

**CITY OF CHICAGO - ZONING BOARD OF APPEALS**

**April 19, 2013**

**121 N. LaSalle Street - Room 200**

Present: Swain, McCabe-Miele, Toia, O'Grady

Absent: Martinez-Faye

**9:00AM**

**(Note: Case Numbers 99-13-S through 114-13-Z to be heard in one hearing)**

**99-13-S                      ZONING DISTRICT: C1-2                      WARD: 1**

**APPLICANT:** Affito Domus LLC

**OWNER:** Central States Joint Board

**PREMISES AFFECTED:** 1946 W. Erie Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story four dwelling-unit building.

Withdrawal

**100-13-Z                      ZONING DISTRICT: C1-2                      WARD: 1**

**APPLICANT:** Affito Domus LLC

**OWNER:** Central States Joint Board

**PREMISES AFFECTED:** 1946 W. Erie Street

**SUBJECT:** Application for a variation to reduce the required east side yard setback from 2' to 1.5' and reduce the required lot area from 4,000 sq. ft. to 3,660 sq. ft. for a proposed three-story four dwelling-unit building.

Withdrawal

**101-13-S                      ZONING DISTRICT: C1-2                      WARD: 1**

**APPLICANT:** Affito Domus LLC

**OWNER:** Central States Joint Board

**PREMISES AFFECTED:** 1948 W. Erie Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Continuance - 5/17 @ 9am

**102-13-Z                      ZONING DISTRICT: C1-2                      WARD: 1**

**APPLICANT:** Affito Domus LLC

**OWNER:** Central States Joint Board

**PREMISES AFFECTED:** 1948 W. Erie Street

**SUBJECT:** Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,602 sq. ft. for a proposed three-story six dwelling-unit building.

Continuance - 5/17 @ 9am

**103-13-S                      ZONING DISTRICT: C1-2                      WARD: 1**

**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1948 W. Ohio Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential below the second floor for a proposed three-story four dwelling-unit building.

Withdrawal

**104-13-Z                      ZONING DISTRICT: C1-2                      WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1948 W. Ohio Street  
**SUBJECT:** Application for a variation to reduce the required east side yard setback from 3' to zero and reduce the required lot area from 4,000 sq. ft. to 3,602 sq. ft. for a proposed three-story four dwelling-unit building.

Withdrawal

**105-13-S                      ZONING DISTRICT: C1-2                      WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1951 W. Erie Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story three dwelling-unit building.

Withdrawal

**106-13-Z                      ZONING DISTRICT: C1-2                      WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1951 W. Erie Street  
**SUBJECT:** Application for a variation to reduce the required west side yard setback from 2' to .5' and reduce the required lot area from 3,000 sq. ft. to 2,916 sq. ft. for a proposed three-story three dwelling-unit building.

Withdrawal

**107-13-S                      ZONING DISTRICT: C1-2                      WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1952 W. Ohio Street  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Continuance – 5/17 @ 9am

**108-13-Z                      ZONING DISTRICT: C1-2                      WARD: 1**  
**APPLICANT:** Affito Domus LLC

**OWNER:** Central States Joint Board

**PREMISES AFFECTED:** 1952 W. Ohio Street

**SUBJECT:** Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,572 sq. ft. for a proposed three-story six dwelling-unit building.

Continuance – 5/17 @ 9am

**109-13-S                      ZONING DISTRICT: C1-2                      WARD: 1**

**APPLICANT:** Affito Domus LLC

**OWNER:** Central States Joint Board

**PREMISES AFFECTED:** 1952 W. Erie Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Continuance – 5/17 @ 9am

**110-13-Z                      ZONING DISTRICT: C1-2                      WARD: 1**

**APPLICANT:** Affito Domus LLC

**OWNER:** Central States Joint Board

**PREMISES AFFECTED:** 1952 W. Erie Street

**SUBJECT:** Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,606 sq. ft. for a proposed three-story six dwelling-unit building.

Continuance – 5/17 @ 9am

**111-13-S                      ZONING DISTRICT: C1-2                      WARD: 1**

**APPLICANT:** Affito Domus LLC

**OWNER:** Central States Joint Board

**PREMISES AFFECTED:** 1956 W. Ohio Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Continuance – 5/17 @ 9am

**112-13-Z                      ZONING DISTRICT: C1-2                      WARD: 1**

**APPLICANT:** Affito Domus LLC

**OWNER:** Central States Joint Board

**PREMISES AFFECTED:** 1956 W. Ohio Street

**SUBJECT:** Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,482 sq. ft. for a proposed three-story six dwelling-unit building.

Continuance – 5/17 @ 9am

**113-13-S                      ZONING DISTRICT: C1-2                      WARD: 1**

**APPLICANT:** Affito Domus LLC

**OWNER:** Central States Joint Board

**PREMISES AFFECTED:** 1956 W. Erie Street

**SUBJECT:** Application for a special use to permit the establishment of a residential use below

the second floor for a proposed three-story six dwelling-unit building.

Continuance – 5/17 @ 9am

**114-13-Z**                      **ZONING DISTRICT: C1-2**                      **WARD: 1**  
**APPLICANT:** Affito Domus LLC  
**OWNER:** Central States Joint Board  
**PREMISES AFFECTED:** 1956 W. Erie Street  
**SUBJECT:** Application for a variation to reduce the required lot area from 6,000 sq. ft. to 5,602 sq. ft. for a proposed three-story six dwelling unit building.

Continuance – 5/17 @ 9am

**115-13-S**                      **ZONING DISTRICT: DX-7/DX-12**                      **WARD: 3**  
**APPLICANT:** CH South Michigan Apartments, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 1212 S. Michigan Avenue  
**SUBJECT:** Application for a special use to permit 45% (96 spaces) of the existing required 214 parking spaces to be leased to non-occupants as non-accessory parking in an existing multi-story residential building.

Yes 4-0

**116-13-S**                      **ZONING DISTRICT: C1-5**                      **WARD: 27**  
**APPLICANT:** R. Latitude, Inc.  
**OWNER:** 324 W. Chicago, LLC  
**PREMISES AFFECTED:** 324-26 W. Chicago Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed rooftop patio to serve a tavern.

Yes 3-0 (Toia – Recusal)

**117-13-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 1**  
**APPLICANT:** Chicago Chop Shop, LLC  
**OWNER:** Innovation North, LLC  
**PREMISES AFFECTED:** 2033 W. North Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a proposed rooftop patio to serve a restaurant.

Continuance – 5/17 @ 2pm

**118-13-S**                      **ZONING DISTRICT: M2-3**                      **WARD: 12**  
**APPLICANT:** Chicago Blast Soccer Club, Inc.  
**OWNER:** CMP Chicago Business Center, LLC  
**PREMISES AFFECTED:** 2600 W. 35th Street  
**SUBJECT:** Application for a special use to permit the establishment of an indoor sports and recreation facility (indoor soccer facility).

Continuance – 6/21 @ 2pm

**119-13-S**                    **ZONING DISTRICT: B3-3**                    **WARD: 47**  
**APPLICANT:** 4113 N. Western LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 4113 N. Western Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed four-story four dwelling-unit building.

Yes 3-1 (Swain, Toia, O’Grady – Yes/McCabe-Miele – No)

**120-13-S**                    **ZONING DISTRICT: B3-3**                    **WARD: 32**  
**APPLICANT:** Armita, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 2005 N. Albany Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor for a proposed three-story six dwelling-unit building.

Yes 4-0 – Change address to 2001-11 N Albany Ave

**121-13-Z**                    **ZONING DISTRICT: B3-3**                    **WARD: 32**  
**APPLICANT:** Armita, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 2005 N. Albany Avenue  
**SUBJECT:** Application for a variation to reduce the required rear setback from 30' to zero for a proposed three-story six dwelling-unit building.

Yes 4-0 – Change address to 2001-11 N Albany Ave

**122-13-S**                    **ZONING DISTRICT: B3-1**                    **WARD: 17**  
**APPLICANT:** EZPAWN Illinois, Inc.  
**OWNER:** Gillespie Properties, LLC  
**PREMISES AFFECTED:** 6722-36 S. Western Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.

Continuance – 6/21 @ 2pm

**123-13-S**                    **ZONING DISTRICT: B3-1**                    **WARD: 30**  
**APPLICANT:** Jobo Invest LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 3637 W. Belmont Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a residential use below the second floor to expand an existing non-conforming three dwelling-unit building for a proposed third floor addition and a front third floor bay window.

Yes 4-0

**124-13-S**                    **ZONING DISTRICT: B1-1**                    **WARD: 4**

**APPLICANT:** McDonald's Corporation

**OWNER:** Same

**PREMISES AFFECTED:** 740 E. 47th Street

**SUBJECT:** Application for a special use to permit the establishment of a two-lane drive-through facility to serve an existing restaurant.

Yes 3-0 (Toia – Recusal)

**125-13-S**

**ZONING DISTRICT: B3-2**

**WARD: 18**

**APPLICANT:** McDonald's Corporation

**OWNER:** Same

**PREMISES AFFECTED:** 7832 S. Western Avenue

**SUBJECT:** Application for a special use to permit the expansion of an existing one-lane drive through facility (new menu board) to serve an existing restaurant.

Yes 3-0 (Toia – Recusal)

**126-13-S**

**ZONING DISTRICT: B3-1**

**WARD: 45**

**APPLICANT:** McDonald's Corporation

**OWNER:** Same

**PREMISES AFFECTED:** 3615 W. Irving Park Road

**SUBJECT:** Application for a special use to permit the expansion of an existing one-lane drive-through facility (new menu board) to serve an existing restaurant.

Yes 3-0 (Toia – Recusal)

**127-13-S**

**ZONING DISTRICT: M2-3**

**WARD: 15**

**APPLICANT:** Bombers Training Academy LLC

**OWNER:** Richard S. Shapiro Living Trust dated November 15, 2000, as amended and restated

**PREMISES AFFECTED:** 4425 S. Western Boulevard

**SUBJECT:** Application for a special use to permit the establishment of an indoor sports and recreation facility (baseball training facility).

Yes 4-0

**128-13-S**

**ZONING DISTRICT: B3-3**

**WARD: 3**

**APPLICANT:** Joseph Berry

**OWNER:** East Lake Management & Development Corp.

**PREMISES AFFECTED:** 117 E. 47th Street

**SUBJECT:** Application for a special use to permit the establishment of a barber shop.

Yes 4-0

**129-13-S**

**ZONING DISTRICT: B1-1**

**WARD: 47**

**APPLICANT:** Frick Clips, Inc.

**OWNER:** Lawlin Associates, LLC

**PREMISES AFFECTED:** 2321 W. Lawrence Avenue

**SUBJECT:** Application for a special use to permit the establishment of a beauty salon.

Yes 4-0

**130-13-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 22**  
**APPLICANT:** Elvira Lechuga  
**OWNER:** Leticia and Ruben Lechuga  
**PREMISES AFFECTED:** 4210 W. 26<sup>th</sup> Street  
**SUBJECT:** Application for a special use to permit the establishment of a beauty salon and spa.

Yes 4-0

**131-13-S**                      **ZONING DISTRICT: B2-2**                      **WARD: 32**  
**APPLICANT:** Donna Mohammed DBA Salon Yves  
**OWNER:** 2225 W. Roscoe LLC  
**PREMISES AFFECTED:** 2225 W. Roscoe Street  
**SUBJECT:** Application for a special use to permit the establishment of a nail salon.

Yes 4-0

**132-13-S**                      **ZONING DISTRICT: B3-1**                      **WARD: 39**  
**APPLICANT:** Ted Truong  
**OWNER:** The Klairmont Family, LLC  
**PREMISES AFFECTED:** 4746 W. Peterson Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a nail salon.

Yes 4-0

**133-13-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 43**  
**APPLICANT:** Ping (Sherry) Xia and Yaqun Liu DBA X&L Spa  
**OWNER:** Same  
**PREMISES AFFECTED:** 2620 N. Halsted Street  
**SUBJECT:** Application for a special use to permit the establishment of a massage establishment.

Yes 3-0 (O'Grady – Absent)

**134-13-Z**                      **ZONING DISTRICT: DR-3**                      **WARD: 42**  
**APPLICANT:** James Banks and Grace Sergio-Banks  
**OWNER:** Barry and Cheryl Fisher  
**PREMISES AFFECTED:** 56 E. Bellevue Place  
**SUBJECT:** Application for a variation to reduce the rear yard setback from 36.2' to zero for a rear three and four-story addition and an attached two car garage with roof deck to an existing four-story single-family residence.

Yes 3-0 (O'Grady – Absent)

**135-13-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 32**  
**APPLICANT:** Amanda and Anthony Beto

**OWNER:** Same

**PREMISES AFFECTED:** 1720 N. Hermitage Avenue

**SUBJECT:** Application for a variation to reduce the required front yard setback from 8.35' to 6'5" and reduce the total side yard combination from 4'6" to 3' (zero on north side and 3' on south side) for a proposed two-story single-family residence.

Yes 3-0 (O'Grady – Absent)

**136-13-Z                      ZONING DISTRICT: RS-3                      WARD: 47**

**APPLICANT:** 2111 W. Bradley Place, LLC

**OWNER:** Same

**PREMISES AFFECTED:** 2111 W. Bradley Place

**SUBJECT:** Application for a variation to reduce the required front setback from 15.79' to 12.9' and reduce the total side yard combination from 6' (with neither less than 2.4') to 4.5' with a 1.5' west side yard setback and a 3' east side yard setback and to exceed the 30' maximum allowed height to 33' for a proposed three-story single-family residence with roof deck.

Yes 3-0 (O'Grady – Absent)

**137-13-Z                      ZONING DISTRICT: RS-2                      WARD: 34**

**APPLICANT:** Redemptive Tabernacle Church of God In Christ

**OWNER:** Same

**PREMISES AFFECTED:** 9995 S. Beverly Avenue

**SUBJECT:** Application for a variation to reduce the required south side setback from 36.9' to 7' for a proposed parking lot to an existing church.

Yes 3-0 (O'Grady – Absent)

**138-13-Z                      ZONING DISTRICT: B3-3                      WARD: 48**

**APPLICANT:** Bill Gold

**OWNER:** Same

**PREMISES AFFECTED:** 5427-39 N. Broadway

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to zero for a rear three-story addition to an existing four-story building for a proposed forty-two dwelling unit mixed-use building.

Yes 3-0 (O'Grady – Absent)

**139-13-Z                      ZONING DISTRICT: B1-3                      WARD: 1**

**APPLICANT:** M.B. Builders & Developers, Inc.

**OWNER:** Same

**PREMISES AFFECTED:** 857-59 N. Ashland Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to 1'1 ½" for a proposed four-story two dwelling-unit mixed-use building.

Yes 3-0 (O'Grady – Absent)

**140-13-Z                      ZONING DISTRICT: RS-3                      WARD: 45**



**APPLICANT:** Silviu Moldovan

**OWNER:** Same

**PREMISES AFFECTED:** 4042 N. Kolmar Avenue

**SUBJECT:** Application for a variation to reduce the required front yard setback from 20' to 1'9" and reduce the north side yard setback from 4' to 2' for a proposed front two-story addition and front one-story open porch to an existing single-family residence.

Yes 3-0 (O'Grady – Absent)

## **2:00 PM**

**141-13-Z**

**ZONING DISTRICT: B2-5**

**WARD: 31**

**APPLICANT:** Hispanic Housing Development Corporation

**OWNER:** Same

**PREMISES AFFECTED:** 4800 W. George Street

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to zero for a proposed six-story seventy dwelling unit-building.

Yes 4-0

**142-13-Z**

**ZONING DISTRICT: RS-3**

**WARD: 47**

**APPLICANT:** Zachary Wasilew and Heather Press Wasilew

**OWNER:** Same

**PREMISES AFFECTED:** 2116 W. Belle Plaine Avenue

**SUBJECT:** Application for a variation to reduce the required total side yard combination from 5' (with neither less than 2') to .4 1/2" on the west side and 2' 11 1/2" on the east side for a rear two-story addition to an existing single-family residence.

Yes 4-0

**143-13-Z**

**ZONING DISTRICT: RS-3**

**WARD: 1**

**APPLICANT:** Bruce Ranney

**OWNER:** Same

**PREMISES AFFECTED:** 1824-28 W. Race Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 25.2' to 12.92' and reduce the required total side yard combination from 14.33' (with neither less than 5.76') to 8' with a 3' east side yard setback and a 5.06' west side yard setback for a proposed two-story addition with rear open deck and rear attached garage and a front covered entry stair to an existing two-story single-family residence.

Yes 4-0

**144-13-Z**

**ZONING DISTRICT: RT-4**

**WARD: 43**

**APPLICANT:** Heather and Erik Barefield

**OWNER:** Same

**PREMISES AFFECTED:** 2113 N. Clifton Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard setback from 34.68' to zero and reduce the total combined side yard combination from 5' (with neither less than 2') to zero and reduce the required 225 sq. ft. rear yard open space to zero for a proposed rear one-

story open deck above an existing detached garage to an existing three-story single-family residence.

Yes 4-0

**145-13-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 35**  
**APPLICANT:** 1529 Pearson, Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 2963 N. Dawson Avenue  
**SUBJECT:** Application for a variation to reduce the west front yard setback from 10.3' to 4' and reduce the south side yard setback from 5' to 3' and reduce the east rear yard setback from 18.1' to 3' for a proposed two-story single-family residence with an attached two-car garage.

Yes 4-0

**146-13-Z**                      **ZONING DISTRICT: RS-3**                      **WARD: 40**  
**APPLICANT:** Corrigan Ventures, Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 1816 W. Berwyn Avenue  
**SUBJECT:** Application for a variation to reduce the required total side yard combination from 5' to 3.31' (with neither less 2') to .76' on the north side and 2.55' on the south side for a proposed second-story addition with front enclosed porch replacement for a conversion from a two dwelling unit building to a proposed single-family residence.

Yes 4-0 – Change to .76' west side setback and 2.55' east side setback

**147-13-S**                      **ZONING DISTRICT: B3-3**                      **WARD: 46**  
**APPLICANT:** North Buena Market, Inc.  
**OWNER:** 4200 N. Broadway, LLC  
**PREMISES AFFECTED:** 4200 N. Broadway  
**SUBJECT:** Application for a special use to permit the establishment of a liquor store.

Continuance – 6/21 @ 2pm

**148-13-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 50**  
**APPLICANT:** Joan Dachs Bais Yaakov Elementary School YTT  
**OWNER:** Same  
**PREMISES AFFECTED:** 2754 W. Rosemont Avenue  
**SUBJECT:** Application for a special use to permit the expansion of an existing two-story religious assembly and school with two proposed two-story additions.

Yes 4-0 – Condition: DHED approval of building materials/elevations prior to building permit

**149-13-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 2**  
**APPLICANT:** Feast Inc. DBA Goddess and Grocer  
**OWNER:** 1649 N. Damen LLC  
**PREMISES AFFECTED:** 1649 N. Damen Avenue  
**SUBJECT:** Application for a special use to permit the establishment of an outdoor patio for a

retail and accessory restaurant building.

Continuance – 5/17 @ 2pm

**150-13-S**                      **ZONING DISTRICT: C2-2**                      **WARD: 38**  
**APPLICANT:** Stephen Schostok  
**OWNER:** Same  
**PREMISES AFFECTED:** 6547-59 W. Dakin Street  
**SUBJECT:** Application for a special use to permit the establishment of a required accessory off-site 121-space parking lot to serve a multi-unit retail building with a health club facility located at 6601-15 W. Irving Park Rd.

Yes 4-0

**151-13-S**                      **ZONING DISTRICT: B1-1/M1-2**                      **WARD: 10**  
**APPLICANT:** Claretians, Inc.  
**OWNER:** Claretians, Inc. and Regional Transportation Authority  
**PREMISES AFFECTED:** 9052-56 S. Brandon Avenue/3124-34 E. 91<sup>st</sup> Street  
**SUBJECT:** Application for a special use to permit the establishment of an off-site non-required accessory parking lot to serve a church located at 3200 E. 91st Street.

Continuance – 6/21 @ 2pm

**152-13-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 30**  
**APPLICANT:** Joseph Barats  
**OWNER:** Kalogerakos Family Trust - Kalogerakos Properties XI  
**PREMISES AFFECTED:** 5920 W. Fullerton Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a pawn shop.

Continuance – 6/21 @ 2pm

**153-13-Z**                      **ZONING DISTRICT: RS-2**                      **WARD: 38**  
**APPLICANT:** Waldemar Gorzen  
**OWNER:** Same  
**PREMISES AFFECTED:** 5530 W. Pensacola Avenue  
**SUBJECT:** Application for a variation to reduce the west side yard setback from 4' to 1.91' and reduce the total side yard combination from 9' to 6.58' for a second floor addition to an existing single-family residence.

Yes 4-0

**154-13-A**                      **ZONING DISTRICT: C1-2**                      **WARD: 44**  
**APPLICANT:** Outdoor Impact, Inc.  
**OWNER:** Marshall Hornick  
**PREMISES AFFECTED:** 3411 N. Halsted Street  
**SUBJECT:** Application for an appeal from the decision of the Zoning Administrator to not permit a 345 sq. ft./23' x 15' off-premise/advertising sign on a pedestrian street, within a 250' of

a

residential district with a sign face of more than 100' and exceeding the maximum total sign area in a C1 zoning district.

Continuance – 6/21 @ 2pm

**CONTINUANCES**

**405-12-S**                      **ZONING DISTRICT: RT-4**                      **WARD: 19**  
**APPLICANT:** Chicago SMSA Limited Partnership (Verizon Wireless)  
**OWNER:** Brother Rice High School  
**PREMISES AFFECTED:** 10001 S. Pulaski Road  
**SUBJECT:** Application for a special use to permit the establishment of a proposed 104' tall wireless communication facility.

Continuance – 5/17 @ 2pm

**406-12-Z**                      **ZONING DISTRICT: RT-4**                      **WARD: 19**  
**APPLICANT:** Chicago SMSA Limited Partnership (Verizon Wireless)  
**OWNER:** Brother Rice High School  
**PREMISES AFFECTED:** 10001 S. Pulaski Road  
**SUBJECT:** Application for a variation for a proposed 104' tall wireless communication facility to exceed the required 75'.

Continuance – 5/17 @ 2pm

**23-13-S**                      **ZONING DISTRICT: B1-1**                      **WARD: 3**  
**APPLICANT:** Inner City Youth and Adult Foundation  
**OWNER:** Same  
**PREMISES AFFECTED:** 4500 S. Michigan Avenue  
**SUBJECT:** Application for a special use to permit the establishment of an existing community center within an existing three-story building.

Yes 4-0

**24-13-S**                      **ZONING DISTRICT: B1-1**                      **WARD: 3**  
**APPLICANT:** Inner City Youth and Adult Foundation  
**OWNER:** Same  
**PREMISES AFFECTED:** 4500 S. Michigan Avenue  
**SUBJECT:** Application for a special use to permit the establishment of an existing transitional residence within an existing three-story building.

Yes 4-0

**47-13-S**                      **ZONING DISTRICT: B1-1**                      **WARD: 3**  
**APPLICANT:** Takada Dixon Epps  
**OWNER:** Imad M. Salamah  
**PREMISES AFFECTED:** 221 E. 47th Street  
**SUBJECT:** Application for a special use to permit the establishment of a barber shop.

Yes 4-0

**48-13-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 43**  
**APPLICANT:** Jurie, Inc. DBA Cozy Nails  
**OWNER:** Fenton Booth  
**PREMISES AFFECTED:** 2722 N. Lincoln Avenue  
**SUBJECT:** Application for a special use to permit the establishment of a nail salon.

Withdrawal

**64-13-S**                      **ZONING DISTRICT: B3-5**                      **WARD: 46**  
**APPLICANT:** Sarah's Circle  
**OWNER:** Ecumenical Institute  
**PREMISES AFFECTED:** 4750 N. Sheridan Road  
**SUBJECT:** Application for a special use to permit the establishment of a temporary overnight shelter within an existing eight-story building.

Yes 4-0

**79-13-S**                      **ZONING DISTRICT: C1-5**                      **WARD: 27**  
**APPLICANT:** MK Investment Partners, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 858 N. Franklin Street  
**SUBJECT:** Application for a special use to permit the establishment of twenty-two residential parking spaces on the first floor of a proposed twenty-three dwelling unit building.

Yes 4-0 – Change address to 858-62 N Franklin St/300-08 W Chestnut St

**80-13-Z**                      **ZONING DISTRICT: C1-5**                      **WARD: 27**  
**APPLICANT:** MK Investment Partners, LLC  
**PREMISES AFFECTED:** 858 N. Franklin Street  
**SUBJECT:** Application for a variation to reduce the required rear yard setback from 30' to zero and reduce the number of required parking spaces from 23 to 21 for a proposed twenty-three dwelling unit building.

Yes 4-0 - Change address to 858-62 N Franklin St/300-08 W Chestnut St