9:00 A.M.

314-13-S  Zoning District: B3-1  Ward: 1
Applicant:  Masada of Chicago, Inc.
Owner:  Shadi Ramli
Premises Affected:  2204-06 North California Avenue
Subject:  Application for a special use to establish an outdoor patio on a rooftop to serve an existing restaurant.
  •  Approved 3-0, Sam Toia recused himself (restaurant)

315-13-S  Zoning District: B3-1  Ward: 1
Applicant:  Masada of Chicago, Inc.
Owner:  Shadi Ramli
Premises Affected:  2129-47 North California Avenue
Subject:  Application for a special use to establish five off-site, accessory, parking spaces to fulfill the parking requirement for an existing restaurant and apartment unit located at 2204-06 N. California Ave.
  •  Approved 3-0, Sam Toia recused himself (restaurant)

316-13-S  Zoning District: C1-2  Ward: 1
Applicant:  Heartland Illinois Food Corp., DBA Burger King
Owner:  Burger King Corp, Inc.
Premises Affected:  2344 West Chicago Avenue
Subject:  Application for a special use to re-establish a one-lane drive-through facility for a renovated restaurant.
  •  Approved 3-0, Sam Toia recused himself (restaurant)

317-13-S  Zoning District: C1-1  Ward: 31
Applicant:  Heartland Illinois Food Corp., DBA Burger King
Owner:  TJ Investments, LLC
Premises Affected:  4514 West Diversey Avenue
Subject:  Application for a special use to re-establish a one-lane drive-through facility for a renovated restaurant.
  •  Approved 3-0, Sam Toia recused himself (restaurant)

318-13-S  Zoning District: C1-2  Ward: 5
Applicant:  Edison Learning, Inc.
Owner:  DL3 Realty, LP
Premises Affected:  7037 South Stony Island Avenue
Subject:  Application for a special use to establish a high school.
  •  Item withdrawn at applicant’s request
319-13-S  Zoning District: B3-1  Ward: 39
Applicant: My Sister’s Closet, Ltd.
Owner: Chicago Title Land Trust ATUT #12830
Premises Affected: 5413-17 West Devon Avenue
Subject: Application for a special use to establish a valuable objects dealer.
  • Approved 4-0

320-13-S  Zoning District: DX-16  Ward: 42
Applicant: Howard Frum, DBA Howard Frum Jewelers
Owner: Mallers Building, LLC
Premises Affected: 5 South Wabash Avenue, Suite 814
Subject: Application for a special use to establish a valuable objects dealer.
  • Approved 4-0

321-13-S  Zoning District: B3-2  Ward: 8
Applicant: Devon Financial Services, Ltd.
Owner: same as applicant
Premises Affected: 8256 South Cottage Grove Avenue
Subject: Application for a special use to establish a payday loan store.
  • Approved 4-0

322-13-S  Zoning District: B3-2  Ward: 1
Applicant: Alin, LLC
Owner: Robert Olsen
Premises Affected: 1397 North Milwaukee Avenue
Subject: Application for a special use to establish a hair salon.
  • Approved 4-0

323-13-S  Zoning District: B1-1  Ward: 21
Applicant: Daniela Comprindo, DBA Hollywood Kids Salon
Owner: Tasmania Group, LLC
Premises Affected: 1736 West 87th Street
Subject: Application for a special use to establish a hair salon.
  • Approved 4-0

324-13-S  Zoning District: B3-1  Ward: 33
Applicant: Christopher Turcios Headquarter’s Barber Studio
Owner: Merdib Pecanin
Premises Affected: 3040 West Irving Park Road
Subject: Application for a special use to establish a barber shop.
  • Approved 4-0

325-13-S  Zoning District: B3-3  Ward: 2
Applicant: Go Spa, LLC
Owner: Shepherd Real Estate Subsidiary, LLC
Premises Affected: 1551 North Mohawk Street
Subject: Application for a special use to establish a massage establishment.
  • Item continued to October
326-13-S  Zoning District: B3-3  Ward: 45
Applicant: Luxe Blue, Ltd., DBA Luxe Blue Laser and Med Spa
Owner: JCT Investments, LLC
Premises Affected: 4016 North Milwaukee Avenue
Subject: Application for a special use to establish a massage establishment.
  • Approved 4-0

327-13-S  Zoning District: B1-1  Ward: 19
Applicant: Hang Nguyen
Owner: Dan Tzouma/GDT Properties, Inc.
Premises Affected: 10505 South Western Avenue
Subject: Application for a special use to establish a nail salon.
  • Item continued to November

Applicant: William Gold
Owner: Syed Mateen
Premises Affected: 1659 West Grand Avenue
Subject: Application for a variation to reduce the rear yard setback from 30’ to 15’ for a proposed four-story, 15-unit building with ground floor commercial space and garage.
  • Approved 4-0

Applicant: Raymond Young
Owner: Nelson Tam
Premises Affected: 1448-52 West Fuller Street
Subject: Application for a variation to reduce the total combined side yard setback from 5’ to 4.1’ while maintaining the existing 0.1’ west side setback for a proposed division of a lot with an existing single-story residence with a detached garage.
  • Approved 4-0, with condition that garage be demolished

Applicant: Antonio and Josefina Osorio
Owner: same as applicant
Premises Affected: 4634 North St. Louis Avenue
Subject: Application for a variation to reduce the front setback from 15’ to 5.92’ for a proposed second floor front balcony on an existing three-unit building.
  • Approved 4-0

331-13-Z  Zoning District: DX-16  Ward: 42
Applicant: MHF Chicago MC IV, LLC
Owner: same as applicant
Premises Affected: 66 East Wacker Place
Subject: Application for a variation to eliminate their one 10’ x 50’ x 14’ off-street loading space for a proposed 27-story hotel.
  • Approved 4-0
Applicant: 741 Armitage, LLC
Owner: same as applicant
Premises Affected: 1970 North Burling Street
Subject: Application for a variation to reduce the front setback from 7.35’ to 0’ and the south side yard setback from 4.5’ to 0’ for a proposed 8’ high masonry and wrought iron fence.

- Approved 4-0

Applicant: Jay Kopfer
Owner: same as applicant
Premises Affected: 2047 West Cuyler Avenue
Subject: Application for a variation to reduce the total combined side yard setback from 5’ to 3’ with 0’ west side yard setback and a 3’ east side yard setback for a proposed rear two-story addition to a former three-unit building that will become a single-family residence.

- Approved 4-0
334-13-S  Zoning District: DR-7  Ward: 2
Applicant: 850, LLC
Owner: same as applicant
Premises Affected: 850 North DeWitt Place
Subject: Application for a special use to establish 68 public, leased or rented parking spaces in an existing 127-space parking garage.

- Item continued to November

335-13-S  Zoning District: C2-2  Ward: 12
Applicant: Kasper Development, LLC
Owner: same as applicant
Premises Affected: 3918-20 South Rockwell Street
Subject: Application for a special use to establish a residential use below the second floor of a proposed two-story, single family residence with an attached garage.

- Item continued to October

336-13-S  Zoning District: C2-2  Ward: 12
Applicant: Kasper Development, LLC
Owner: same as applicant
Premises Affected: 3922-24 North Rockwell Street
Subject: Application for a special use to establish a residential use below the second floor of a proposed two-story, single-family residence with an attached garage.

- Item continued to October

337-13-S  Zoning District: RT4  Ward: 24
Applicant: Deer Rehabilitation Services, Inc.
Owner: same as applicant
Premises Affected: 3645-47 West Douglas Boulevard
Subject: Application for a special use to establish a transitional residence.

- Item continued to November

338-13-S  Zoning District: B3-2  Ward: 28
Applicant: Guru Ohm, LLC
Owner: WG Holdings, LLC
Premises Affected: 1455 West Taylor Street
Subject: Application for a special use to establish a liquor store.

- Item continued to November

339-13-S  Zoning District: DX-16  Ward: 42
Applicant: Claire’s Boutiques, DBA Icing
Owner: Thor 133 State, LLC
Premises Affected: 133 South State Street
Subject: Application for a special use to establish an ear piercing establishment.

- Approved 4-0
340-13-S  
Zoning District: B3-2  
Ward: 44
Applicant: Brendan James Corporation
Owner: Yep, LLC
Premises Affected: 3169 North Broadway
Subject: Application for a special use to establish an expansion of an existing tavern to the lower level.
• Approved 4-0

341-13-S  
Zoning District: B3-3  
Ward: 46
Applicant: Darlington Hotel, LLC
Owner: same as applicant
Premises Affected: 4700 North Racine Avenue
Subject: Application for a special use to establish a three-story, 58-unit, single room occupancy building.
• Item continued to October

342-13-S  
Zoning District: B3-2  
Ward: 47
Applicant: 4007 N Paulina, LLC
Owner: Morrissey and Morrissey, Inc
Premises Affected: 4007 North Paulina Street
Subject: Application for a special use to establish a residential use below the second floor of a proposed four-story, eight-unit building with a detached garage.
• Item continued to October

343-13-S  
Zoning District: B3-2  
Ward: 47
Applicant: 4011 N Paulina, LLC
Owner: Morrissey and Morrissey, Inc
Premises Affected: 4011 North Paulina Street
Subject: Application for a special use to establish a residential use below the second floor of a proposed three-story, eight-unit building with a detached garage.
• Item continued to October

344-13-S  
Zoning District: C2-2  
Ward: 47
Applicant: Bobb, LLC
Owner: same as applicant
Premises Affected: 3636-58 North Western Avenue
Subject: Application for a special use to establish a one-lane drive-through facility for a proposed coffee shop.
• Approved 4-0, with condition that menu board & speaker box be moved up one car length

345-13-S  
Zoning District: B3-3  
Ward: 3
Applicant: Donald Hampton
Owner: Oaklawn Properties, LLC
Premises Affected: 4651 South Michigan Avenue, 1st Floor
Subject: Application for a special use to establish a beauty and hair salon.
• Item continued to November
346-13-S  Zoning District: B3-3  Ward: 44
Applicant: Sohail Bawany
Owner: Gabor M. Zsolnay
Premises Affected: 822 West Belmont Avenue
Subject: Application for a special use to establish a beauty and nail salon.
• Approved 4-0

347-13-S  Zoning District: B3-2  Ward: 46
Applicant: Tuan Trung Le and John Ngo
Owner: Theresa A. Basco, trustee of Chicago Title Land Trust
Premises Affected: 3920 North Broadway
Subject: Application for a special use to establish a nail salon.
• Item continued to November

348-13-Z  Zoning District: B1-5  Ward: 49
Applicant: RP Solutions, LLC
Owner: same as applicant
Premises Affected: 7313-33 North Sheridan Road
Subject: Application for a variation to reduce the rear yard setback from 2.7’ to 1’ and reduce the northwest side yard setback from 5.58’ to 1’ on a reverse corner lot for a proposed four-story, five-level, 250 space non-accessory, non-required parking garage.
• Approved 3-1

349-13-Z  Zoning District: RM5.5  Ward: 43
Applicant: PLD, LLC Series A
Owner: same as applicant
Premises Affected: 1905-07 North Bissell Avenue
Subject: Application for a variation to reduce the total combined side yard setback from 5’ to 2.79’ with a north side setback of 0’ for a proposed division of a lot with an existing seven-unit building and to also allow for a proposed three-unit building.
• Approved 4-0

Applicant: Savane Properties
Owner: same as applicant
Premises Affected: 1921 North Dayton Street
Subject: Application for a variation to reduce the total combined side yard setback from 5’ to 3’ with a south side setback of 1’ and to reduce the front setback from 15’ to 10.6’ for a proposed three-story single-family residence with a detached garage.
• Approved 4-0, side yard setback only; front setback withdrawn by applicant
Applicant: 8809 S Wood Associates
Owner: same as applicant
Premises Affected: 8809 South Wood Street
Subject: Application for a variation to reduce the south side yard setback from 5’ to 2.59’ and to reduce the front setback from 20’ to 13.7’ for a proposed second story addition to an existing single-family residence.

• Approved 4-0

Applicant: Zev Salomon and Paul Florian
Owner: Paul Florian
Premises Affected: 1327-29 North Wolcott Avenue
Subject: Application for a variation to reduce the north side setback from 7.5’ to 2’6”; to reduce the rear (West Ellen Street) setback from 20’ to 0’ below a height of 18’; and, to reduce the rear (West Ellen Street) setback from 22.12’ to 0’ starting at a height of 18’ for a proposed three-story, three-unit building with an attached garage.

• Approved 4-0
<table>
<thead>
<tr>
<th>Case Number</th>
<th>Zoning District</th>
<th>Ward</th>
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<tbody>
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<td>90-13-Z</td>
<td>RM5</td>
<td>2</td>
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<tr>
<td>Applicant:</td>
<td>Trust of Gertrude Kerbis, dated August 21, 1991</td>
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<tr>
<td>Owner:</td>
<td>same as applicant</td>
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<td>Premises Affected:</td>
<td>55 West Schiller Street</td>
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<tr>
<td>Subject:</td>
<td>Application for a variation to reduce the total combined side yard setback from 4' to 0' 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.</td>
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<td>Item withdrawn at applicant’s request</td>
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<td>184-13-S</td>
<td>B3-1</td>
<td>16</td>
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<tr>
<td>Applicant:</td>
<td>AAA Quick Mart, Inc., DBA Express Grocery Mart</td>
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<tr>
<td>Owner:</td>
<td>Mer-Car Corporation</td>
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<tr>
<td>Premises Affected:</td>
<td>6128 South Western Avenue</td>
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<tr>
<td>Subject:</td>
<td>Application for a special use to establish a one-lane drive-through facility for a grocery store.</td>
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<td>Item withdrawn at applicant’s request</td>
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<td>185-13-S</td>
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<td>Applicant:</td>
<td>1622 W. Nelson, LLC</td>
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<tr>
<td>Owner:</td>
<td>Josephine Discianno and Antonio Ciampa</td>
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<tr>
<td>Premises Affected:</td>
<td>1908 West Belmont Avenue</td>
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</tr>
<tr>
<td>Subject:</td>
<td>Application for a special use to establish a residential use below the second floor for a proposed three-story, three-unit building.</td>
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<td>Approved 4-0</td>
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<td>Applicant:</td>
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<td>Owner:</td>
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<td>Premises Affected:</td>
<td>1908 West Belmont Avenue</td>
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<td>Subject:</td>
<td>Application for a variation to reduce the front setback from 2.8’ to 0’; to reduce the west side yard setback from 2’ to 0’; and, to increase the allowable floor area of an accessory building by not more than 10% for a proposed three-story, three-unit building.</td>
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<td>Item withdrawn at applicant’s request</td>
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<td>197-13-S</td>
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<td>13</td>
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<tr>
<td>Applicant:</td>
<td>Checkers Drive Through Restaurants, Inc.</td>
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<tr>
<td>Owner:</td>
<td>MB Financial Bank, N.A.</td>
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<tr>
<td>Premises Affected:</td>
<td>6401 West Archer Avenue</td>
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<tr>
<td>Subject:</td>
<td>Application for a special use to establish a one-lane drive-through facility for a proposed restaurant.</td>
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<td>Approved 3-0, Sam Toia recused himself (restaurant)</td>
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240-13-S  
**Zoning District:** C2-2  
**Ward:** 27  
**Applicant:** Petar Vukovic c/o Victoria Vukovic-Bradley  
**Owner:** same as applicant  
**Premises Affected:** 527 North Racine Avenue, Unit 1  
**Subject:** Application for a special use to establish a business live/work space unit on the ground floor of an existing four-story building.  
- Approved 4-0

264-13-S  
**Zoning District:** M2-3  
**Ward:** 14  
**Applicant:** Chicago Industrial Catalytic, Ltd.  
**Owner:** 4500 Ventnor Ave, LLC  
**Premises Affected:** 4427 West 45th Street  
**Subject:** Application for a special use to establish a Class IVA recycling facility.  
- Approved 4-0

279-13-S  
**Zoning District:** C3-5  
**Ward:** 2  
**Applicant:** Fremont Hotel Partners, LLC  
**Owner:** same as applicant  
**Premises Affected:** 1523 North Fremont Street  
**Subject:** Application for a special use to establish a six-story, 156-room hotel with ground floor retail space and 54 below-grade parking spaces.  
- Approved 4-0

281-13-S  
**Zoning District:** B3-2  
**Ward:** 11  
**Applicant:** Gail Head, DBA Brittany Maxfield Lifestyle Spa  
**Owner:** Oscar Serna  
**Premises Affected:** 3505 South Halsted Street  
**Subject:** Application for a special use to establish a beauty salon.  
- Approved 4-0

283-13-S  
**Zoning District:** B1-1  
**Ward:** 21  
**Applicant:** Jammie Jones-Anderson, DBA Eimaj Salon  
**Owner:** same as applicant  
**Premises Affected:** 8214 South Ashland Avenue  
**Subject:** Application for a special use to establish a beauty and hair salon.  
- Approved 4-0

306-13-Z  
**Zoning District:** RT4  
**Ward:** 43  
**Applicant:** Adam Milakofsky  
**Owner:** same as applicant  
**Premises Affected:** 1866 North Halsted Street, Unit 3  
**Subject:** Application for a variation to reduce the front setback from 15' to 11.44'; to reduce the north side yard setback from 2' to 0'; and, to reduce the front rooftop setback from the front building wall from 20' to 6.5' for a proposed rooftop stairway enclosure to a proposed open roof deck on an existing three-story building.  
- Approved 3-0; Jonathan Swain was absent