMISES AFFECTED: 2722 N. Marshfield Avenue
SUBJECT: Application for a variation to exceed the floor area ratio by no more than 15% (268 sq. ft.) for a proposed rear third floor addition to an existing three-story single-family residence.

Yes 5-0

252-12-Z     ZONING DISTRICT: B3-3     WARD: 1
APPLICANT: Tice, Inc. DBA Standard Bar & Grill
OWNER: 1332 N. Milwaukee, Inc.
PREMISES AFFECTED: 1332 N. Milwaukee Avenue
SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license for an existing restaurant located within 125' of a residential zoning district.

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

253-12-S     ZONING DISTRICT: DX-16     WARD: 42
APPLICANT: Jean Kurji of Giovar Designs
OWNER: The Shops on Wabash
PREMISES AFFECTED: 21 N. Wabash Avenue
SUBJECT: Application for a special use to permit the establishment of a valuable objects dealers license.

Continuance 9/21 – 2pm

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.

Continuance 8/17 – 2pm

2:00PM
255-12-S     ZONING DISTRICT: B3-2     WARD: 44
APPLICANT: Park Place Garage LLC
OWNER: Same
PREMISES AFFECTED: 3115 N. Broadway
SUBJECT: Application for a special use to permit the establishment of a non-accessory parking garage located on a pedestrian retail street.

Yes 5-0

256-12-S     ZONING DISTRICT: C1-2     WARD: 24
APPLICANT: Lawndale Christian Health Center
OWNER: Same
PREMISES AFFECTED: 3824 W. Ogden Avenue
SUBJECT: Application for a special use to permit the establishment of a community center.

Yes 4-0 (Healey – Absent)
257-12-Z  ZONING DISTRICT: RS-3  WARD: 32
APPLICANT: Phillip Kain
OWNER: same
PREMISES AFFECTED: 3446 N. Leavitt Street
SUBJECT: Application for a variation to reduce the required total side yard combination from 5' to 2.96', with neither less than 2', with a zero north side yard and to exceed the floor area ratio by no more than 15% (431 sq. ft.) for a proposed rear three-story addition to an existing three-story two dwelling-unit building to be de-converted to a single-family residence.

Yes 4-0 (Healey – Absent)

258-12-Z  ZONING DISTRICT: B3-1  WARD: 41
APPLICANT: Sandy's Restaurant & Banquette, Inc.
OWNER: Slavoljub Damnjanovic
PREMISES AFFECTED: 7021 W. Higgins Avenue
SUBJECT: Application for a variation to permit the establishment of a proposed public place of amusement license for an existing restaurant located within 125' of a residential zoning district.

Yes 3-0 (Healey – Absent, Toia – Recusal) – Condition: Security must be present outside of facility after closing hours

259-12-Z  ZONING DISTRICT: RS-2  WARD: 50
APPLICANT: Jennifer and Jeremy Berg
OWNER: Same
PREMISES AFFECTED: 2915 W. Morse Avenue
SUBJECT: Application for a variation to reduce the required east side yard setback from 4.2' to 2.2' (the west side yard setback to be 4.9') and to reduce the total side setback combination from 12.7' to 6.11' for a proposed side two-story addition and front attached garage to an existing single-family residence.

Continuance 9/21-2pm

260-12-S  ZONING DISTRICT: PMD 8  WARD: 11
APPLICANT: Keeshin Charter Service, Inc.
OWNER: Same
PREMISES AFFECTED: 4400 S. Racine Avenue
SUBJECT: Application for a special use to permit the expansion of an existing bus storage facility with a one-story addition to the existing building.

Yes 4-0 (Healey – Absent)

261-12-Z  ZONING DISTRICT: B2-3  WARD: 25
APPLICANT: Gary Markle
OWNER: Same
PREMISES AFFECTED: 1307 W. 16th Street
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to zero for a proposed four-story single-family residence with an attached garage.

Yes 5-0

262-12-S  ZONING DISTRICT: M1-2  WARD: 32
APPLICANT: LHC Operating LLC DBA Lakeshore Sports and Fitness
OWNER: 1320 W. Fullerton, LLC
PREMISES AFFECTED: 1320 W. Fullerton Avenue
SUBJECT: Application for a special use to permit the expansion of an existing four-story sports and recreation participant facility with outdoor paddle courts and an outdoor use area.

Yes 4-0 (Healey – Absent)

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.

Continuance 8/17 – 2pm

264-12-Z ZONING DISTRICT: RS-2 WARD: 39
APPLICANT: Imtiyaz Lakada
OWNER: Same
PREMISES AFFECTED: 6150 N. Harding Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 19.06' to 18.10', reduce the 4' north side yard setback to 3' and the 4' south side setback to 2.96', reduce the total side setback combination from 9' to 5.96' and increase the floor area ratio from .65 to .75 for a proposed second floor addition to an existing one-story single-family residence.

Yes 5-0

265-12-S ZONING DISTRICT: B3-2 WARD: 9
APPLICANT: Tiffaney Graham
OWNER: Lilydale Progressive Missionary Baptist Church
PREMISES AFFECTED: 10700-10720 S. Michigan Avenue
SUBJECT: Application for a special use to permit the establishment of accessory off-site parking (4 spaces) in an existing parking lot to serve a new day care center located at 10652 S. Michigan Ave.

Yes 5-0

266-12-S ZONING DISTRICT: B3-2 WARD: 32
APPLICANT: Radiance Fine Jewelry, Inc.
OWNER: WWWT Investments LLC
PREMISES AFFECTED: 2139 N. Damen Avenue, Unit C-1
SUBJECT: Application for a special use to permit the establishment of a secondhand/valuable objects dealers license.

Yes 5-0

267-12-Z ZONING DISTRICT: RS-3 WARD: 20
APPLICANT: 6752 S. Michigan Holdings LLC
OWNER: Same
PREMISES AFFECTED: 6752-58 S. Michigan Ave.
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to zero, reduce the 8' north and south side setbacks to zero and reduce the total side setback combination from 20' to zero for an 8' high x 250 linear feet iron fence.
268-12-Z  ZONING DISTRICT: RS-1   WARD: 19
APPLICANT: Ryan Muldoon
OWNER: Same
PREMISES AFFECTED: 9216 S. Winchester Avenue
SUBJECT: Application for a variation to reduce the required total side setback combination from 15' , with neither less than 5', to 9.15' with a 4' north side yard and a 5.15' south side yard for two proposed additions to an existing two-story single-family residence.

269-12-Z  ZONING DISTRICT: B3-1   WARD: 39
APPLICANT: Brito's Inc. DBA La Concordia
OWNER: Same
PREMISES AFFECTED: 3724 W. Montrose Avenue
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for a restaurant located within 125' of a residential zoning district.

Continuance 9/21 – 2pm

270-12-Z  ZONING DISTRICT: RT-4   WARD: 43
APPLICANT: Christopher E. Roehm
OWNER: Kogin Properties LLC
PREMISES AFFECTED: 640 W. Drummond Place
SUBJECT: Application for a variation to reduce the required west side setback from 2' to 8" and to reduce the total side setback combination from 5' to 3'-8" for proposed additions to a three-story single-family residence.

271-12-Z  ZONING DISTRICT: RM-5   WARD: 43
APPLICANT: Mike Bero
OWNER: Same
PREMISES AFFECTED: 1948 N. Cleveland Avenue
SUBJECT: Application for a variation to reduce the required north and south side setbacks from 2' to zero and reduce the total side setback combination from 5' to zero for a proposed rear three-story porch to an existing multi-unit residential building.

272-12-Z  ZONING DISTRICT: RT-4   WARD: 1
APPLICANT: John and Karen Herbst
OWNER: Same
PREMISES AFFECTED: 1832 W. Rice Street
SUBJECT: Application for a variation to reduce the required total side setback combination from 7.5" with neither less than 3', to 3.33' with an existing .33' west side yard and a proposed 3' east side yard and reduce the front setback from 20' to 17' for proposed rear and side additions to an existing three-story single-family residence with a proposed detached garage.
273-12-S  ZONING DISTRICT: B3-2    WARD: 34
APPLICANT: AB Partners, Inc.
OWNER: Farma Inc. DBA Clark Gas and Food
PREMISES AFFECTED: 11100 S. State Street/7 W. 111th Street
SUBJECT: Application for a special use to permit the expansion of an existing gas station with a proposed one-story addition.

Yes 4-0 (Healey – Absent)

CONTINUANCES

67-12-Z  ZONING DISTRICT: RS-1    WARD: 45
APPLICANT: James Brady and Marianne Brady
OWNER: Same
PREMISES AFFECTED: 6130 N. Legett Avenue
SUBJECT: Application for a variation to increase the maximum floor area ratio by not more than 10% from the required .5 to .6 and to reduce the side yard combination from the required 13.5’ to 10.21’, with neither less than 5’, with the north side setback to be 3.02’ and the south setback to be 7.19’ for a proposed rear one-story addition, second floor front addition and a second floor rear addition to an existing single family residence.

Yes 4-0 (Healey – Absent) – Condition: FAR may only be increased to .55

84-12-S  ZONING DISTRICT: RS-3    WARD: 14
APPLICANT: 55th & K, LLC
OWNER: Josephine Schuch
PREMISES AFFECTED: 3140-3142 W. 55th Street
SUBJECT: Application for a special use to permit the establishment of a non-required accessory 18-space parking lot to serve an existing retail business located at 5435 S. Kedzie Avenue.

Withdrawal

85-12-Z  ZONING DISTRICT: RS-3    WARD: 14
APPLICANT: 55th & K, LLC
OWNER: Josephine Schuch
PREMISES AFFECTED: 3140-3142 W. 55th Street
SUBJECT: Application for a variation to reduce the required front setback from 20' to 7', to reduce both the east and west side setbacks from 5.04' to zero and reduce the total side setback combination from 12' 6" to zero for a non-required accessory 18-space parking lot to serve an existing retail business located at 5435 S. Kedzie Avenue.

Withdrawal

117-12-S  ZONING DISTRICT: B1-3    WARD: 45
APPLICANT: Chicago Tabernacle of the Assemblies of God
OWNER: Portage Park Partnership
PREMISES AFFECTED: 4042-60 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a 1,000-seat religious assembly within an existing theater. The proposed religious assembly will also have 2 and 3 story additions to an existing 3-story building with retail uses and 34 residential dwelling units to be de-converted to 15 residential dwelling units.

Withdrawal
155-12-Z  
APPLICANT: Gabriel Beltran  
OWNER: Same  
PREMISES AFFECTED: 2511 W. 46th Street  
SUBJECT: Application for a variation to reduce the front yard setback from the required 19.8' to 2'-4" and to reduce the west side setback from 2' to 1' (east side setback to be 14') for a total side setback of 15' for a proposed two-story front porch to a residential building.

Yes 4-0 (Healey – Absent)

177-12-S  
APPLICANT: The Biddle House, LLC  
OWNER: Same  
PREMISES AFFECTED: 405-07 W. Eugenie Street, First Floor  
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Yes 4-0 (Healey – Absent)

178-12-S  
APPLICANT: The Biddle House, LLC  
OWNER: Same  
PREMISES AFFECTED: 405-07 W. Eugenie Street, Second Floor  
SUBJECT: Application for a special use to permit the establishment of a vacation rental unit.

Yes 4-0 (Healey – Absent)

180-12-S  
APPLICANT: Salomon Granados Cansino  
OWNER: Daniel Dankha  
PREMISES AFFECTED: 6700 N. Clark Street  
SUBJECT: Application for a special use to permit the establishment of nine required off-site parking spaces to serve a banquet hall located at 6737 N. Clark Street.

Continuance 9/21 – 2pm

181-12-Z  
APPLICANT: Salomon Granados Cansino  
OWNER: Daniel Dankha  
PREMISES AFFECTED: 6700 N. Clark Street  
SUBJECT: Application for a variation to establish off-street shared parking with different operating hours to serve an on-site auto repair shop and off-site banquet hall located at 6700 N. Clark Street.

Continuance 9/21 – 2pm

185-12-Z  
APPLICANT: 1824 N. Wolcott Condominium Association  
OWNER: Same  
PREMISES AFFECTED: 1824 N. Wolcott Avenue  
SUBJECT: Application for a variation to expand the existing floor area by not more than 15% (846.21 sq.ft.), reduce the required rear yard setback from 37.5' to 21.66', reduce the rear setback for a garage (accessory building) from 2' to 1.83' and reduce the rear yard open space from 1,125
sq. ft. to 129.76 sq.ft. for a proposed walkway connection between the existing five dwelling unit building and the rear two-car garage.

Yes 4-0 (Healey – Absent)