9:00 AM

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 11/16 @ 2pm

351-12-Z  ZONING DISTRICT: RT-4  WARD: 32
APPLICANT: Laura Holtz
OWNER: Same
PREMISES AFFECTED: 2068 N. Leavitt Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 12’ to zero, reduce the north side yard setback from 3.84’ to zero, reduce the total side yard combination from 9.6’ to 3.83’, reduce the rear yard setback from 28’ to 24.67’ and increase the existing floor area ratio of 6791.28 sq. ft. by no more than 15% (7,809.97 sq. ft.) to deconvert an existing two dwelling unit building to a single-family residence.

Yes 4-0

352-12-S  ZONING DISTRICT: M1-1  WARD: 31
APPLICANT: U-Haul Co. of Illinois, Inc.
OWNER: Five PAC Company
PREMISES AFFECTED: 4100 W. Fullerton Avenue
SUBJECT: Application for a special use to permit the establishment of an 87-space non-accessory parking garage on the first floor of an existing four-story public storage facility.

Yes 4-0

353-12-S  ZONING DISTRICT: B3-2  WARD: 44
APPLICANT: Anthony L. Wojewocki
OWNER: Cathy Cannon
PREMISES AFFECTED: 3240 N. Clark Street
SUBJECT: Application for a special use to permit the establishment of a liquor store.

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

354-12-Z  ZONING DISTRICT: RT-3.5  WARD: 30
APPLICANT: Chexapad, LLC
OWNER: Same
PREMISES AFFECTED: 2821 N. Avers Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 36.75’ to 19.7’ for a proposed rear one-story addition with an open deck to an existing single-family
residence to be converted into a two dwelling unit building.

Yes 4-0

355-12-Z  ZONING DISTRICT: RS-3  WARD: 11
APPLICANT: Alfredo Centeno
OWNER: Same
PREMISES AFFECTED: 532 W. 45th Place
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 6.83', reduce the east side yard setback to 1' and west side yard setback to .5' from 2' and reduce the total side yard combination from 5' to 1.5' for a front one-story open porch, a side second floor open porch and a rear two-story open porch to an existing two-story four dwelling unit building.

Yes 4-0

356-12-Z  ZONING DISTRICT: RS-3/RT-3.5  WARD: 23
APPLICANT: Henryk Pabijanski
OWNER: Henryk Pabijanski Declaration of Trust
PREMISES AFFECTED: 4953-55 S. Kildare Avenue
SUBJECT: Application for a variation to reduce the total required side yard combination from 6' to 4.7" (1.87' south side yard setback and north side setback of 2.83') on the existing zoning lot (4953 S. Kildare) with an existing two-story single-family residence building to remain on lot, subdivision of lot into two separate zoning lots measuring 30 x 125.88 each for a proposed two-story two dwelling unit building to be built on lot located at 4955 S. Kildare.

Yes 3-0 (Swain – Absent)

357-12-Z  ZONING DISTRICT: RS-3  WARD: 17
APPLICANT: Jatin Patel
OWNER: Same
PREMISES AFFECTED: 6701 S. Sangamon Street
SUBJECT: Application for a variation to reduce the total required side yard combination from 5.84', with neither less than 2.33', to zero for a proposed open three-story porch on the south elevation and the replacement of a rear open three-story porch to an existing three-story residential building.

Continuance 12/21 @ 2pm

358-12-S  ZONING DISTRICT: B3-1  WARD: 25
APPLICANT: Stephanie Weiner
OWNER: Same
PREMISES AFFECTED: 2315 S. Leavitt Street
SUBJECT: Application for a special use to permit the establishment of a live/work space in a one-story one-dwelling unit building.

Yes 4-0

359-12-S  ZONING DISTRICT: C1-1  WARD: 33
APPLICANT: Ignatia House c/o Irma Moench
OWNER: Ignatia House
PREMISES AFFECTED: 3052 W. Belmont Avenue
SUBJECT: Application for a special use to permit the conversion of an existing two-story
mixed-use building into a transitional residence including a proposed front second-story addition.

Yes 3-0 (McCabe-Miele – Absent)

360-12-S  ZONING DISTRICT: B3-2  WARD: 30
APPLICANT: Thanh Tran
OWNER: Earnest Thompson
PREMISES AFFECTED: 3026 N. Milwaukee Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Yes 3-0 (McCabe-Miele – Absent)

361-12-S  ZONING DISTRICT: B3-1  WARD: 30
APPLICANT: Blanca C Ortega DBA Girasoles
OWNER: Chicago Title Land Trust f/k/a Lakeside Bank Trust # 10-1929
PREMISES AFFECTED: 3501 N. Cicero Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

362-12-S  ZONING DISTRICT: B3-1  WARD: 29
APPLICANT: Riviera Hair Salon LLC
OWNER: Sheros Bros LLC
PREMISES AFFECTED: 6001-03 W. Diversey Avenue
SUBJECT: Application for a special use to permit the establishment of a beauty/nail salon.

Yes 4-0

363-12-S  ZONING DISTRICT: B3-2  WARD: 49
APPLICANT: Sonia Dua DBA Sonia Salon
OWNER: George Novogroder DBA Novogroder Co Inc.
PREMISES AFFECTED: 1425 W. Morse Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Yes 3-0 (Toia – Recusal)

364-12-S  ZONING DISTRICT: B1-1  WARD: 43
APPLICANT: Magnolia Nail Salon, Inc.
OWNER: Fitzsimmons Surgical Supply, Inc.
PREMISES AFFECTED: 1906 N. Halsted Street
SUBJECT: Application for a special use to permit the establishment of a wax/nail salon.

Withdrawal

365-12-S  ZONING DISTRICT: B1-1  WARD: 4
APPLICANT: Taday Nails & Spa
OWNER: Lester Sawicki
PREMISES AFFECTED: 4357 S. Cottage Grove Avenue
SUBJECT: Application for a special use to permit the establishment of a nail salon.

Yes 4-0

366-12-Z  ZONING DISTRICT: RS-2  WARD: 33
APPLICANT: Brigid Pasulka & William Coffey
OWNER: Same
PREMISES AFFECTED: 2720 West Windsor Avenue
SUBJECT: Application for a variation to eliminate one required off-street parking space for an existing single-family residence.

Yes 4-0

367-12-Z  ZONING DISTRICT: RT-4  WARD: 12
APPLICANT: Jorge and Anita Alvarez
OWNER: Same
PREMISES AFFECTED: 3010 S. Albany Avenue
SUBJECT: Application for a variation to reduce the required north side yard setback from 2' to .6' (south side yard setback at 3') and reduce the total side yard combination from 5' to 3.6' for a proposed three-story two dwelling unit building.

Yes 4-0

368-12-Z  ZONING DISTRICT: RS-3  WARD: 47
APPLICANT: Sean and Jennifer O'Scannlain
OWNER: Same
PREMISES AFFECTED: 4401 N. Hermitage Avenue
SUBJECT: Application for a variation to reduce the required rear yard setback from 46.17' to 24.25' for a proposed two-story single-family residence.

Yes 4-0

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.

Continuance 12/21 @ 2pm

370-12-S  ZONING DISTRICT: RM-5  WARD: 3
APPLICANT: Apostolic Faith Church
OWNER: Same
PREMISES AFFECTED: 3810-3846 S. Indiana Avenue
SUBJECT: Application for a special use to permit the expansion of a non-accessory off-site parking lot to 162 spaces to serve a religious assembly located at 3823 S. Indiana Avenue.

Yes 4-0

2:00 PM
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.

Continuance 11/16 @ 9am

372-12-Z     ZONING DISTRICT: RM-6.5     WARD: 27
APPLICANT: Lawndale Educational and Regional Network Charter School
OWNER: Carroll Street Lofts, LLC
PREMISES AFFECTED: 3021 W. Carroll Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 15' to zero, reduce the total side yard combination from 14.93' to 5' with a zero west side yard and 5' east side yard and reduce the rear yard setback from 44.79' to zero for a sixth floor addition to an existing five-story building being converted to a proposed school.

Yes 4-0

373-12-S     ZONING DISTRICT: RT-4     WARD: 27
APPLICANT: Lawndale Educational and Regional Network Charter School
OWNER: Clara Penny & Hussein Yousef
PREMISES AFFECTED: 3000 W. Fulton Blvd.
SUBJECT: Application for a special use to permit the establishment of an off-site accessory parking lot to serve a proposed school located at 3021 W. Carroll Ave.

Yes 4-0

374-12-Z     ZONING DISTRICT: RT-4     WARD: 27
APPLICANT: Lawndale Educational and Regional Network Charter School
OWNER: Clara Penny and Hussein Yousef
PREMISES AFFECTED: 3000 W. Fulton Blvd.
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 7' and reduce the west side yard setback from 5' to zero for an off-site accessory parking lot to serve a proposed school located at 3021 W. Carroll Ave.

Yes 4-0

CONTINUANCES

219-12-Z     ZONING DISTRICT: RS-3     WARD: 35
APPLICANT: Martin Cameron
OWNER: Same
PREMISES AFFECTED: 3039 N. Christiana Avenue
SUBJECT: Application for a variation to reduce the required front yard setback from 20' to 5'-5" for a proposed front three-story porch to an existing 2 1/2-story three-dwelling unit building.

Yes 4-0

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 12/21 @ 2pm
278-12-Z  ZONING DISTRICT: RS-3  WARD: 32
APPLICANT: Richard Ashbeck
OWNER: Same
PREMISES AFFECTED: 1219 W. Montana Street
SUBJECT: Application for a variation to exceed the maximum height by not more than 10% to 33', to exceed the existing floor area by not more than 15% with 260 sq. ft. addition, reduce the required west side yard setback from 2.4' to .87' for a 4th floor dormer addition and reduce the total side yard combination from 6', with neither less than 2.4', to 5.2' for a proposed rear open porch enclosure to an existing four-story three dwelling unit building.
Yes 4-0

283-12-S  ZONING DISTRICT: B3-2  WARD: 49
APPLICANT: LVL Enterprise Corp.
OWNER: 7551 N. Ridge LLC
PREMISES AFFECTED: 2135 W. Howard Street
SUBJECT: Application for a special use to permit the establishment of a beauty/nail salon.
Yes 3-0 (Swain – Absent)

303-12-S  ZONING DISTRICT: B3-1  WARD: 18
APPLICANT: Cash America, Inc. of Illinois DBA Cash America Jewelry and Loan of Chicago
OWNER: 7900 S. Western Building, LLC
PREMISES AFFECTED: 7900 S. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a pawn shop.
Withdrawal

304-12-S  ZONING DISTRICT: B3-1/B3-5  WARD: 2
APPLICANT: Prologue, Inc. and Illinois not-for-profit
OWNER: Same
PREMISES AFFECTED: 3232 S. M.L. King Drive
SUBJECT: Application for a special use to permit the establishment of a school within an existing two-story building.
Continuance 12/21 @ 2pm

305-12-S  ZONING DISTRICT: M2-3  WARD: 3
APPLICANT: Behrooz Moradi
OWNER: Same
PREMISES AFFECTED: 148 W. 43rd Street
SUBJECT: Application for a special use to permit the establishment of an outdoor sports and recreation facility (paint ball venue).
Withdrawal

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 11/16 @ 2pm

320-12-S  ZONING DISTRICT: B3-2  WARD: 26
APPLICANT: Michael Theodore Mazzone
OWNER: Same
PREMISES AFFECTED: 2535 W. North Avenue
SUBJECT: Application for a special use to permit the expansion of one residential dwelling unit below the second floor to convert an existing two-unit mixed-use building into a three dwelling unit building with ground floor commercial space.

Yes 4-0

322-12-S  ZONING DISTRICT: B1-2  WARD: 20
APPLICANT: Takada Dixon-Epps
OWNER: Neil Haleem/5900 & Wabash LLC
PREMISES AFFECTED: 29 E. 59th Street
SUBJECT: Application for a special use to permit the establishment of a proposed tattoo shop.

Yes 4-0

326-12-S  ZONING DISTRICT: B3-1  WARD: 17
APPLICANT: James Chambers DBA Cory’s Barber Shop
OWNER: Eldridge Foster
PREMISES AFFECTED: 7122 S. Ashland Avenue
SUBJECT: Application for a special use to permit the establishment of a proposed barber shop.

Withdrawal

331-12-S  ZONING DISTRICT: B3-2  WARD: 49
APPLICATION: The Northside Community Church
OWNER: Jarvis & Western LLC
PREMISES AFFECTED: 7335-41 N. Western Avenue
SUBJECT: Application for a special use to permit the establishment of a 56-seat religious assembly within an existing one-story building.

Yes 4-0