Present: Swain, Toia, Martinez-Faye, O'Grady

9:00AM

236-13-S        ZONING DISTRICT: B3-1   WARD: 19
APPLICANT: Heartland Illinois Food Corp. DBA Burger King
OWNER: Burger King Worldwide Inc.
PREMISES AFFECTED: 1701 W. 95th Street
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve an existing restaurant.

Yes 3-0 (Toia – Recusal) – Condition: DHED approval of building elevations and materials prior to building permit application

237-13-S        ZONING DISTRICT: M2-2   WARD: 12
APPLICANT: Heartland Illinois Food Corp. DBA Burger King
OWNER: Burger King Worldwide Inc.
PREMISES AFFECTED: 3728 S. Archer Avenue
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve an existing restaurant.

Yes 3-0 (Toia – Recusal) – Condition: DHED approval of building elevations and materials prior to building permit application

238-13-S        ZONING DISTRICT: B3-1   WARD: 6
APPLICANT: Emmanuel Community Development Corporation
OWNER: City of Chicago
PREMISES AFFECTED: 6858 S. Indiana Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed community center.

Yes 4-0

239-13-S        ZONING DISTRICT: B3-2   WARD: 1
APPLICANT: Humboldt 1 LLC
OWNER: Same
PREMISES AFFECTED: 3001 W. Armitage Avenue
SUBJECT: Application for a special use to permit the establishment of an artist live/work space unit on the ground floor of an existing three-story building.

Yes 4-0

240-13-S        ZONING DISTRICT: C2-2   WARD: 27
APPLICANT: Petar Vukovic c/o Victoria Vukovic-Bradley
OWNER: Same
PREMISES AFFECTED: 527 N. Racine Avenue, Unit 1  
SUBJECT: Application for a special use to permit the establishment of a business live/work space unit on the ground floor of an existing four-story building.

Continuance – 9/20 @ 2pm

241-13-S  ZONING DISTRICT: C1-3  WARD: 27  
APPLICANT: GLPE, LLC  
OWNER: Huron Investment Group, LLC  
PREMISES AFFECTED: 951-55 W. Huron Street  
SUBJECT: Application for a special use to permit the establishment of 12 required ground level parking spaces in a proposed four-story 12 dwelling-unit building.

Yes 4-0

242-13-S  ZONING DISTRICT: C1-3  WARD: 27  
APPLICANT: GLPE, LLC  
OWNER: Huron Investment Group, LLC  
PREMISES AFFECTED: 951-55 W. Huron Street  
SUBJECT: Application for a variation to reduce the required rear yard setback from 30’ to 2’ for a proposed four-story 12 dwelling-unit building.

Yes 4-0

243-13-S  ZONING DISTRICT: B1-3  WARD: 44  
APPLICANT: Clutch Clips, Inc. DBA Sports Clips  
OWNER: 3235 N. Ashland LLC  
PREMISES AFFECTED: 3235 N. Ashland Avenue  
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

244-13-S  ZONING DISTRICT: B1-1  WARD: 17  
APPLICANT: Rosaline Laleye DBA Rose African HB  
OWNER: Laflin Inn, LLC  
PREMISES AFFECTED: 1505 W. 79th Street  
SUBJECT: Application for a special use to permit the establishment of a hair braiding salon.

Continuance – 8/16 @ 2pm

245-13-S  ZONING DISTRICT: B3-2  WARD: 50  
APPLICANT: First Lady Beauty Salon PC c/o Suzan Gurgis  
OWNER: Dr. Il Yoo  
PREMISES AFFECTED: 6405 N. California Avenue  
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0
246-13-S  ZONING DISTRICT: B3-1  WARD: 35
APPLICANT: Llya Kunin
OWNER: Same
PREMISES AFFECTED: 3046 N. Kedzie Avenue
SUBJECT: Application for a special use for the expansion of an existing three-story single family residence for a proposed rear third floor addition and a front corner addition.

Yes 4-0

247-13-S  ZONING DISTRICT: B1-2  WARD: 27
APPLICANT: Noble Network of Charter Schools
OWNER: Seung W. Yoo
PREMISES AFFECTED: 1505 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of an accessory gymnasium (fitness center) for an existing school located at 1454 W. Superior Street.

Yes 4-0 – Condition: Add pedestrian crossing striping and additional lighting to alley between school and fitness center

248-13-S  ZONING DISTRICT: DX-16  WARD: 42
APPLICANT: Intrinsic Schools
OWNER: 17 N. State, LLC
PREMISES AFFECTED: 17 N. State Street
SUBJECT: Application for a special use to permit the establishment of a school within an existing multi-story building.

Yes 4-0

249-13-S  ZONING DISTRICT: B3-2  WARD: 50
APPLICANT: Cary's Lounge, Incorporated
OWNER: Trust # 0001109934
PREMISES AFFECTED: 2251 W. Devon Avenue
SUBJECT: Application for a special use to permit the establishment of an outdoor patio for an existing tavern.

Yes 4-0

250-13-S  ZONING DISTRICT: B3-3  WARD: 43
APPLICANT: The Crimson Lion, Ltd. DBA Red Lion Pub
OWNER: 455 Squadron, LLC
PREMISES AFFECTED: 2446 N. Lincoln Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed tavern within a proposed one-story building.

Yes 3-0 (Toia – Recusal)

251-13-Z  ZONING DISTRICT: RT-4  WARD: 2
APPLICANT: Eva Pan Revocable Trust of 2008
OWNER: Same
PREMISES AFFECTED: 1420 N. Hoyne Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 42' to zero for a proposed three-story single-family residence and the renovation of a rear two-story structure as a two-car garage.

Withdrawal

252-13-Z ZONING DISTRICT: RM-5 WARD: 44
APPLICANT: 441 Briar Owner, LLC
OWNER: Same
PREMISES AFFECTED: 441 W. Briar Place
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 11'-10" for a proposed enclosed roof top access stairwell to an open roof deck to an existing four-story four dwelling-unit building.

No 4-0

253-13-Z ZONING DISTRICT: RS-3 WARD: 26
APPLICANT: Anja Jamrozik
OWNER: Same
PREMISES AFFECTED: 828 N. Fairfield Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 37.9' to zero for a proposed rear addition to connect two existing single-family residences for a conversion to one two dwelling-unit building with a roof deck and a two-car garage.

Yes 4-0

254-13-Z ZONING DISTRICT: RS-3 WARD: 43
APPLICANT: John Medio
OWNER: Same
PREMISES AFFECTED: 1226 W. Altgeld Avenue
SUBJECT: Application for a variation to increase the existing floor area of 3,914.69 sq. ft. by no more than 15% to 4,501.89 sq. ft., reduce the required west side yard setback from 2.4' to zero (east side yard at 2.61'), reduce the total side yard combination from 6' to 2.61', reduce the rear yard setback from 28' to 22.5' and reduce the rear yard open space to zero for three proposed rear two-story additions, a side addition and an addition with an attached garage to an existing two dwelling-unit building for conversion to a single-family residence.

Yes 4-0

CONTINUANCES

61-13-S ZONING DISTRICT: B3-1 WARD: 7
APPLICANT: Cash America, Inc. of Illinois DBA Cash America Jewelry and Loan of Chicago
OWNER: BSG 95th & Jeffery, LLC
PREMISES AFFECTED: 2059-65 E. 95th Street
SUBJECT: Application for a special use to permit the establishment of a pawn shop.
No 2-2 (Martinez-Faye, O’Grady – No/Swain, Toia – Yes)

101-13-S                      ZONING DISTRICT: C1-2                              WARD: 1
APPLICANT: Affito Domus LLC
OWNER: Central States Joint Board
PREMISES AFFECTED: 1948 W. Erie Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.
Withdrawal

102-13-Z                      ZONING DISTRICT: C1-2                              WARD: 1
APPLICANT: Affito Domus LLC
OWNER: Central States Joint Board
PREMISES AFFECTED: 1948 W. Erie Street
SUBJECT: Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,602 sq. ft. for a proposed three-story six dwelling-unit building.
Withdrawal

107-13-S                      ZONING DISTRICT: C1-2                              WARD: 1
APPLICANT: Affito Domus LLC
OWNER: Central States Joint Board
PREMISES AFFECTED: 1952 W. Ohio Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.
Yes 3-0 (O’Grady – Absent)

108-13-Z                      ZONING DISTRICT: C1-2                              WARD: 1
APPLICANT: Affito Domus LLC
OWNER: Central States Joint Board
PREMISES AFFECTED: 1952 W. Ohio Street
SUBJECT: Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,572 sq. ft. for a proposed three-story six dwelling-unit building.
Yes 3-0 (O’Grady – Absent)

109-13-S                      ZONING DISTRICT: C1-2                              WARD: 1
APPLICANT: Affito Domus LLC
OWNER: Central States Joint Board
PREMISES AFFECTED: 1952 W. Erie Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.
Yes 3-0 (O’Grady – Absent)

110-13-Z                      ZONING DISTRICT: C1-2                              WARD: 1
APPLICANT: Affito Domus LLC
OWNER: Central States Joint Board
PREMISES AFFECTED: 1952 W. Erie Street
SUBJECT: Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,606 sq. ft. for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

111-13-S  ZONING DISTRICT: C1-2  WARD: 1
APPLICANT: Affito Domus LLC
OWNER: Central States Joint Board
PREMISES AFFECTED: 1956 W. Ohio Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

112-13-Z  ZONING DISTRICT: C1-2  WARD: 1
APPLICANT: Affito Domus LLC
OWNER: Central States Joint Board
PREMISES AFFECTED: 1956 W. Ohio Street
SUBJECT: Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,482 sq. ft. for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

113-13-S  ZONING DISTRICT: C1-2  WARD: 1
APPLICANT: Affito Domus LLC
OWNER: Central States Joint Board
PREMISES AFFECTED: 1956 W. Erie Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

114-13-Z  ZONING DISTRICT: C1-2  WARD: 1
APPLICANT: Affito Domus LLC
OWNER: Central States Joint Board
PREMISES AFFECTED: 1956 W. Erie Street
SUBJECT: Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,602 sq. ft. for a proposed three-story six dwelling-unit building.

Yes 3-0 (O’Grady – Absent)

2:00 PM
255-13-Z  ZONING DISTRICT: RS-3  WARD: 32
APPLICANT: Arturo & Kimberly Angel
OWNER: Same
PREMISES AFFECTED: 3321 N. Leavitt Street
SUBJECT: Application for a variation to reduce the required total side yard combination from 5' (with neither less than 2') to 1-3/8" on north side yard and 2'11" on south side yard for a proposed rear two-story addition to an existing two dwelling-unit building for conversion to a single-family residence.

Yes 4-0

256-13-Z    ZONING DISTRICT: PMD-4        WARD: 27
APPLICANT: Net 3 Real Estate, LLC
OWNER: The Skowronski Living Trust
PREMISES AFFECTED: 1806-10 W. Hubbard Street
SUBJECT: Application for a variation to exceed the 9,000 sq. ft. allowed maximum floor area by not more than 10% to 9,900 sq. ft. for a proposed medical office.

Yes 3-0 (O’Grady – Absent)

257-13-Z    ZONING DISTRICT: RM-5        WARD: 43
APPLICANT: John Morgan
OWNER: Same
PREMISES AFFECTED: 1843 N. Mohawk Street
SUBJECT: Application for a variation to reduce both required north and south side yard setbacks from 2' to 1' and reduce the total side yard combination from 4.8' to 2' for a proposed three-story single-family residence with a rear detached garage.

Yes 3-0 (O’Grady – Absent) – Revised to only north side yard setback reduction to 1’ and reduce total side yard combination to 3’ (no south side yard setback reduction)

258-13-Z    ZONING DISTRICT: B3-2        WARD: 1
APPLICANT: 1505 Milwaukee LLC
OWNER: Same
PREMISES AFFECTED: 1505 N. Milwaukee Avenue
SUBJECT: Application for a variation for a proposed three dwelling-unit mixed-use building on a 2,950 sq. ft. lot with insufficient lot area (requires 1000 sq.ft. per dwelling unit).

Yes 3-0 (O’Grady – Absent)

259-13-Z    ZONING DISTRICT: RT-4        WARD: 1
APPLICANT: Milan Parekh
OWNER: Same
PREMISES AFFECTED: 2418 W. Thomas Street
SUBJECT: Application for a variation for a proposed three dwelling-unit building on a 2,880 sq. ft. lot with insufficient lot area (requires 1000 sq. ft. per dwelling unit).

Yes 3-0 (O’Grady – Absent)

260-13-Z    ZONING DISTRICT: RT-4        WARD: 43
APPLICANT: Gerhard & Emanuele Plaschka
OWNER: Same
PREMISES AFFECTED: 2239 N. Dayton Street
SUBJECT: Application for a variation to reduce the required rear yard setback from 36.97' to 24.11' for a proposed rear one-story glass enclosure addition over a below grade connection from an existing garage to the existing three-story two dwelling-unit building.

Withdrawal

261-13-Z ZONING DISTRICT: RS-3 WARD: 32
APPLICANT: Loyola Properties Limited LLC
OWNER: 1817 W. Wellington Trust
PREMISES AFFECTED: 1817-21 W. Wellington Avenue
SUBJECT: Application for a variation to reduce both the required west and east side yard setbacks from 2' to zero and reduce the total side yard combination from 5.15' to zero for the subdivision of one zoning lot into two zoning lots for the sale of lot located at 1821 W. Wellington Ave. with the existing single-family residence to remain at 1817 W. Wellington Ave.

Yes 3-0 (O’Grady – Absent)

262-13-S ZONING DISTRICT: B3-1 WARD: 1
APPLICANT: La Casa Norte
PREMISES AFFECTED: 1940 N. California Avenue
SUBJECT: Application for a special use to permit the establishment of a 10-bed temporary overnight shelter within an existing two-story building.

Yes 3-0 (O’Grady – Absent)

263-13-S ZONING DISTRICT: B3-2 WARD: 15
APPLICANT: La Casa Norte
PREMISES AFFECTED: 1736 W. 47th Street
SUBJECT: Application for a special use to permit the establishment of a 30-bed temporary overnight shelter with an existing two-story building.

Yes 3-0 (O’Grady – Absent)

264-13-S ZONING DISTRICT: M2-3 WARD: 14
APPLICANT: Chicago Industrial Catalytic Ltd.
OWNER: 4500 Ventnor Ave LLC
PREMISES AFFECTED: 4427 W. 45th Street
SUBJECT: Application for a special use to permit the establishment of a Class IVA recycling facility.

Continuance – 9/20 @ 2pm

265-13-S ZONING DISTRICT: C1-2 WARD: 26
APPLICANT: 2834-40 W. Chicago, Inc.
OWNER: Same
PREMISES AFFECTED: 800 N. Mozart Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)

266-13-S ZONING DISTRICT: C1-2 WARD: 26
APPLICANT: 2834-40 W. Chicago, Inc.
OWNER: Same
PREMISES AFFECTED: 802 N. Mozart Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)

267-13-S ZONING DISTRICT: C1-2 WARD: 26
APPLICANT: 2834-40 W. Chicago, Inc.
OWNER: Same
PREMISES AFFECTED: 806 N. Mozart Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)

268-13-S ZONING DISTRICT: C1-2 WARD: 26
APPLICANT: 2834-40 W. Chicago, Inc.
OWNER: Same
PREMISES AFFECTED: 808 N. Mozart Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)

269-13-S ZONING DISTRICT: C1-2 WARD: 26
APPLICANT: 2834-40 W. Chicago, Inc.
OWNER: Same
PREMISES AFFECTED: 810 N. Mozart Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O'Grady – Absent)
270-13-S  ZONING DISTRICT: C1-2  WARD: 26
APPLICANT: 2834-40 W. Chicago, Inc.
OWNER: Same
PREMISES AFFECTED: 812 N. Mozart Street
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed two-story single-family residence with a rear detached two-car garage.

Yes 3-0 (O’Grady – Absent)

CONTINUANCES

90-13-Z  ZONING DISTRICT: RM-5  WARD: 2
APPLICANT: Trust of Gertrude Kerbis, dated August 21, 1991
OWNER: Same
PREMISES AFFECTED: 55 W. Schiller Street
SUBJECT: Application for a variation to reduce the required total side yard combination (with neither less than 2’) from 4’ to zero and reduce the front yard setback from 20’ to 12.5’ for a proposed parking space with front driveway access and a rear three-story addition and a fourth floor addition with a front and rear open deck on the fourth level and a rear open deck to an existing three-story single-family residence.

Continuance – 9/20 @ 2pm

151-13-S  ZONING DISTRICT: B1-1/M1-2  WARD: 10
APPLICANT: Claretians, Inc.
OWNER: Claretians, Inc. and Regional Transportation Authority
PREMISES AFFECTED: 9052-56 S. Brandon Avenue/3124-34 E. 91st Street
SUBJECT: Application for a special use to permit the establishment of an off-site non-required accessory parking lot to serve a church located at 3200 E. 91st Street.

Yes 3-0 (O’Grady – Absent)

175-13-S  ZONING DISTRICT: B3-2  WARD: 43
APPLICANT: Mitazi One Inc.
OWNER: GMS Clark, LLC
PREMISES AFFECTED: 2433 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a massage establishment.

Yes 3-0 (O’Grady – Absent)

184-13-S  ZONING DISTRICT: B3-1  WARD: 16
APPLICANT: AAA Quick Mart, Inc. DBA Express Grocery Mart
OWNER: Mer-Car Corporation
PREMISES AFFECTED: 6128 S. Western Avenue

10
SUBJECT: Application for a special use to permit the establishment of a one-lane drive-through facility to serve an existing retail grocery store.

Continuance – 9/20 @ 2pm

185-13-S  ZONING DISTRICT: B3-2  WARD: 32
APPLICANT: 1622 W. Nelson, LLC
OWNER: Josephine Discianno and Antonio Ciampa
PREMISES AFFECTED: 1908 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story three dwelling unit building.

Continuance – 9/20 @ 2pm

186-13-Z  ZONING DISTRICT: B3-2  WARD: 32
APPLICANT: 1622 W. Nelson, LLC
OWNER: Josephine Discianno and Antonio Ciampa
PREMISES AFFECTED: 1908 W. Belmont Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 2.8’ to zero, reduce the west side yard setback from 2’ to zero and increase the allowable floor area of an accessory building by not more than 10% for a proposed three-story three dwelling-unit building.

Continuance – 9/20 @ 2pm

189-13-Z  ZONING DISTRICT: RM-4.5  WARD: 43
APPLICANT: Castleview Construction Inc.
OWNER: Same
PREMISES AFFECTED: 1847-49 N. Halsted Street
SUBJECT: Application for a variation to reduce the required north and south side yard setbacks from 5.76' to 5', reduce the combined total side yard combination from 14.4' to 10' and to permit a proposed front driveway off of a pedestrian retail street.

Withdrawal

191-13-Z  ZONING DISTRICT: RT-4  WARD: 43
APPLICANT: Dave Rasmussen & Alison Musgrave
OWNER: Same
PREMISES AFFECTED: 2723 N. Lakewood Avenue
SUBJECT: Application for a variation to reduce the required north side yard setback from 3.2' to 2.33' (5' south side yard setback) and reduce the combined total side yard combination from 8' to 7.33' for a proposed two-story single-family residence with a detached garage.

Yes 3-0 (O’Grady – Absent)

193-13-Z  ZONING DISTRICT: RS-1  WARD: 19
APPLICANT: Krause Construction Services, Inc.
OWNER: Bernard Russo
PREMISES AFFECTED: 9850-56 S. Bell Avenue/2238 W. 99th Street
SUBJECT: Application for a variation to reduce the required side yard setback from 5' to 2.3'
and reduce the minimum lot area from 6,250 sq. ft. to 6,210 sq. ft. to allow for the subdivision of
one zoning lot into two zoning lots for a proposed two-story single-family residence with a
detached garage (Existing one-story single-family residence to remain on other lot).

Withdrawal

225-13-Z  ZONING DISTRICT: B3-2  WARD: 22
APPLICANT: Miguel Camargo
OWNER: Same
PREMISES AFFECTED: 2652 S. Central Park Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to
14.94' and reduce the rear yard setback from 2' to zero for a proposed attached two-car garage
and a rear four-story enclosed porch to an existing four-story multi-unit residential building.

Yes 3-0 (O’Grady – Absent)