CONTINUANCE

9:00AM
371-12-Z  ZONING DISTRICT: RS-2  WARD: 39
APPLICANT: Yisroel Gluck
OWNER: Same
PREMISES AFFECTED: 5800 N. Kimball Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 37.49' to .39', reduce the front yard setback from 20' to 2.23', exceed the .65 floor area ratio for a proposed two-story addition to an existing high school and allow additional accessory parking spaces within the 20' front yard setback.

Yes 3-0

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.

Continuance – 1/18 2pm

376-12-Z  ZONING DISTRICT: RT-4  WARD: 44
APPLICANT: New Generation, LLC
OWNER: Same
PREMISES AFFECTED: 3631 N. Sheffield Avenue
SUBJECT: Application for a variation to reduce the required north side yard setback from 2.4' to zero and reduce the rear yard setback from 36' to zero for a 8' tall x 36.75' linear feet wrought iron fence on the north side of the property and a 8' tall x 3.75' linear feet fence on the east side of the property to an existing residential building.

Yes 3-0

377-12-S  ZONING DISTRICT: DX-7  WARD: 42
APPLICANT: Just Grapes, LLC
OWNER: Elm State Property, LLC
PREMISES AFFECTED: 1149 N. State Street
SUBJECT: Application for a special use to permit the establishment of a package goods store (retail wine store).

Continuance – 12/21 9am
378-12-S   ZONING DISTRICT: C1-2   WARD: 28
APPLICANT: Twenty-Three Corporation
OWNER: City of Chicago
PREMISES AFFECTED: 2845-2847 W. Arthington Street
SUBJECT: Application for a special use to permit the establishment of a required accessory off-site parking lot to serve an indoor sports and recreation facility located at 2824 W. Taylor St.

Yes 3-0 – Condition: Add additional lighting from off-site parking lot to facility

379-12-Z   ZONING DISTRICT: RS-3   WARD: 11
APPLICANT: Sam Ng
OWNER: Same
PREMISES AFFECTED: 3218 S. Green Street
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 1.6' for front spiral stairs from the first to second floor for a three dwelling unit building being deconverted to a two dwelling unit building.

Yes 3-0

380-12-S   ZONING DISTRICT: C1-2   WARD: 26
APPLICANT: Bum L. Kim
OWNER: Same
PREMISES AFFECTED: 2541 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a residential use below the second floor to convert a one dwelling unit/office building to a three dwelling unit building.

Yes 3-0

381-12-Z   ZONING DISTRICT: C1-2   WARD: 26
APPLICANT: Bum L. Kim
OWNER: Same
PREMISES AFFECTED: 2541 W. Chicago Avenue
SUBJECT: Application for a variation to convert a one dwelling unit/office building to a three dwelling unit building on an insufficient 2,946 sq. ft. lot which requires 1000 sq. ft. per dwelling unit and reduce the off-street parking requirement by no more than one parking space from 3 to 2 spaces.

Yes 3-0

382-12-Z   ZONING DISTRICT: RT-4   WARD: 43
APPLICANT: Scott & Jessica Goldman
OWNER: Same
PREMISES AFFECTED: 2019 N. Bissell Street
SUBJECT: Application for a variation to reduce the total side yard combination from 4.18' (with neither less than 2') to 2'.1" on the north and zero on the south for a rear two-story addition to an existing two dwelling unit building.
Yes 3-0

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.

Continuance – 1/18 2pm

Yes 3-0

384-12-S  ZONING DISTRICT: B3-2  WARD: 27
APPLICANT: George Jackson
OWNER: Same
PREMISES AFFECTED: 3559 W. Chicago Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 3-0

385-12-S  ZONING DISTRICT: B3-2  WARD: 6
APPLICANT: Xuan Thanh Vo DBA 79 Nails
OWNER: Xuan Thanh Vo
PREMISES AFFECTED: 305 E. 79th Street
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Yes 3-0

386-12-S  ZONING DISTRICT: B3-1  WARD: 31
APPLICANT: Rony Gregorio DBA New Men Barber Shop
OWNER: Marcelo Montes De Oca
PREMISES AFFECTED: 4516 W. Fullerton Avenue
SUBJECT: Application for a special use to permit the establishment of a barber shop.

Yes 3-0

387-12-S  ZONING DISTRICT: B3-1  WARD: 33
APPLICANT: Supreme Beauty Parlor, LLC
OWNER: Ramiro Barajas
PREMISES AFFECTED: 2851 W. Belmont Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Withdrawal

388-12-S  ZONING DISTRICT: B3-5  WARD: 43
APPLICANT: Arch Apothecary, Inc.
OWNER: Kenneth G. Ross
PREMISES AFFECTED: 1359 N. Wells Street
SUBJECT: Application for a special use to permit the establishment of a hair salon.

Yes 3-0

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.

Continuance – 1/18 2pm

390-12-Z ZONING DISTRICT: B3-1 WARD: 33
APPLICANT: 3154 Café Inc.
OWNER: Tyron Adamas
PREMISES AFFECTED: 3152-3154 W. Irving Park Road
SUBJECT: Application for a variation to permit the establishment of a public place of amusement license for an existing restaurant located within 125' of an RS zoning district.

Yes 3-0

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 – 1/18 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.

Continuance – 1/18 2pm

393-12-Z ZONING DISTRICT: C1-2 WARD: 1
APPLICANT: Moonshine, Inc.
OWNER: Bahary Partnership
PREMISES AFFECTED: 1824 W. Division Street
SUBJECT: Application for a variation to permit the establishment of public place of amusement license for an existing restaurant located within 125' of an RS zoning district.

Yes 3-0 – Address changed to 1822-32 W Division St
394-12-S  ZONING DISTRICT: C1-2  WARD: 1
APPLICANT: Zespy Properties of Chicago, LLC
OWNER: Same
PREMISES AFFECTED: 2408-2410 W. Fullerton Avenue
SUBJECT: Application for a special use to permit the establishment of an amusement arcade as an accessory use within a proposed tavern.

Yes 3-0

395-12-Z  ZONING DISTRICT: C1-2  WARD: 1
APPLICANT: Zespy Properties of Chicago, LLC
OWNER: Same
PREMISES AFFECTED: 2408-2410 W. Fullerton Avenue
SUBJECT: Application for a variation to permit a public place of amusement license for an amusement arcade within a proposed tavern located within 125' of a RS zoning district.

Yes 3-0

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 – 1/18 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 – 1/18 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 - 1/18 2pm

2:00PM
399-12-S  ZONING DISTRICT: B3-1  WARD: 34
APPLICANT: Checkers Drive-In Restaurants, Inc.
OWNER: Izzy Rabinowitz
PREMISES AFFECTED: 11449-51 S. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a one lane drive-through
facility for a proposed restaurant within an existing one-story building.

Yes 3-0 – Condition: Raised colored pavement across pass-through lane for pedestrian access

400-12-S  ZONING DISTRICT: B3-1  WARD: 30
APPLICANT: Checkers Drive-In Restaurants, Inc.
OWNER: L.F.L. Properties, Inc.
PREMISES AFFECTED: 4320 W. North Avenue
SUBJECT: Application for a special use to permit the establishment of a one lane drive-through facility for a proposed restaurant within an existing one-story building.

Continuance – 12/21 9am

401-12-Z  ZONING DISTRICT: B3-3  WARD: 47
APPLICANT: 4421 Clark LLC
OWNER: Same
PREMISES AFFECTED: 4421 N. Clark Street
SUBJECT: Application for a variation to reduce the required rear yard setback from 30' to 21.17' for a proposed four-story commercial and 18 dwelling unit building with 18 indoor parking spaces.

Yes 3-0

402-12-S  ZONING DISTRICT: B3-2  WARD: 8
APPLICANT: Family Den Lounge
OWNER: Charles Gordon Jr.
PREMISES AFFECTED: 8940-44 S. Stony Island Avenue
SUBJECT: Application for a special use to permit the expansion of an existing tavern for a proposed rear one-story addition.

Yes 3-0

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 – 1/18 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 – 1/18 2pm

405-12-S         ZONING DISTRICT: RT-4        WARD: 19
APPLICANT: Verizon Wireless
OWNER: Brother Rice High School
PREMISES AFFECTED: 10001 S. Pulaski Road
SUBJECT: Application for a special use to permit the establishment of a proposed 104' tall wireless communication facility.

Continuance – 2/15 2pm

406-12-Z         ZONING DISTRICT: RT-4        WARD: 19
APPLICANT: Verizon Wireless
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 – 2/15 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.

Continuance – 2/15 2pm

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).

Continuance – 1/18 2pm

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.
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.

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.

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.

347-12-A ZONING DISTRICT: RM-5 WARD: 43
APPLICANT: Robert Austin
OWNER: James & Anna-Isabella Wisman
PREMISES AFFECTED: 2467 N. Geneva Terrace
SUBJECT: Application for an Objectors Appeal for the granting of an administrative adjustment for the property located at 2467 N. Geneva Terrace.

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.

Continuance – 2/15 2pm