

6-14-S **Zoning District: B3-2** **Ward: 40**
Applicant: Cambodian Association of Illinois
Owner: same as applicant
Premises Affected: 2831 West Lawrence Avenue
Subject: Application for a special use to expand an existing community center.
 • **Approved 4-0**

7-14-Z **Zoning District: B3-2** **Ward: 40**
Applicant: Cambodian Association of Illinois
Owner: same as applicant
Premises Affected: 2831 West Lawrence Avenue
Subject: Application for a variation to reduce the east side yard setback from 5' to 0' and to reduce the west side yard setback from 5' to 0' for a proposed two-story addition to an existing community center.
 • **Approved 4-0**

8-14-S **Zoning District: B3-2** **Ward: 32**
Applicant: Lush Wine & Spirits, LLC
Owner: 2232 W. Roscoe, LLC
Premises Affected: 2232-34 West Roscoe Street
Subject: Application for a special use to expand an existing package goods liquor store.
 • **Approved 4-0**

9-14-S **Zoning District: B1-2** **Ward: 43**
Applicant: 9NB Corp.
Owner: 959 W. Webster, LLC
Premises Affected: 2151-53 North Sheffield Avenue
Subject: Application for a special use to establish a hair salon.
 • **Approved 4-0**

10-14-S **Zoning District: C2-1** **Ward: 14**
Applicant: B&J Archer Station, Ltd.
Owner: B&B Oil, Inc.
Premises Affected: 4710 South Archer Avenue
Subject: Application for a special use to establish a gas station with a convenience store and a one-lane automatic car wash.
 • **Continued to February**

11-14-Z **Zoning District: RT-4** **Ward: 32**
Applicant: Sapan Shahani
Owner: same as applicant
Premises Affected: 2066-68 North Leavitt Avenue
Subject: Application for a variation to reduce the front yard setback from 12' to 9'; to reduce the north side yard setback from 3.84' to 0'; and, to reduce the rear yard setback from 28' to 24.5' for a proposed three-story single-family residence with a rear one-story connector to a three-car garage.
 • **Approved 4-0**

12-14-Z **Zoning District: B1-2** **Ward: 47**
Applicant: 4056 N. Lincoln, LLC
Owner: same as applicant
Premises Affected: 4056 North Lincoln Avenue
Subject: Application for a variation to reduce the three-space off-street parking requirement by no more than one space for a proposed four-story three-unit building with ground floor commercial space.

- **Approved 4-0**

13-14-Z **Zoning District: RM-5** **Ward: 43**
Applicant: Theodore Fisher
Owner: same as applicant
Premises Affected: 416 West Webster Avenue
Subject: Application for a variation to reduce the rear yard setback from 25.48' to 0'; to reduce the combined side yard setback from 5' to 0'; and, to reduce the rear alley line setback from 1' to 0' for a proposed two-car attached garage with a partially-trellised and partially-covered roof deck connected to an existing three-story single-family residence.

- **Continued to February**

14-14-Z **Zoning District: RS-2** **Ward: 50**
Applicant: Rabbi Efraim Twerski
Owner: Khal Chasidim
Premises Affected: 2919 West Pratt Boulevard
Subject: Application for a variation to reduce the rear yard setback from 20' to 12' and to exceed the maximum floor area ratio of 0.65 for a proposed two-story elevator shaft for an existing two-story religious assembly facility.

- **Approved 4-0**

15-14-A **Zoning District: RS-2** **Ward: 39**
Applicant: Carol Buhler
Owner: same as applicant
Premises Affected: 6339 West Hyacinth Street
Subject: Appeal of an administrative adjustment allowing for a reduction in the northeast side setback from 4' to 2.37'; a reduction in the southwest side setback from 4' to 2.86'; and, a reduction in the combined side yard setback from 9' to 5.23' for a proposed second floor addition, with a rear one-story open deck, to an existing single-family residence.

- **Zoning Administrator's Decision Upheld 4-0**

16-14-S **Zoning District: RS-2, RS-3, B1-1, B3-1 & C1-1** **Ward: 21**
Applicant: Chicago Transit Authority
Owner: Illinois Department of Transportation
Premises Affected: 14 and 15 West 95th Street
Subject: Application for a special use to allow for the expansion and reconstruction of the CTA Red Line 95th Street station and platforms whose main entrance will remain located at 14 West 95th Street with an auxiliary station entrance being established at 15 West 95th Street.

- **Approved 4-0**

2:00 P.M.

17-14-S **Zoning District: B3-3** **Ward: 46**
Applicant: Aline and Essi Soudy/DBA Amen African Braids
Owner: 4555 North Malden, LLC c/o Kass Management Services, Inc.
Premises Affected: 1259 West Wilson Avenue
Subject: Application for a special use to establish a hair braiding salon.
 • **Approved 4-0**

18-14-S **Zoning District: B3-1** **Ward: 30**
Applicant: Speedy Cash of Illinois/DBA Speedy Cash
Owner: Rita A. Quam Family Trust
Premises Affected: 3602-06 North Cicero Avenue/4800 West Addison Street
Subject: Application for a special use to establish a payday loan facility.
 • **Approved 4-0 on the condition of the applicant providing on-site private security**

19-14-S **Zoning District: B1-1** **Ward: 21**
Applicant: Greater Tabernacle M.B. Church
Owner: GTMB Church
Premises Affected: 9712 South Vincennes Avenue
Subject: Application for a special use to establish a 257-seat religious assembly facility and construct a one-story front addition.
 • **Continued to February**

20-14-S **Zoning District: B1-1** **Ward: 6**
Applicant: Litanja Moses/DBA VIP Hair Bar
Owner: AC Lamos
Premises Affected: 458 East 75th Street
Subject: Application for a special use to establish a beauty salon.
 • **Withdrawn**

21-14-S **Zoning District: B3-1** **Ward: 30**
Applicant: Belmont Assembly of God
Owner: same as applicant
Premises Affected: 6050-58 West Belmont Avenue
Subject: Application for a special use to provide for the renovation of mezzanine space within, and for a 9,311 square foot expansion to, an existing 450-seat religious assembly facility.
 • **Approved 4-0**

22-14-S **Zoning District: B3-2** **Ward: 32**
Applicant: Webster Development Group, LLC
Owner: same as applicant
Premises Affected: 2221 North Leavitt Street
Subject: Application for a special use to establish a residential use below the second floor for a proposed four-story four-unit building with a four-car detached rear garage.
 • **Approved 4-0**

23-14-S **Zoning District: B3-3** **Ward: 44**
Applicant: Yu Xiang/DBA VIP Feet Feel Spa
Owner: Mohan Gounder – Gounder Property Management
Premises Affected: 3347 North Clark Street, 1st Floor, Unit C
Subject: Application for a special use to establish a massage salon.
• **Continued to February**

24-14-S **Zoning District: C1-2** **Ward: 28**
Applicant: Nusrat Choudhry
Owner: Northern Associates, Inc.
Premises Affected: 414-24 South Kostner Avenue
Subject: Application for a special use to establish a gas station with a limited restaurant, convenience store and a one-lane automatic car wash.
• **Approved 3-0, Sam Toia recused**

25-14-S **Zoning District: B3-3** **Ward: 33**
Applicant: Aura Taboado
Owner: 4300 N Kedzie – Cullom LLC
Premises Affected: 4300 North Kedzie Avenue
Subject: Application for a special use to establish a beauty salon.
• **Approved 4-0**

26-14-S **Zoning District: C1-2** **Ward: 33**
Applicant: Heartland Illinois Food Corp./DBA Burger King
Owner: 2834 W. Irving Park Rd. Venture, LLC
Premises Affected: 2834 West Irving Park Road
Subject: Application for a special use to re-establish an existing drive-through window for a renovated restaurant.
• **Continued to April**

27-14-S **Zoning District: B1-2** **Ward: 1**
Applicant: 1459 W. Grand, series of Denali Properties, LLC
Owner: same as applicant
Premises Affected: 1459 West Grand Avenue
Subject: Application for a special use to establish a residential use below the second floor for a proposed four-story four-unit building with two below-grade parking spaces and a detached two-car garage.
• **Approved 4-0**

28-14-Z **Zoning District: B1-2** **Ward: 1**
Applicant: 1459 W. Grand, series of Denali Properties, LLC
Owner: same as applicant
Premises Affected: 1459 West Grand Avenue
Subject: Application for a special use to reduce the minimum lot area of 4,000 square feet by no more than 10% (to 3,750 square feet) for a proposed four-story four-unit building with two below-grade parking spaces and a detached two-car garage.
• **Approved 4-0**

34-14-S **Zoning District: B3-2** **Ward: 50**
Applicant: Tree House Humane Society, Inc.
Owner: same as applicant
Premises Affected: 7221-31 North Western Avenue
Subject: Application for a special use to establish an animal services/shelter facility.
 • **Continued to February**

35-14-Z **Zoning District: RT-4** **Ward: 43**
Applicant: 1850 North Sheffield, LLC
Owner: same as applicant
Premises Affected: 1841 North Maud Avenue
Subject: Application for a variation to reduce the front yard setback from 9.5' to 4.63'; to reduce the front vehicular access setback from 20' to 4.96'; and, to reduce the rear yard setback from 16.41' to 7' for a proposed two and three-story single family residence with an attached two car garage accessed directly from North Maud Avenue via an existing 20' curb cut.
 • **Approved 4-0**

36-14-Z **Zoning District: RT-4** **Ward: 43**
Applicant: 1850 North Sheffield, LLC
Owner: same as applicant
Premises Affected: 1848 North Sheffield Avenue
Subject: Application for a variation to reduce the front yard setback from 6.98' to 5'; to reduce the front vehicular access setback from 20' to 5.33'; and, to reduce the rear yard setback from 14' to 8.25' for a proposed two and three-story single family residence with an attached two car garage accessed directly from North Sheffield Avenue via a proposed 20' curb cut.
 • **Approved 4-0**

CONTINUANCES

305-13-S **Zoning District: PMD-11A** **Ward: 25**
Applicant: Pure Metal Recycling, LLC
Owner: Sonnentag Family Limited Partnership
Premises Affected: 2201-2527 South Loomis Avenue
Subject: Application for a special use to establish a Class IVB recycling facility.
 • **Continued to February**

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.
 • **Dismissed for Want of Prosecution**

413-13-Z **Zoning District: RS-3** **Ward: 31**
Applicant: Ted Panek
Owner: same as applicant
Premises Affected: 3623 West Altgeld Street
Subject: Application for a variation to reduce the front yard setback from 20' to 8' and to reduce the west side yard setback from 5.2' to 2' for a proposed garage with a driveway and curb cut on West Altgeld Street.

- **Dismissed for Want of Prosecution**

414-13-Z **Zoning District: RM-6.5** **Ward: 2**
Applicant: Bart Przyjemski
Owner: same as applicant
Premises Affected: 1337 North Dearborn Street
Subject: Application for a variation to reduce the rear yard setback from 36.1' to 22.67'; to reduce the combined side yard setback from 4.2' to 0'; and, to reduce the rear yard open space from 283.1 square feet to 77 square feet and to locate such open space on the roof of a proposed garage for a proposed four-story addition with an enclosed rear connection between the aforementioned garage and existing three-story single-family residence.

- **Approved 4-0**

423-13-S **Zoning District: B3-2** **Ward: 1**
Applicant: Spa Social Side, LLC/DBA Spa Social
Owner: Karrie Lange
Premises Affected: 1855 West Chicago Avenue
Subject: Application for a special use to establish a beauty salon.

- **Approved 4-0**

425-13-S **Zoning District: C2-2** **Ward: 6**
Applicant: Maranatha Family Church
Owner: same as applicant
Premises Affected: 6837-41 South State Street
Subject: Application for a special use to establish a 340-seat religious assembly facility and construct a one-story front addition and a one-story rear addition.

- **Approved 4-0**

426-13-S **Zoning District: C2-2** **Ward: 6**
Applicant: Maranatha Family Church
Owner: same as applicant
Premises Affected: 6851-57 South State Street
Subject: Application for a special use to establish an off-site accessory parking lot to serve a religious assembly facility located at 6837 South State Street.

- **Approved 4-0**

442-13-S **Zoning District: B1-3** **Ward: 43**
Applicant: CMC Service of Chicago, LLC/DBA Great Clips
Owner: James Place Building, LLC
Premises Affected: 2506 ½ North Clark Street
Subject: Application for a special use to establish a beauty salon.
 • **Approved 4-0**

444-13-S **Zoning District: RM-5** **Ward: 4**
Applicant: 5110 S. Harper, LLC
Owner: same as applicant
Premises Affected: 5110-14 South Harper Avenue
Subject: Application for a special use to establish a 28-space off-site non-required accessory parking lot to serve a mixed-use development located at 1525 East Hyde Park Boulevard.
 • **Approved 3-0, Jonathan Swain recused**

445-13-Z **Zoning District: RM-5** **Ward: 4**
Applicant: 5110 S. Harper, LLC
Owner: same as applicant
Premises Affected: 5110-14 South Harper Avenue
Subject: Application for a variation to reduce the front yard setback from 20' to 14.11' for a proposed 28-space off-site non-required accessory parking lot to serve a mixed-use development located at 1525 East Hyde Park Boulevard.
 • **Approved 3-0, Jonathan Swain recused**

448-13-S **Zoning District: B3-1** **Ward: 41**
Applicant: Michael's Neighborhood Pub, Inc.
Owner: Nicola Haddad
Premises Affected: 6689-95 North Oliphant Avenue
Subject: Application for a special use to expand an existing tavern.
 • **Approved 4-0**

449-13-Z **Zoning District: B3-1** **Ward: 41**
Applicant: Michael's Neighborhood Pub, Inc.
Owner: Nicola Haddad
Premises Affected: 6689-95 North Oliphant Avenue
Subject: Application for a variation to establish a public place of amusement license for a tavern located within 125' of an RS-3 Residential Single-Unit (Detached House) District.
 • **Approved 4-0**