

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- November 17, 2017**  
**121 N. LaSalle Street- Room 200**

Approval of the minutes from the October 20, 2017 regular meeting of the Board.

Approval of the agenda for the November 17, 2017 regular meeting of the Board.

**9:00 A.M.**

- |                           |  |                 |
|---------------------------|--|-----------------|
| <b>633-17-S</b>           | <b>ZONING DISTRICT: B3-1</b>   | <b>WARD: 34</b> |
| <b>APPLICANT:</b>         | Juanita Reed and Treissa Griggs Burks  |                 |
| <b>OWNER:</b>             | Complete Environmental Management, LLC   |                 |
| <b>PREMISES AFFECTED:</b> | 1421 W. 111th Street   |                 |
| <b>SUBJECT:</b>           | Application for a special use to establish a hair / nail salon.  |                 |
|                           |  |                 |
| <b>634-17-Z</b>           | <b>ZONING DISTRICT: B2-3</b>   | <b>WARD: 27</b> |
| <b>APPLICANT:</b>         | 1540 N. North Park, LLC  |                 |
| <b>OWNER:</b>             | Same as applicant  |                 |
| <b>PREMISES AFFECTED:</b> | 1540 N. North Park Avenue  |                 |
| <b>SUBJECT:</b>           | Application for a variation to reduce the front setback from the required 7.4' to 0.66', north setback from 4' to zero, south from 4' to 3' and the rear setback from 30' to 5.5' for a proposed four-story, seven dwelling unit building. |                 |
|                           |  |                 |
| <b>635-17-S</b>           | <b>ZONING DISTRICT: RT-4</b>   | <b>WARD: 9</b>  |
| <b>APPLICANT:</b>         | Lakeside Community Committee   |                 |
| <b>OWNER:</b>             | Ambition Investment South King Drive, LLC  |                 |
| <b>PREMISES AFFECTED:</b> | 11235-37 S. Dr. Martin Luther King Jr. Drive   |                 |
| <b>SUBJECT:</b>           | Application for a special use to establish a transitional residence in five of the six existing dwelling units in an existing three-story residential building.  |                 |
|                           |  |                 |
| <b>636-17-S</b>           | <b>ZONING DISTRICT: M1-2</b>   | <b>WARD: 45</b> |
| <b>APPLICANT:</b>         | Windy City Baseball, LLC   |                 |
| <b>OWNER:</b>             | Ability Land Management  |                 |
| <b>PREMISES AFFECTED:</b> | 5596 N. Northwest Highway  |                 |
| <b>SUBJECT:</b>           | Application for a special use to establish an indoor Sports and Recreation, Participant (Indoor Batting Cages).  |                 |
|                           |  |                 |
| <b>637-7-S</b>            | <b>ZONING DISTRICT: C1-3</b>   | <b>WARD: 33</b> |
| <b>APPLICANT:</b>         | 3280 N California, LLC   |                 |
| <b>OWNER:</b>             | Same as applicant  |                 |
| <b>PREMISES AFFECTED:</b> | 3280 N. California Avenue  |                 |
| <b>SUBJECT:</b>           | Application for a special use to establish residential use and parking below the second floor for a proposed five-story, twenty-five dwelling unit building with enclosed parking.   |                 |

**638-17-Z**                                    **ZONING DISTRICT: C1-3**                    **WARD: 33**  
**APPLICANT:**                             3280 N California, LLC  
**OWNER:**                                    Same as applicant  
**PREMISES AFFECTED:**                 3280 N. California Avenue  
**SUBJECT:**                                  Application for a variation to reduce the front setback from the required 4.75' to 2', rear setback from 30' to zero on floors containing dwelling units, the enclosed garage setback from the rear property line from 2' to zero for a proposed five-story, twenty-five dwelling unit building w

**639-17-Z**                                    **ZONING DISTRICT: C1-3**                    **WARD: 33**  
**APPLICANT:**                             3280 N California, LLC  
**OWNER:**                                    Same as applicant  
**PREMISES AFFECTED:**                 3280 N. California Avenue  
**SUBJECT:**                                  Application for a variation to reduce the required loading stall from one to zero for a proposed five-story, twenty-five dwelling unit building with enclosed parking.

**640-17-S**                                    **ZONING DISTRICT: B3-1**                    **WARD: 21**  
**APPLICANT:**                             Eco- Site Inc.  
**OWNER:**                                    Andrew Durity  
**PREMISES AFFECTED:**                 8601-05 S. Racine Avenue  
**SUBJECT:**                                  Application for a special use to establish a 120 foot wireless communication facility free standing tower. The proposed 120' tower will accommodate three carriers.

**641-17-S**                                    **ZONING DISTRICT: DX-12**                  **WARD: 35**  
**APPLICANT:**                             QF, LLC  
**OWNER:**                                    100 East, LLC  
**PREMISES AFFECTED:**                 100 E. Walton Street, Unit 600 W  
**SUBJECT:**                                  Application for a special use to establish a body art service.

**642-17-Z**                                    **ZONING DISTRICT: RM-4.5**                  **WARD: 26**  
**APPLICANT:**                             Iain and Elizabeth Johnson  
**OWNER:**                                    Same as applicant  
**PREMISES AFFECTED:**                 2649-51 W. Huron Street  
**SUBJECT:**                                  Application for a variation to reduce the west setback from the required 2' to zero to subdivide an existing zoning lot into two zoning lots. The existing three- story, two dwelling unit building at 2649 W. Huron will remain, 2651 will be sold for development.

<b>643-17-Z</b>	<b>ZONING DISTRICT: RM-4.5</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	Iain and Elizabeth Johnston	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2649-51 W. Huron Street	
<b>SUBJECT:</b>	Application for a variation to reduce the required rear yard open space from 252 square feet to zero in order to subdivide an existing zoning lot into two zoning lots. The existing three-story, two dwelling unit building shall at 2649 shall remain. 2651 shall be sold for development.	
<b>644-17-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Sulafa Solimon	
<b>OWNER:</b>	Michael and Sarah Zimmerman	
<b>PREMISES AFFECTED:</b>	7560 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>645-17-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	DIYA 75th King, LLC	
<b>OWNER:</b>	Raina 75th King, LLC	
<b>PREMISES AFFECTED:</b>	7450 S. Martin Luther King Jr. Drive	
<b>SUBJECT:</b>	Application for a special use to establish a one-lane drive through that will serve a proposed fast food restaurant.	
<b>646-17-S</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	The Lyte Collective	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	7604 S. St. Lawrence Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a community center.	
<b>647-17-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 44</b>
<b>APPLICANT:</b>	Shag A Salon, LLC	
<b>OWNER:</b>	Kimon Gabrielatos	
<b>PREMISES AFFECTED:</b>	1420 W. Belmont Avenue, Unit 1A	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>648-17-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 48</b>
<b>APPLICANT:</b>	Kay and Ron Cohn	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5626 N. Wayne Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 45' to 26.01', north and south setback from 2.66' each to zero for an existing 9' high x 45' liner wood fence on the north and south property line with a 9' high gate.	

**649-17-Z** **ZONING DISTRICT: RT-4** **WARD: 40**  
**APPLICANT:** Renewal Group, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6137 N. Ravenswood Avenue  
**SUBJECT:** Application for a variation to reduce the front wall setback to a side property line from the required 12' to 9', the rear wall setback to a side property line from 12' to 11' for a proposed three- story, five dwelling unit building townhouse building with a roof deck.

**CONTINUANCES**

**415-17-Z** **ZONING DISTRICT: RM-4.5** **WARD: 44**  
**APPLICANT:** 744 Buckingham Place, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 742 W. Buckingham Place  
**SUBJECT:** Application for a variation to reduce the front setback from the required 8' to 3', combined side setback from 6.4' to 5.8', rear setback from 39.10' to zero for a proposed four-story, four dwelling unit building with a detached garage and one parking space carport.

**416-17-Z** **ZONING DISTRICT: RM-4.5** **WARD: 44**  
**APPLICANT:** 744 Buckingham Place, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 742 W. Buckingham Place  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 39.10' to zero, east setback from 2.6' to zero for a proposed detached four car garage and one parking space carport.

**417-17-Z** **ZONING DISTRICT: RM-4.5** **WARD: 44**  
**APPLICANT:** 744 Buckingham, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 742 W. Buckingham Place  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 276.26 square feet to zero for a proposed four car garage and a one parking space carport.

**526-17-Z** **ZONING DISTRICT: RM-5** **WARD: 44**  
**APPLICANT:** Steven Molo and Mary Molo  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 341 W. Wellington Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 39.29' to zero, east setback from 5' to zero for a proposed 8' high privacy fence for the existing three-story, single family residence.

**570-17-S**   **ZONING DISTRICT: B3-1**                     **WARD: 15**  
**APPLICANT:**                                 McDonald's USA, LLC  
**OWNER:**                                        2844 W. 47th ST. LLC / Cal 47th Main Site. LLC  
**PREMISES AFFECTED:**               2844 W. 47th Street  
**SUBJECT:**                                     Application for a special use to establish a dual lane drive-through to serve a proposed fast food restaurant.

**582-17-Z**   **ZONING DISTRICT: B3-1**                     **WARD: 14**  
**APPLICANT:**                                 Sandra Nunez  
**OWNER:**                                        Same as applicant  
**PREMISES AFFECTED:**               2532 W. 51st Street  
**SUBJECT:**                                     Application for a variation to establish a Public Place of Amusement License to provide live entertainment, music, DJ and cover charge to a restaurant which is located within 125' of a residential district.

**591-17-S**   **ZONING DISTRICT: B1-1**                     **WARD: 17**  
**APPLICANT:**                                 3045 W. 63rd Street  
**OWNER:**                                        Invest Pro, LLC  
**PREMISES AFFECTED:**               3045 W. 63rd Street  
**SUBJECT:**                                     Application for a special use to establish a hair and nail salon.

**609-17-S**   **ZONING DISTRICT: B3-1**                     **WARD: 47**  
**APPLICANT:**                                 Nandini Mishra d/b/a Mishra International Inc.  
**OWNER:**                                        Damen Montrose, LLC  
**PREMISES AFFECTED:**               2000 W. Montrose Avenue  
**SUBJECT:**                                     Application for a special use to establish a nail salon.



**656-17-Z**    **ZONING DISTRICT: RS-3**    **WARD: 32**  
**APPLICANT:**    J. Busby Joint Trust  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**    1829 N. Honore Street  
**SUBJECT:**    Application for a variation to increase the area for an accessory building by no more than 10% from 480 square feet to 507 square feet (5.7%) for a proposed detached garage.

**657-17-Z**    **ZONING DISTRICT: B2-3**    **WARD: 47**  
**APPLICANT:**    3720 N. Ashland, LLC  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**    3720 N. Ashland Avenue  
**SUBJECT:**    Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 16.1' for a proposed four-story building with general retail sales and twelve dwelling units above.

**658-17-S**    **ZONING DISTRICT: DX-7**    **WARD: 42**  
**APPLICANT:**    McDonald's USA, LLC  
**OWNER:**    Franchise Realty Investment Trust-IL  
**PREMISES AFFECTED:**    600 N. Clark Street  
**SUBJECT:**    Application for a special use to establish a dual lane drive-through to serve an existing fast food restaurant.

**659-17-Z**    **ZONING DISTRICT: RM-5**    **WARD: 45**  
**APPLICANT:**    Edward Paliatka  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**    5342 W. Argyle Street  
**SUBJECT:**    Application for a variation to reduce the front setback from the required 12.96' to 10', rear setback from 32.4' to 7.25', west setback from 5' to zero (east to be 10'), combined setback from 22.5' to 10' for a proposed four-story, twenty four dwelling unit building with indoor parking

**660-17-Z**    **ZONING DISTRICT: RM-5**    **WARD: 45**  
**APPLICANT:**    Edward Paliatka  
**OWNER:**    Same as applicant  
**PREMISES AFFECTED:**    5342 W. Argyle Street  
**SUBJECT:**    Application for a variation to reduce the rear yard open space from the required 740 square feet to zero for a proposed four-story, twenty-four dwelling unit building with indoor parking.

