

CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
PUBLIC HEARING, FRIDAY, SEPTEMBER 21, 2007, Room 200  
City Council Chamber, 121 N. LaSalle Street  
9:00 A.M.

- 354-07-Z     Map 5-I RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit     Line No.: 256  
Applicant -   Esther Jaramillo     Ward: 26  
Owner -     Same  
Premises affected - 1647-51 N. Albany Avenue  
Subject -     Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, the division of an improved zoning lot. The existing 2 dwelling unit building at 1651 N. Albany Avenue shall have a 2.5' south side yard and a 2" north side yard and the combined side yards shall be 2.7' instead of 5'.
- 355-07-Z     Map 8-F RT-4 Residential Two-Flat, Townhouse and Multi-Unit     Line No.: 274  
Applicant -   Kenneth Zekich     Ward: 11  
Owner -     Same  
Premises affected - 3441-43 S. Lowe Avenue  
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 2-story single family residence whose north set back shall be 1' instead of 5' and front set back shall be 7.5' instead of 15'.
- 356-07-S     Map 7-J B3-1 Community Shopping     Line No.: 279  
Applicant -   Juan A. Vargas     Ward: 35  
Owner -     Same  
Premises affected - 3544 W. Diversey 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 rear 2-story addition to a 2 dwelling unit building with residential use below the 2<sup>nd</sup> floor in a B3-1 Community Shopping District.
- 357-07-A     Map 22-F RS-2 Residential Single-Unit (Detached House)     Line No.: 282  
Applicant -   Carmen Y. Outlaw     Ward: 21  
Owner -     Same  
Premises affected - 9107 S. Lowe Avenue  
Subject -     Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a 2 dwelling unit building in an RS-2 Residential Single-Unit (Detached House) District.
- 358-07-Z     Map 22-F RS-2 Residential Single-Unit (Detached House)     Line No.: 283  
Applicant -   Carmen Y. Outlaw     Ward: 21  
Owner -     Same  
Premises affected - 9107 S. Lowe Avenue  
Subject -     Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 1-story rear addition whose north side yard shall be zero instead of 5' and the rear yard shall be 35' instead of 37.5'.

- 359-07-Z Map 11-H RS-3 Residential Single-Unit (Detached House) Line No.: 284  
Applicant - Brian Miller Ward: 47  
Owner - Same  
Premises affected - 2301 W. Cullom Avenue  
Subject - Application for a variation under Article 11 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 8' instead of 13.6', to reduce the total combined side yards to 3.0' instead of 6.41 (3' on the west and zero on the east), to reduce the rear yard to zero instead of 5' (on a reverse corner lot), to reduce the rear yard open space to 125 sq. ft. instead of 225 sq. ft. (see 2<sup>nd</sup> case on call 363-07-A)
- 360-07-Z Map 5-I RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 286  
Applicant - Oana Pavelea Ward: 1  
Owner - Same  
Premises affected - 1750 N. Talman Avenue  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3<sup>rd</sup> floor addition to a single family residence whose front yard shall be 10'-2" instead of 15', to reduce the combined side yards to 3'-8" instead of 4'-8" (1'-2" on the north and 2'-6" on the south) and to increase the area of the garage to 504 sq. ft. (the minimum allowable area is 528 sq. ft.).
- 361-07-Z Map 24-A B3-1 Community Shopping Line No.: 287  
Applicant - Southeast Chicago Soccer, Inc. Ward: 10  
Owner - Same  
Premises affected - 10230 S. Avenue N  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a public place of amusement license to be granted with a 125 feet of an RS-2 zoning district.
- 362-07-S Map 24-A M1-1 Limited Manufacturing/Business Park Line No.: 288  
Applicant - Southeast Chicago Soccer, Inc. Ward: 10  
Owner - Same  
Premises affected - 10256 S. Avenue N  
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an off site parking lot for 12 private passenger automobiles, in a M1-1 Limited Manufacturing/Business Park District, to serve the soccer facility located at 10230 S. Avenue N.
- 363-07-A Map 11-H RS-3 Residential Single-Unit (Detached House) Line No.:  
Applicant - Brian Miller Ward: 47  
Owner - Same  
Premises affected - 2301 W. Cullom Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the mechanical room/stair case enclosure to be set back to 15.69' instead of 20' from the building wall in an RS-3 Residential Single-Unit (Detached House) District.

- 364-07-A Map 8-I M1-2 Limited Manufacturing/Business Park Line No.: 291  
Applicant - Carlos Maldonado Ward: 12  
Owner - Same  
Premises affected - 3701 S. Kedzie Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of a non-accessory parking lot without the required landscaping and fencing in an M1-2 Limited Manufacturing/Business Park District. The Department of Zoning maintains that there is no proof that an off-site parking lot was legally established and therefore fencing and landscaping is now required.
- 365-07-Z Map 5-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 293  
Applicant - Bridgette Dougherty Ward: 43  
Owner - Same  
Premises affected - 1854 N. Halsted 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 3-story addition to an existing single family residence whose north and south side shall be zero each, the combined side yards shall be zero instead of 5' and to increase the area by 81 sq. ft. more than existed at the time of the ordinance.
- 366-07-Z Map 3-I RS-3 Residential Single-Unit (Detached House) Line No.: 294  
Applicant - Gofam II, LLC Ward: 26  
Owner - Same  
Premises affected - 2727 W. Crystal Street  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, an expansion of a non-conforming 3 dwelling unit building with a enclosed 3-story rear porch whose west side yard shall be zero instead of 2' and the combined 5' side yards shall be 3.55'. This enclosed porch will replace a porch previously destroyed by fire. There is no record of a prior rear porch being enclosed.
- 367-07-S Map 5-H B3-3 Community Shopping Line No.: 295  
Applicant - Nail Bar Bucktown (Theodora Koutsougeras) Ward: 32  
Owner - Virginia Maugeri - GMC, LLC  
Premises affected - 1629 N. Milwaukee 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 nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-3 Community Shopping District.
- 368-07-A Map 17-M RS-1 Residential Single-Unit (Detached House) Line No.: 296  
Applicant - John and Laurie Heitz Ward: 41  
Owner - Same  
Premises affected - 7063 N. Mobile Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a front yard drive way from 16' to 21'. This expansion will allow parking within the required front yard. The Department of Zoning contends that a 21' driveway/parking pad is not permitted in the front yard in an RS-1 Residential Single-Unit (Detached House) District.

- 369-07-Z Map 15-G B3-3 Community Shopping Line No.: 297  
Applicant - Jeidner Properties, Inc. Ward: 48  
Owner - Same  
Premises affected - 5623-25 N. Clark Street  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story 9 dwelling unit and commercial unit building whose residential rear yard shall be zero instead of 30'.
- 370-07-A Map 5-G PMD 2 Planned Manufacturing Line No.: 298  
Applicant - Dean Darrus Ward: 32  
Owner - Martinuci Family Enterprises, LP  
Premises affected - 1948 N. Elston Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a business license for a retail use in a PMD 2 Planned Manufacturing District. The last limited business license for this address expired on November 15, 2000. The re-establishment of a retail use expires after 18 months when no business license is found.
- 371-07-S Map 7-F B3-2 Community Shopping Line No.: 300  
Applicant - Rudy Luciani Ward: 44  
Owner - Same  
Premises affected - 2903 N. Broadway  
Subject - Application for a special use under Article 11 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.
- 372-07-S Map 12-I B3-1 Community Shopping Line No.: 301  
Applicant - Paul Stojek Ward: 14  
Owner - James Minicino  
Premises affected - 5421 S. Kedzie 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-1 Community Shopping District.
- 373-07-S Map 5-H B3-2 Community Shopping Line No.: 302  
Applicant - Edward Cheung Ward: 1  
Owner - Same  
Premises affected - 2222 W. North 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 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.

374-07-S      Map 5-H B3-2 Community Shopping      Line No.: 303  
Applicant -    Malbec Partners, Inc.      Ward: 1  
Owner -        Troy Commercial, LLC  
Premises affected - 1433 W. Belmont 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 liquor store in a B3-2 Community Shopping District.

375-07-S      Map 7-G B3-3 Community Shopping      Line No.: 234  
Applicant -    Robert LaMorte      Ward: 32  
Owner -        1416-26 W. Fullerton, LLC  
Premises affected - 1416 W. Fullerton 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-3 Community Shopping District.

376-07-Z      Map 5-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit      Line No.: 308  
Applicant -    Adam Velarde      Ward: 43  
Owner -        Same  
Premises affected - 2234 N. Halsted 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 new addition to an existing 2-story single family residence, whose combined side yards shall be 2'-10" instead of 5' (zero on the south and 2'-10" on the north).

- 377-07-A Map 7-K RS-3 Residential Single-Unit (Detached House) Line No.: 311  
Applicant - Jeffery C. Populorum Ward: 31  
Owner - Same  
Premises affected - 2931 N. Kolmar Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 9 foot high fence at the rear of the property in an RS-3 Residential Single-Unit (Detached House) District.
- 378-07-Z Map 9-O RS-2 Residential Single-Unit (Detached House) Line No.: 316  
Applicant - Piotr Suiga and Bernadeta Ciapala Ward: 36  
Owner - Same  
Premises affected - 3241 N. Oconto Avenue  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2-story addition to an existing 1-story single family residence whose front yard shall be 5.10' instead of 20', combined side yards shall be 8.74; instead of 9.99' (0.54' on the north and 8.2' on the south).
- 379-07-A Map 3-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 317  
Applicant - Walter Frys Ward: 1  
Owner - Same  
Premises affected - 1041 N. Hermitage Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of 1-dwelling in a former commercial unit within a 5 dwelling unit building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. There are 2 dwelling units on the 3<sup>rd</sup> floor, 2 dwelling units on the 2<sup>nd</sup> floor and one dwelling unit at the rear of the 1<sup>st</sup> floor.
- 380-07-S Map 28-F RS-3 Residential Single-Unit (Detached House) Line No.: 306  
Applicant - Miles Cole Ward: 34  
Owner - Felicia Griffin  
Premises affected - 28 W. 113th Street  
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a transitional shelter for 8 people in an RS-3 Residential Single-Unit (Detached House) District.
- 381-07-S Map 6-J B3-2 Community Shopping Line No.: 318  
Applicant - Banco Popular North America Ward: 12  
Owner - Falcon Holdings, LLC  
Premises affected - 3220 W. 26th Street  
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of a banking facility with drive thru facility in an B3-2 Community Shopping District.

- 382-07-A Map 11-J RS-3 Residential Single-Unit (Detached House) Line No.: 310  
Applicant - Tim Philbin Ward: 33  
Owner - Same  
Premises affected - 3345 W. 26th Street  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a garage to exceed the allowable height an accessory building in an RS-3 Residential Single-Unit (Detached House) District. The height of the garage shall be 18'-8" instead of 15' with allowable area is 921 sq. ft. This 2-story garage has contains 1,713 sq. ft. which is 792 sq. ft. over the area allowed by ordinance authority.
- 383-07-Z Map 11-J RS-3 Residential Single-Unit (Detached House) Line No.: 309  
Applicant - Tim Philbin Ward: 33  
Owner - Same  
Premises affected - 3345 W. Cuyler Avenue  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, 2-story accessory building whose total combined side yards hall be 3.97' (.9" on the west and 3.22' on the east) instead of 7.5'.
- 384-07-A Map 5-I RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 320  
Applicant - Clayton D. Root Ward: 1  
Owner - Same  
Premises affected - 1701 N. Campbell Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a 1<sup>st</sup> floor commercial space for 1-dwelling unit. The property contains 3 dwelling units (2 dwelling units on the 2<sup>nd</sup> floor and 1 dwelling unit at the 1<sup>st</sup> floor rear) in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.
- 385-07-Z Map 11-H B3-3 Community Shopping Line No.: 319  
Applicant - 1770 Wilson, LLC Ward: 47  
Owner - Same  
Premises affected - 4601 N. Ravenswood Avenue/1762-76 W. Wilson Avenue  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-3 Community Shopping District, a proposed 4-story 24 dwelling unit with commercial spaces which will eliminate the one required loading berth.
- 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 1<sup>st</sup> floor for a commercial unit There is a 2<sup>nd</sup> dwelling unit on the 2<sup>nd</sup> floor in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

387-07-A Map 1-M RM-5 Residential Multi-Unit Line No.: 327  
Applicant - 36 N. Menard, LLC Ward: 29  
Owner - Same  
Premises affected - 36-50 N. Menard Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of 59 dwelling unit with an existing building with only 57 required accessory off-site parking spaces in an RM-5 Residential Multi-Unit District.

388-07-S Map 1-M B1-1 Neighborhood Shopping Line No.: 5  
Applicant - 36 N. MENARD, LLC Ward: 29  
Owner - Same  
Premises affected - 17 N. Mayfield Avenue  
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 27 private passenger automobiles, in a B1-1 Neighborhood Shopping District, to serve the building located at 36-50 N. Menard.

389-07-Z Map 1-M B1-1 Neighborhood Shopping Line No.: 6  
Applicant - 36 N. MENARD, LLC Ward: 29  
Owner - Same  
Premises affected - 17 N. Mayfield Avenue  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, the establishment of an accessory off-site parking lot for 27 private passenger automobiles whose front yard shall be 7' instead of 20'.

390-07-S Map 1-M B1-1 Neighborhood Shopping Line No.: 7  
Applicant - 36 N. Menard, LLC Ward: 29  
Owner - Same  
Premises affected - 35 N. Menard Avenue  
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of an accessory off site parking lot for 32 private passenger automobiles, in a B1-1 Neighborhood Shopping District, to serve the building located at 36-50 N. Menard.

391-07-Z Map 1-M B1-1 Neighborhood Shopping Line No.: 8  
Applicant - 36 N. Menard, LLC Ward: 29  
Owner - Same  
Premises affected - 35 N. Menard Avenue  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, the establishment of an accessory off-site parking lot for private passenger automobiles whose front yard shall be 7' instead of 20' and to reduce the combined side yards to zero (zero north and zero south) instead of 10'.



- 392-07-S Map 9-H B3-2 Community Shopping Line No.: 246  
Applicant - Yolanda L. Cuevas Ward: 47  
Owner - Ferhat & Ivrajete Shero  
Premises affected - 1821-23 W. Irving Park Road  
Subject - Application for a special use under Article 11 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.
- 393-07-Z Map 3-J RT-3.5 Residential Single-Unit (Detached House) Line No.: 322  
Applicant - Heriberto Ibarra Ward: 26  
Owner - Same  
Premises affected - 1451-53 N. Hamlin Avenue  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RT-3.5 Residential Single-Unit (Detached House) District, the division of an improved zoning lot. The existing single family residence at 1453 N. Hamlin shall have a zero north and zero south side yard and one required parking space.
- 394-07-Z Map 16-E RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 106  
Applicant - Evans Property Development LLC Ward: 20  
Owner - Same  
Premises affected - 6514-16 S. Evans Avenue  
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 3-story 6 dwelling unit building whose minimum lot area shall be 5,850 sq. ft. instead of 6,000 sq. ft..
- 395-07-Z Map 9-H RS-3 Residential Single-Unit (Detached House) Line No.: 100  
Applicant - Jennifer Gordon Ward: 47  
Owner - Same  
Premises affected - 3711 N. Hermitage Avenue  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 1-story bay front porch projection and 2<sup>nd</sup> floor addition to a single family residence whose front yard shall be 5' instead of 12.26', the combined side yards shall be 2'-7" (zero on the north and 2'-7" on the south) instead of 5' and to allow a masonry wall at the front porch to be 6' high.
- 396-07-Z Map 7-H RM-5 Residential Multi-Unit Line No.: 325  
Applicant - Ballydangan Developers LLC Ward: 32  
Owner - Same  
Premises affected - 2478-2502 N. Clybourn Avenue  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed 4-story 27 dwelling unit building whose south west rear yard shall be 8'-11" instead of 35'-8".

- 397-07-S      Map 12-M B3-1 Community Shopping      Line No.: 335  
Applicant -    Sexy Nails, Inc.      Ward: 23  
Owner -        AJS Investments, LLC  
Premises affected - 5903 S. Archer 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 nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-1 Community Shopping District.
- 398-07-Z      Map 4-E DX-7 Downtown Mixed-Use      Line No.: 326  
Applicant -    Concept Developers      Ward: 2  
Owner -        1330 S. Michigan Development, LLC  
Premises affected - 1340 S. Michigan Avenue  
Subject -      Application for a variation under Article 11 of the zoning ordinance to permit, in a DX-7 Downtown Mixed-Use District, a proposed 2-story addition to an existing 7-story building. An additional 5 dwelling units will be added to total 53 dwelling units and 37 parking spaces.
- 399-07-A      Map 1-H RS-3 Residential Single-Unit (Detached House)      Line No.: 323  
Applicant -    Jacqueline Verrilli      Ward: 1  
Owner -        Jacueline Berrille and Nancy Michaels  
Premises affected - 1850 W. Erie Street  
Subject -      Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the floor area to be increased. RS-3 Residential Single-Unit (Detached House) District allows 2,672 sq. ft. to be established. The applicant wants to add a 2-story addition for a total of 3,034 sq. ft. which is 361 sq. ft. more than allowed.
- 400-07-Z      Map 1-H RS-3 Residential Single-Unit (Detached House)      Line No.: 324  
Applicant -    Jacqueline Verrilli      Ward: 1  
Owner -        Jacueline Berrille and Nancy Michaels  
Premises affected - 1850 W. Erie Street  
Subject -      Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, a proposed 2-story rear addition to an existing 2-story single family residence (the base will be excavated to below grade) whose combined side yards shall be 2.78' (.64 on the west and 2.14 on the east) with neither yard less than 2'.
- 401-07-S      Map 26-A M1-1 Limited Manufacturing/Business Park      Line No.: 339  
Applicant -    Ferrer, Inc.      Ward: 10  
Owner -        Jesus Ferrer  
Premises affected - 3309 E. 106th Street  
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 fast food restaurant with drive thru facility in a M1-1 Limited Manufacturing/Business Park District.

402-07-A Map 17-O RM-4.5 Residential Multi-Unit Line No.: 383  
Applicant - Leonard DiCristofano Ward: 41  
Owner - Same  
Premises affected - 6487-6501 N. Northwest Highway  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a driveway to be accessed from Northwest Highway. The applicant wishes to construct a 4-story 36 dwelling unit building. Section 17-2-0402A & B states all off-street parking must be accessed of an abutting alley unless the zoning lot lacks access to an improved alley in an RM-4.5 Residential Multi-Unit District.

403-07-Z Map 17-O RM-4.5 Residential Multi-Unit Line No.: 384  
Applicant - Leonard DiCristofano Ward: 41  
Owner - Same  
Premises affected - 6487-6501 N. Northwest Highway  
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed 4-story 12 dwelling unit addition to an existing 4-story 24 dwelling unit building whose rear yard shall be 32' instead of 42.78' and the total combined side yards shall be 10' (5' on the north and 5' on the south). The Board has previously hear a variation (135-06-Z) and appeal (294-06-A).

**CONTINUANCES**

261-07-A Map 16-D M1-2 Limited Manufacturing/Business Park Line No.: 201  
Applicant - E-Z Tree Recycling, Inc. Ward: 5  
Owner - Michael Fowler  
Premises affected - 7050 S. Dorchester Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a limited business license for a Class III recycling facility in an M1-2 Limited Manufacturing/Business Park District. A Class III recycling is permitted in an M3 district.

266-07-S Map 6-H C1-3 Neighborhood Commercial Line No.: 209  
Applicant - New Life Covenant Pilsen Church Ward: 25  
Owner - Same  
Premises affected - 2512 S. Oakley 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 religious facility with 72 seats in a C1-3 Neighborhood Commercial District.

267-07-S Map 16-E RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 210  
Applicant - Prosperity House, Inc. NFP Ward: 20  
Owner - Same  
Premises affected - 6620-22 S. Evans 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 transitional residence for 34 females in RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

CONTINUANCES

- 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.
- 304-07-A      Map 3-G PMD #3 Planned Manufacturing      Line No.: 285  
Applicant -    1115 N. North Branch, LLC      Ward: 32  
Owner -        Same  
Premises affected - 1115-19 N. North Branch Street  
Subject -      Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to establish as an accessory, public place of amusement (a disc jockey booth) within an existing tavern restaurant in a PMD #3 Planned Manufacturing District.
- 315-07-A      Map 15-K RS-1 Residential Single-Unit (Detached House)      Line No.: 178  
Applicant -    Ionel Danciu      Ward: 39  
Owner -        Same  
Premises affected - 4734-40 W. Bryn Mawr Avenue  
Subject -      Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of an improved zoning lot, in an RS-1 Residential Single-Unit (Detached House) District. The current lot has a 126.21 foot frontage. There are 10 improved lots on the block, six (6) of the lots contain a frontage of 79 feet or more. The new divided lots must make the predominant lot frontage of 79 feet. The applicant wishes to divide the 126 foot lot into a 65 foot and 61.21 foot lot, neither new lot equals 79 feet.
- 316-07-Z      Map 15-K RS-1 Residential Single-Unit (Detached House)      Line No.: 179  
Applicant -    Ionel Danciu      Ward: 39  
Owner -        Same  
Premises affected - 4734 W. Bryn Mawr Avenue  
Subject -      Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-1 Residential Single-Unit (Detached House) District, the division of an improved zoning lot (house and swimming pool). The house shall have combined side yards of 9.21' instead of 17.72' (4.75' on the north and 4.46' on the south) with neither yard less than 5'.
- 342-07-Z      Map 3-J RS-3 Residential Single-Unit (Detached House)      Line No.: 199  
Applicant -    Louis Pleveritis      Ward: 26  
Owner -        Same  
Premises affected - 3601-09 W. LeMoyn Street  
Subject -      Application for a variation under Article 11 of the zoning ordinance to permit, in an RS-3 Residential Single-Unit (Detached House) District, the enclosure of the rear porches adding 558 sq. ft. which is 7% more area than existed at the time of the original construction and code. The porches shall have a rear yard of 3'-3 ¾" instead of 14' and the west side yard shall be 8'-10" instead of 9.92'.
- 353-07-Z      Map 3-E RM-5 Residential Multi-Unit      Line No.: 334  
Applicant -    Garrett Kelleher      Ward: 43  
Owner -        Same  
Premises affected - 1416 N. Astor Street  
Subject -      Application for a variation under Article 11 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed rear 2-story addition whose rear yard shall be zero instead of 30.8' and whose north yard shall be zero instead of 5'.