

CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING, FRIDAY, NOVEMBER 16, 2007, Room 200
City Council Chamber, 121 N. LaSalle Street
9:00 A.M.

- 456-07-Z Map 2-M RS-3 Residential Single-Unit (Detached House) Line No.: 401
Applicant - Rev. Joseph Jones Ward: 29
Owner - Pleasant Ridge Missionary Baptist Church, a Non For Profit Corp.
Premises affected - 112-18 S. Central Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed daycare and recreation facility addition to an existing religious facility whose front yard shall be 11' instead of 20', the rear yard shall be 15'-4" instead of 50' and to reduce the front yard to 7' allow for parking within front yard.
- 457-07-Z Map 8-E RM-5 Residential Multi-Unit Line No.: 364
Applicant - MHC Builders, Inc. Ward: 4
Owner - Same
Premises affected - 3621 S. Calumet Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 4' instead of 6.34', the combined side yards shall be zero instead of 4'-6" with neither yard less than 2', to reduce the rear yard to zero instead of 15.12' and to reduce the rear yard open space to zero instead of 75 sq. ft.
- 458-07-Z Map 8-E RM-5 Residential Multi-Unit Line No.: 365
Applicant - MHC Builders, Inc. Ward: 4
Owner - Same
Premises affected - 3523 S. Calumet Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 5'-4" instead of 6.48', the combined side yards shall be zero instead of 5.28' with neither yard less than 2' to reduce the rear yard to zero instead of 15.12' and to eliminate the 75 sq. ft. of rear yard open space.
- 459-07-Z Map 8-E RM-5 Residential Multi-Unit Line No.: 366
Applicant - MHC Builders, Inc. Ward: 4
Owner - Same
Premises affected - 3627 S. Calumet Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 3-story single family residence whose front yard shall be 4.0' instead of 6.34', the combined side yards shall be zero each instead of 4'-6" with neither side less than 2', to reduce the rear yard to zero instead of 14'-10", the rear yard shall be 7'-6" instead of 14'-0" and to eliminate 75 sq. ft. of open space.
- 460-07-S Map 1-E DX-12 Downtown Mixed-Use Line No.: 390
Applicant - Sonny Miller d/b/a Intuition Gifts and Books Ward: 42
Owner - PDM Company
Premises affected - 44 E. Superior Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a fortune telling service in a DX-12 Downtown Mixed-Use District.

- 461-07-A Map 4-I PMD-7 Planned Manufacturing Line No.: 432
Applicant - Ulises Rodriguez and Yesenia Villasenor Rodriguez Ward: 28
Owner - Ulises Rodriguez
Premises affected - 2415 W. Washburne Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a single family residence with a 2nd floor addition in a PMD-7 Planned Manufacturing District. Planned Manufacturing #7 does not allow residential use. The 2nd floor has been built without permits. The Board has no authority to allow an expansion of residential use in a manufacturing district.
- 462-07-Z Map 5-H RS-3 Residential Single-Unit (Detached House) Line No.: 355
Applicant - Williams Morales Ward: 32
Owner - 1624 N. Wood Condo Association
Premises affected - 1624 N. Wood Street
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the proposed rear dwelling unit expansion on a site which contains 2 separate buildings. The applicant seeks a reduction north side yard to be zero instead of 2', the south side yard shall be 2.19', the combined side yards shall be 2.19' and to increase the floor area by 84 sq. ft. which is not more than 15% of the building areas that existed prior to this code.
- 463-07-Z Map 9-L RS-3 Residential Single-Unit (Detached House) Line No.: 403
Applicant - Eva and Ben Rafols Ward: 38
Owner - Same
Premises affected - 5209 W. Patterson Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition to an existing single family residence whose combined side yards shall be 4' (3.2' on the south and .8' on the north) instead of 5.8' and to reduce the rear yard to 2'-11" instead of 3.5'.
- 464-07-A Map 19-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 400
Applicant - Tarik Kishta Ward: 49
Owner - Same
Premises affected - 7301 N. Sheridan Road
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a commercial use on the 1st floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There is no record of a limited business license at this site.
- 504-07-A Map 19-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 485
Applicant - Mohammad Rafi Ward: 49
Owner - Ayman Khalil
Premises affected - 7301 N. Sheridan Road
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a commercial use on the 1st floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There is no record of a limited business license at this site.

- 465-07-Z Map 12-K B3-2 Community Shopping Line No.: 399
Applicant - Los Delfines, Inc. Ward: 23
Owner - Tarimoro, LLC
Premises affected - 5207-09 S. Archer Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, the establishment of a public place of amusement within 125 feet of an RS3 zoning district.
- 466-07-A Map 10-F M2-3 Light Industry Line No.: 402
Applicant - Marianne Brennan Ward: 11
Owner - Same
Premises affected - 455 W. 41st Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a single family residence with a rear 2-story addition in a M2-3 Light Industry District. Residential use is not allowed in a manufacturing district and therefore the expansion is not permitted.
- 467-07-S Map 6-H C3-2 Commercial, Manufacturing and Employment Line No.: 407
Applicant - John Hofmeister & Son, Inc. Ward: 25
Owner - Same
Premises affected - 2329-43 S. Damen Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an off site accessory parking lot for private passenger automobiles, in a C3-2 Commercial, Manufacturing and Employment District, to serve the commercial use at 2398 S. Blue Island.
- 468-07-Z Map 6-H C3-2 Commercial, Manufacturing and Employment Line No.: 408
Applicant - John Hofmeister & Son, Inc. Ward: 25
Owner - Same
Premises affected - 2329-43 S. Damen Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C3-2 Commercial, Manufacturing and Employment District, the reduction of 5 trees which are required to comply with landscaping in the parking lot.
- 469-07-Z Map 11-H RS-3 Residential Single-Unit (Detached House) Line No.: 410
Applicant - Berteau Development LLC Ward: 47
Owner - Same
Premises affected - 2037 W. Berteau Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story single family residence, whose front yard shall be 5'-8" instead of 17.08', the combined side yards shall be zero each instead of 5' and to eliminate the rear yard open space.

470-07-S Map 9-G B3-2 Community Shopping Line No.: 415
Applicant - Lakeview Manufacturing Co., Inc. Ward: 44
Owner - Sheffield Properties, LLC
Premises affected - 952 W. Newport Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

471-07-S Map 12-G C1-2 Motor Vehicle-Related Commercial Line No.: 371
Applicant - SBA Network Services Ward: 3
Owner - Same
Premises affected - 5042 S. Halsted Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an existing wireless communication facility which will be extended from 85' to 99' in height in a C1-2 Motor Vehicle-Related Commercial District.

472-07-S Map 1-H PMD-4 Planned Manufacturing Line No.: 377
Applicant - 2101-05 W. Walnut Street Ward: 27
Owner - Same
Premises affected - 2101-05 W. Walnut Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed off-site accessory parking lot for private passenger vehicles in a PMD-4 Planned Manufacturing District (previously hear as case #409-03-S).

473-07-A Map 11-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 417
Applicant - 4601 N Dover LLC Ward: 46
Owner - Same
Premises affected - 4601 N. Dover Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to the re-establishment of commercial space located on the ground floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There is no evidence of a business license nor commercial use for the last 18 months. Section 17-15-0304-1 states: If a non con-forming use is discontinued for 18 months or more, al non-conforming use rights are lost and the re-establishment of the non-conforming use is prohibited.

474-07-S Map 2-F DX-12 Downtown Mixed-Use Line No.: 419
Applicant - Church of Scientology of Illinois, an Illinois not-for-profit corporation Ward: 2
Owner - Same
Premises affected - 650 S. Clark Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a religious facility in a DX-12 Downtown Mixed-Use District.

REMANDED

118-05-Z *Map 7-F RT-4 Residential Two-Flat, Townhouse and Multi-Unit* *Line No.: 76*
Applicant - *George and Sharon Haldes* *Ward: 43*
Owner - *Same*
Premises affected - *2540 N. Burling Street*
Subject - *Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 4-story single family residence whose front yard shall be 23'-9" instead of 30', whose north and south side yards shall be zero instead of a combined 4.8' with neither less than 2', to increase the height from 38' to 41.75' and reduce the rear yard to 4' instead of 35'.*

475-07-S *Map 5-H B3-2 Community Shopping* *Line No.: 420*
Applicant - *Dos Ruedas, LLC* *Ward: 32*
Owner - *Oakley Milwaukee, LLC*
Premises affected - *1861 N. Milwaukee Avenue*
Subject - *Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed liquor store in a B3-2 Community Shopping District.*

476-07-S *Map 8-J B3-1 Community Shopping* *Line No.: 422*
Applicant - *Patriot Staffing, Inc.* *Ward: 12*
Owner - *Arturo Estrada*
Premises affected - *3824 S. Kedzie Avenue*
Subject - *Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed day laborer in a B3-1 Community Shopping District.*

477-07-A *Map 8-H RS-3 Residential Single-Unit (Detached House)* *Line No.: 424*
Applicant - *Alberto Estrella* *Ward: 11*
Owner - *Same*
Premises affected - *3658 S. Wood Street*
Subject - *Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a residential use to be establish on the 1st floor front of the building. There will then be a total of 4 dwelling unit within one structure and then to allow a driveway to be accessed from a street rather than the alley in an RS-3 Residential Single-Unit (Detached House) District.*

- 478-07-Z Map 3-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 367
Applicant - Gavin Campbell Trust Ward: 1
Owner - Same
Premises affected - 1417 N. Hoyne Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 8'-7" high brick wall at the rear of the property.
- 479-07-S Map 14-F B1-5 Neighborhood Shopping Line No.: 421
Applicant - Area Wide 6237 S. Halsted LLC Ward: 16
Owner - Same
Premises affected - 6237 S. Halsted Parkway
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive thru facility in a B1-5 Neighborhood Shopping District.
- 480-07-S Map 2-F DX-7 Downtown Mixed-Use Line No.: 258
Applicant - Paxson Communications of Chicago-38, Inc. Ward: 2
Owner - 328 S. Jefferson Chicago SG, LLC
Premises affected - 328 S. Jefferson Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed roof mounted satellite disc antennas which exceeds 16 feet in height above the building and which is also in excess of 3 meters in diameter in a DX-7 Downtown Mixed-Use District.
- 481-07-A Map 1-H RS-3 Residential Single-Unit (Detached House) Line No.: 425
Applicant - Erol Gladan Ward: 26
Owner - Albany Bank & Trust Co. TR# 11-6043
Premises affected - 516-18 N. Leavitt Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of 2 dwelling units on the 1st floor for 2 commercial spaces. There will be a total of 6 dwelling unit at this location in an RS-3 Residential Single-Unit (Detached House) District.
- 482-07-S Map 13-G B3-4 Community Shopping Line No.: 416
Applicant - Brian Wells Ward: 48
Owner - 4800-12 N. Broadway LLC
Premises affected - 4810 N. Broadway
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a tavern in a B3-4 Community Shopping District.

483-07-A Map 445 RS-3 Residential Single-Unit (Detached House) Line No.: 445
Applicant - Matthew K. Nagle Ward: 47
Owner - Same
Premises affected - 3814 N. Paulina Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a fence to be 8' height in an RS-3 Residential Single-Unit (Detached House) District.

484-07-Z Map 8-E RM-5 Residential Multi-Unit Line No.: 428
Applicant - Eular Brown Ward: 4
Owner - Same
Premises affected - 3633 S. Calumet Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, the division of an improved zoning lot. The existing 2 dwelling unit building shall have a zero south yard and shall eliminate the rear yard open space.

485-07-A Map 20-E RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 430
Applicant - Gloria D. Wilson Ward: 6
Owner - Gloria D. Wilson
Premises affected - 8147 S. Dr. Martin Luther King Drive
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a commercial use as a seamstress/tailor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The Zoning Board of Appeals has previously heard this case in 1985 (#372-85-A). There is no current business license on file and the non-conforming use is considered to have lapsed.

486-07-Z Map 20-C C1-2 Neighborhood Commercial Line No.: 433
Applicant - Obie Pittman Ward: 8
Owner - Same
Premises affected - 8451-53 S. South Chicago Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C1-2 Neighborhood Commercial District, a banquet facility which seeks to add a public place of amusement license to the property.

487-07-Z Map 13-H RS-3 Residential Single-Unit (Detached House) Line No.: 434
Applicant - Rochelle Binik Ward: 47
Owner - Same
Premises affected - 1625 W. Carmen Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed open front porch and balcony whose front yard shall be 12' instead of 19.84' and the combined side yards shall be 3.85' (1.09' on the east and 2.76' on the west) instead of 5' with neither yard less than 2' for a single family residence.

- 488-07-S Map 13-G C2-3 Motor Vehicle-Related Commercial Line No.: 436
Applicant - Broadway Foster Donuts, Inc. Ward: 46
Owner - Same
Premises affected - 5130-38 N. Broadway
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed fast food restaurant with drive thru facility in a C2-3 Motor Vehicle-Related Commercial District.
- 489-07-S Map 32-B B3-1 Community Shopping Line No.: 299
Applicant - Citizens Financial Bank Ward: 10
Owner - First National Acquisitions, L.L.C.
Premises affected - 13315-17 S. Baltimore Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed drive thru facility within an exiting bank in a B3-1 Community Shopping District.
- 490-07-S Map 20-D RS-3 Residential Single-Unit (Detached House) Line No.: 437
Applicant - Henry's Sober Living House Ward: 8
Owner - Henry D. McGhee, Jr.
Premises affected - 8032-34 S. Ingleside Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a transitional residence in an RS-3 Residential Single-Unit (Detached House) District.
- 491-07-A Map 7-H RS-3 Residential Single-Unit (Detached House) Line No.: 438
Applicant - Valerie Carlson Ward: 32
Owner - Same
Premises affected - 2148-50 W. Wellington Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a kennel to be licensed in an RS-3 Residential Single-Unit (Detached House) District.
- 492-07-S Map 1-K PMD #9 Planned Manufacturing Line No.: 435
Applicant - Jane Addams Delta Development Corp Ward: 28
Owner - Jane Addams West Carroll LLC Corporation of Jane Addams Delta Development Corp
Premises affected - 4016 W. Lake Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 23 private passenger automobiles, in an PMD #9 Planned Manufacturing District, to serve the required parking for 4015 W. Carroll.

493-07-S Map 3-M B3-2 Community Shopping Line No.: 446
Applicant - Melvin D. and Mable L. Owens (Westside Christian Center) Ward: 29
Owner - Same
Premises affected - 5618-22 W. Chicago Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a religious facility in a B3-2 Community Shopping District.

494-07-S Map 5-L C2-1 Motor Vehicle-Related Commercial Line No.: 441
Applicant - A Safe Haven, LLC Ward: 37
Owner - City Investors, LLC
Premises affected - 4846-56 W. North Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a transitional residence for adult female substance abuse clients in a C2-1 Motor Vehicle-Related Commercial District.

495-07-Z Map 5-L C2-1 Motor Vehicle-Related Commercial Line No.: 442
Applicant - A Safe Haven, LLC Ward: 37
Owner - City Investors, LLC
Premises affected - 4846-56 W. North Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C2-1 Motor Vehicle-Related Commercial District, a proposed transitional residence which will not have the 2 (two) required parking spaces.

496-07-S Map 11-G B3-5 Community Shopping Line No.: 443
Applicant - Ahmed B. Yahya Ward: 46
Owner - Nabil Muslen
Premises affected - 4407 N. Hazel Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-5 Community Shopping District.

497-07-S Map 3-H B3-2 Community Shopping Line No.: 444
Applicant - Nancy Renderman Ward: 1
Owner - Michael McInerney
Premises affected - 1939 W. Division Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B3-2 Community Shopping District.

REMANDED

- 20-05-A *Map 5-F B1-3 Neighborhood Shopping* *Line No.: 501*
Applicant - *Leo Licata-Billboards, Inc.* *Ward: 43*
Owner - *Leo Licata*
Premises affected - *2325-33 N. Clark Street*
Subject - *Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a
advertising sign in a B1-3 Neighborhood Shopping District. This is a 1,400 sq. ft. advertising
sign of a off premise business. Only a 1,000 sq. ft. business identification sign is allowable with
this district because it is within 250 feet of a residential zone. This is not a non-conforming
(Reebie Storage Warehouse) sign*
- 498-07-A *Map 2-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit* *Line No.: 405*
Applicant - *Benedict James Fiorentino* *Ward: 25*
Owner - *Sane*
Premises affected - *706 S. May Street*
Subject - *Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the
division of an improved zoning lot and the reduction of the zoning lot containing a residential
building. This lot is reducing its area to allow a 3 dwelling unit building to be erected. City
records show 2 dwelling units exist. The applicant claims the residence is only single family
residence. If it is a multi-unit building, then it lacks parking spaces for each current unit. There
is only room for one parking space. The owner claims the building is a single family residence
but no evidence has been offered to show it existed as a single family residence for this previous
50 years in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.*
- 499-07-Z *Map 2-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit* *Line No.: 404*
Applicant - *Benedict James Fiorentino* *Ward: 25*
Owner - *Sane*
Premises affected - *706 S. May Street*
Subject - *Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4
Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved zoning
lot. The proposed 3-story 3 dwelling unit building shall have a combined side yard of 1 foot
(zero on the north and 1'on the south) instead of 4' with neither yard less than 2'.*
- 500-07-Z *Map 2-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit* *Line No.: 406*
Applicant - *Benedict James Fiorentino* *Ward: 25*
Owner - *Sane*
Premises affected - *706 S. May Street*
Subject - *Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-4
Residential Two-Flat, Townhouse and Multi-Unit District, a proposed division of an improved
zoning lot. The existing building shall have zero side yards instead of 4' with neither yard less
than 2' and to eliminate the 139.75 sq. ft. of open space.*
- 501-07-S *Map 5-H C2-2 Motor Vehicle-Related Commercial* *Line No.: 398*
Applicant - *Starbucks Coffee Company-Mike Achim* *Ward: 1*
Owner - *Istreal Nodarse*
Premises affected - *1651 N. Western Avenue*
Subject - *Application for a special use under Chapter 17 of the zoning ordinance for the approval of the
location and the establishment of a proposed restaurant with drive thru facility.*

- 502-07-S Map 13-I RS-2 Residential Single-Unit (DH)/C1-2 Neighborhood Com Line No.: 473
Applicant - Chicago Transit Authority Ward: 40
Owner - Same
Premises affected - 3112 W. Foster Avenue
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed addition to a major utility and service use (CTA Bus service and maintenance facility) in an RS-2 Residential Single-Unit (Detached House)/C1-2 Neighborhood Commercial District.
- 503-07-S Map 24-E RS-2/RS-3 Residential Single-Unit (Detached House) Line No.: 492
Applicant - Chicago Transit Authority Ward: 21
Owner - Same
Premises affected - 9800-10 S. State Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of a proposed addition to a major utility and service use to an CTA facility in an RS-2/RS-3 Residential Single-Unit (Detached House) District. This facility will be used to service rapid transit cars.
- 504-07-A Map 9-F RM-6.5 Residential Multi-Unit Line No.: 487
Applicant - Carol Ross and Alan Barney Ward: 46
Owner - Same
Premises affected - 3750 N. Lake Shore Drive
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the increase the existing floor area to allow for a 350 sq. ft. addition to unit 17D in an RM-6.5 Residential Multi-Unit District. The applicant wishes to enclose terrace.

CONTINUANCES

- 256-07-S Map 19-O B3-1 Community Shopping Line No.: 171
Applicant - Harlem Birchwood LLC Ward: 41
Owner - Same
Premises affected - 7434-42 N. Harlem Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a proposed bank with drive thru facility in a B3-1 Community Shopping District.
- 301-07-S Map 28-H B3-1 Community Shopping Line No.: 280
Applicant - Morgan Park Development Corp. Ward: 34
Owner - Same
Premises affected - 11157 S. Vincennes Avenue
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a fast food restaurant with drive thru facility in a B3-1 Community Shopping District.
- 386-07-A Map 4-F RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 321
Applicant - Julia Ugarte Ward: 25
Owner - Same
Premises affected - 627 W. 18th Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a dwelling unit on the 1st floor for a commercial unit There is a 2nd dwelling unit on the 2nd floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.
- 422-07-Z Map 2-G RM-5 Residential Multi-Unit Line No.: 354
Applicant - Paul and Lynne Pieper Ward: 2
Owner - Same
Premises affected - 1537 W. Jackson Boulevard
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 2-story rear addition whose combined yard shall be zero instead of 3.3' with neither yard less than 2'.