

121 N. LaSalle, 10th Floor Room 1003-A

344-25-S	ZONING DISTRICT: B3-1	WARD: 18
APPLICANT:	Teazze by Na'eem Barbershop, LLC	
OWNER:	Ahmad M. Ansari	
PREMISES AFFECTED:	8457 S. Pulaski Road	
SUBJECT:	Application for a special use to establish a barber shop.	
 345-25-Z	 ZONING DISTRICT: B3-2	 WARD: 47
APPLICANT:	Mrs. Murphy & Sons, Ltd. dba Mrs. Murphy and Sons	
OWNER:	3855-3905 N. Lincoln Avenue	
PREMISES AFFECTED:	3905 N. Lincoln Avenue	
SUBJECT:	Application for a variation to establish a public place of amusement license to an existing restaurant to establish live entertainment, music and small theater within 125' of a residential district.	
 346-25-S	 ZONING DISTRICT: M2-3	 WARD: 28
APPLICANT:	McDonald's Corporation	
OWNER:	Same ads applicant	
PREMISES AFFECTED:	2438 W. Cermak Road	
SUBJECT:	Application for a special use to establish a dual lane drive through to serve a propose one-story, fast-food restaurant.	
 347-25-Z	 ZONING DISTRICT: M2-3	 WARD: 28
APPLICANT:	McDonald's Corporation	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2438 W. Cermak Road	
SUBJECT:	Application for a variation to increase the maximum floor area from 4,000 square feet to 4.395 square feet for a proposed one-story, fast-food restaurant with a dual lane drive through facility.	
 348-25-S	 ZONING DISTRICT: C1-5	 WARD: 44
APPLICANT:	3257 N. Halsted, LLC	
OWNER:	3255 N Halsted Realy, LLC	
PREMISES AFFECTED:	3257 N. Halsted Street	
SUBJECT:	Application for a special use to establish a fifty-one-room hotel in a proposed six-story building with an accessory sixth floor tavern and swimming pool with a retractable roof, first floor general restaurant, basement tavern, two parking spaces and twelve sidewalk bicycle spaces which is located within 2,640' of a CTA rail station.	
 349-25-Z	 ZONING DISTRICT: RT-4	 WARD: 27
APPLICANT:	Walter R. Burnett & Darlena Williams Burnett	
OWNER:	Darlena Williams Burnett & Walter Burnett Jr.	
PREMISES AFFECTED:	2709 W. Maypole Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 157.52 square feet to zero for a proposed three-story, two-dwelling unit building with a rear third story deck and rear porch with stairs and two unenclosed parking spaces.	

350-25-Z	ZONING DISTRICT: RS-2	WARD: 38
APPLICANT:	MS Development Group, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3932 N. Oak Park Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 28.13' to 17', north side setback from 4' to 2', south side setback from 4' to 3', combined side yard setback from 7.50' to 5' for a proposed two-story single-family residence and two car garage.	
351-25-S	ZONING DISTRICT: M1-2	WARD: 6
APPLICANT:	South Chicago Fuel Mart, LLC	
OWNER:	Frederick W. Seniw	
PREMISES AFFECTED:	6900 S. South Chicago Avenue	
SUBJECT:	Application for a special use to establish a gas station with a convenience store and an associated drive through restaurant.	
352-25-S	ZONING DISTRICT: M1-2	WARD: 6
APPLICANT:	South Chicago Fuel Mart, LLC	
OWNER:	Frederick W. Seniw	
PREMISES AFFECTED:	6900 S. South Chicago Avenue	
SUBJECT:	Application for a special use to establish a single lane drive through for a proposed one-story restaurant / convenience store.	
353-25-S	ZONING DISTRICT: DX-7	WARD: 34
APPLICANT:	Parking In Chicago, LLC	
OWNER:	Illinois Department of Transportation	
PREMISES AFFECTED:	430 S. Jefferson Street	
SUBJECT:	Application for a special use to establish a non-accessory parking lot.	
354-25-Z	ZONING DISTRICT: RT-4	WARD: 1
APPLICANT:	Variable Properties, LLC	
OWNER:	Keith Miller	
PREMISES AFFECTED:	1412 N. Paulina Street / 1355 N. Dean Street	
SUBJECT:	Application for a variation to reduce the unobstructed open space width required along the north property lines from 16' to 3.50', south property line from 6' to 5' for a proposed three-story, six dwelling unit building with an attached six car garage on a through lot.	
355-25-Z	ZONING DISTRICT: RS-2	WARD: 21
APPLICANT:	Ibi Cole	
OWNER:	Same as applicant	
PREMISES AFFECTED:	634 W. 111th Street	
SUBJECT:	Application for a variation to reduce the west side setback from 4' to 3.83', east side setback from 4' to 2.08', combined side yard setback from 11.27' to 5.91' for a proposed rear two-story open porch and a two-story side open porch for a two dwelling unit building.	

356-25-S	ZONING DISTRICT: B3-2	WARD: 32
APPLICANT:	Empire Cutz, LLC	
OWNER:	Minyi Lu	
PREMISES AFFECTED:	2023 W. 35th Street	
SUBJECT:	Application for a special use to establish a hair service establishment.	
357-25-S	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	St. Leonard Ministries, an Illinois not for profit corporation	
OWNER:	Same as applicant	
PREMISES AFFECTED:	48 N. Hoyne Avenue	
SUBJECT:	Application for a special use to establish a seventeen-bed transitional residence to house ex-offenders within an existing two-story church.	
358-25-Z	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	St. Leonard's Ministries, an Illinois not-for-profit corporation	
OWNER:	Same as applicant	
PREMISES AFFECTED:	48 N. Hoyne Avenue	
SUBJECT:	Application for a variation to reduce the required off-street parking spaces from two to zero for a proposed seventeen-bed transitional residence.	
359-25-S	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	St. Leonard's Ministries, an Illinois not-for-profit corporation	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2124 W. Warren Boulevard, First Floor	
SUBJECT:	Application for a special use to establish a transitional residence with ten beds to house ex-offenders in an existing two-story, two-unit building.	
360-25-S	ZONING DISTRICT: RT-4	WARD: 27
APPLICANT:	St. Leonard's Ministries, an Illinois not for profit corporation	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2124 W. Warren Boulevard, Second Floor	
SUBJECT:	Application for a special use to establish a transitional residence with nine beds to serve ex-offenders in an existing two-story, two dwelling unit building.	
361-25-S	ZONING DISTRICT: RT-4 / RM-5	WARD: 27
APPLICANT:	St. Leonard's Ministries, an Illinois not-for-profit corporation	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2120 W. Warren Boulevard	
SUBJECT:	Application for a special use to establish two off-site non-accessory parking spaces to be used by adjacent parcel which is owned by the applicant at 2124 W. Warren Boulevard.	

362-25-Z	ZONING DISTRICT: RM-5	WARD: 44
APPLICANT:	Greystone, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1038 W. Waveland Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 40.2' to 29.62' for a proposed rear first and fourth story addition on the rear porch of an existing four-story, three dwelling unit building with rear porch and stairs and refurbished elevator enclosure and existing Wrigley Field roof top.	
363-25-S	ZONING DISTRICT: B3-2 / RT-4	WARD: 24
APPLICANT:	Chicago Restore Center, Inc.	
OWNER:	Same s applicant	
PREMISES AFFECTED:	700 S. Pulaski Road	
SUBJECT:	Application for a special use to convert an existing one-story building to a community center.	
364-25-Z	ZONING DISTRICT: B3-2 / RT-4	WARD: 24
APPLICANT:	Chicago Restore Center Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	700 S. Pulaski Road	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 676 square feet to zero for a proposed parking lot with five parking stalls in the rear of an existing one-story building.	
365-25-S	ZONING DISTRICT: RS-2	WARD: 21
APPLICANT:	Prentice Place Recovery Home	
OWNER:	Same as applicant	
PREMISES AFFECTED:	12257 S. Green Street	
SUBJECT:	Application for a special use to establish a transitional residence which will house a maximum of nine justice involved individuals suffering from substance abuse disorders in an existing two-story building with a detached two-car garage.	
366-25-Z	ZONING DISTRICT: RS-2	WARD: 21
APPLICANT:	Prentice Place Recovery Home	
OWNER:	Same as applicant	
PREMISES AFFECTED:	12257 S. Green Street	
SUBJECT:	Application for a variation to reduce the front setback from 20' to zero for a proposed 6' tall solid fence surrounding the residential property.	
367-25-Z	ZONING DISTRICT: RS-2	WARD: 30
APPLICANT:	Mile's DeCrane & Victoria Lopez-Aldazabal	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3842 N. Kildare Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 5' to 1' (south to be 17.34') combined side yard setback to be 18.34' for a proposed two-story rear addition for an existing two-story single-family residence.	

368-25-Z	ZONING DISTRICT: RM 4.5	WARD: 43
APPLICANT:	Christopher & Susan Gust	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1867-71 N. Burling Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 15' to zero, reduce the south side setback from 5' to zero (north setback and combined side yard setback to be zero), for a proposed front iron fence with masonry piers both exceeding 6' in height and a proposed two-story, accessory residential building with one-story connection to an existing single-family residence.	

2:00 P.M.

369-25-S	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Sage Venture Holdings, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2652 W. Madison Street	
SUBJECT:	Application for a special use to establish residential use (two dwelling units) below the second floor for a proposed four-story, eight-dwelling unit building.	

370-25-Z	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Sage Venture Holdings, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2652 W. Madison Street	
SUBJECT:	Application for a variation to increase the building location standard from 5' to 6.08' to the sidewalk for a proposed four-story, eight-dwelling unit building.	

371-25-Z	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Sage Ventures Holdings, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2652 W. Madison Street	
SUBJECT:	Application for a variation to increase the number of off-street parking spaces for a transit served location from four to eight for a proposed four-story, eight dwelling unit building located within 2,640' of a CTA rail station.	

372-25-Z	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Sage Venture Holdings, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2652 W. Madison Street	
SUBJECT:	Application for a variation to decrease the bicycle spaces from eight to four for a proposed four-story, eight-unit building located within 2,640 CTA rail station.	

373-25- S	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Sage Ventures Holding, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2656 W, Madison Street	
SUBJECT:	Application for a special use to establish residential use below the second floor for a proposed four-story, eight dwelling unit building with eight parking spaces and four bicycle spaces. This is a transit served location.	
374-25-Z	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Sage Venture Holdings, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2656 W. Madison Street	
SUBJECT:	Application for a variation to increase the building location standard from 5' to 5.67' to the sidewalk for a proposed four-story, eight-dwelling unit building with eight parking spaces and four bicycle spaces. This is a transit served location.	
375-25-Z	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Sage Venture Holdings, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2656 W. Madison Street	
SUBJECT:	Application for a variation to increase the off-street parking requirement from four spaces to eight for a proposed four-story, eight dwelling unit building with eight parking spaces, four bicycle spaces. This is a transit served location.	
376-25-Z	ZONING DISTRICT: B3-3	WARD: 27
APPLICANT:	Sage Venture Holdings	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2656 W. Madison Street	
SUBJECT:	Application for a variation to reduce the bicycle space requirement from eight spaces to four for a proposed four-story, eight dwelling unit building with eight parking spaces and four bicycle spaces. This is a transit served location.	
377-25-S	ZONING DISTRICT: PMD 4-A	WARD: 27
APPLICANT:	IBA, Inc.	
OWNER:	Peppercorn Capital OZBE One, LLC & The Tin Man OZBE, LLC	
PREMISES AFFECTED:	1802-56 W. Lake Street / 204 N. Wood Street	
SUBJECT:	Application for a special use to establish a three-story and one-story participant sports and recreation building.	
378-25-S	ZONING DISTRICT: B3-2	WARD: 45
APPLICANT:	New Fashion Beauty Salon, LLC	
OWNER:	Thien Ly	
PREMISES AFFECTED:	4702 W. Irving Park Road	
SUBJECT:	Application for a special use to establish a hair salon.	

383-25-Z	ZONING DISTRICT: DX-5	WARD: 42
APPLICANT:	320 Huron, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	310 W. Huron Street	
SUBJECT:	Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 2.33' for a proposed nine-story, mixed use building with twenty-one parking spaces, one-hundred forty-nine bicycle spaces and one loading space that is located within 660' of a CTA rail station.	
 384-25-S	 ZONING DISTRICT: DX-3	 WARD: 3
APPLICANT:	Prospect Bank, as Trustee under Trust No. 455577 dated July 21, 2023 c/o Farzad Moeinzadeh	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1801 S. Prairie Avenue	
SUBJECT:	Application for a special use to convert an existing four-story office building to a single-family residence.	
 385-25-S	 ZONING DISTRICT: DX-3	 WARD: 3
APPLICANT:	Prospect Bank, as trustee under Trust No. 4555877 dated July 21, 2023 c/o Farzad Moeinzadeh	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1811 S. Prairie Avenue	
SUBJECT:	Application for a special use to convert an existing three-story office building to a single-family residence.	
 386-25-S	 ZONING DISTRICT: B3-2	 WARD: 32
APPLICANT:	Treys Inc.	
OWNER:	1956 W Henderson, LLC	
PREMISES AFFECTED:	3333 N. Damen Avenue	
SUBJECT:	Application for a special use to expand an existing tavern to the rear building at 3343 N. Damen Avenue with a proposed one-story addition connecting the existing front tavern into the rear building at the existing front two-story mixed-use building and rear one-story commercial building.	
 387-25-Z	 ZONING DISTRICT: B3-2	 WARD: 32
APPLICANT:	Treys, Inc	
OWNER:	1956 W Henderson, LLC	
PREMISES AFFECTED:	3333 N. Damen Avenue	
SUBJECT:	Application for a variation to reduce the east side setback from 2' to 0.42' for a proposed one-story addition connecting the existing front tavern into the rear building at the existing front two-story mixed-use building and rear one-story commercial building.	

253-25-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	Jonathan Leopold	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2323 N. Halsted Street	
SUBJECT:	Application for a variation to reduce the north side setback from the required 2' to 0.17', south side setback from 2' to zero, combined side yard setback from 4.75' to 0.17', rear setback from 28.77' to 14.3' for a proposed second floor rear balcony and a first floor open rear deck to the existing two-story attached single family residence and for a proposed one car detached garage accessory building accessed by a public alley with an accessory roof top deck and accessory building rooftop access stair along the west elevation with an 8.75' high masonry wall abutting the north side of stairs.	
 254-25-Z	 ZONING DISTRICT: RT-4	 WARD: 43
APPLICANT:	Jonathan Leopold	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2323 N. Halsted Street	
SUBJECT:	Application for a variation to relocate the rear yard open space to an accessory building roof top deck for a proposed one car detached garage with a roof top deck and access stairs along the west elevation for the existing two-story, single-family residence.	
 270-25-S	 ZONING DISTRICT: B3-1	 WARD: 30
APPLICANT:	3602 Cicero Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3601 N. Cicero Avenue	
SUBJECT:	Application for a special use to establish a gas station with a new multi-tenant building (strip center), including a gas station / mini mart and three additional retail tenant spaces. The property is a transit served location.	
 271-25-Z	 ZONING DISTRICT: B3-1	 WARD: 30
APPLICANT:	3602 Cicero Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3601 N. Cicero Avenue	
SUBJECT:	Application for a variation to allow the building facade to be greater than 5' from a portion of the Cicero Avenue sidewalk (proposed setback of 8.6' +/-) for a proposed gas station with strip center, including a gas station / mini-mart plus three additional tenant spaces.	

