

CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING, FRIDAY, AUGUST 17, 2007, Room 200
City Council Chamber, 121 N. LaSalle Street
9:00 A.M.

- 305-07-S Map 16-G RS-3 Residential Single-Unit (Detached House) Line No.: 251
Applicant - Boys To Men NFP Inc. Ward: 17
Owner - Robert P. Smith
Premises affected - 1503 W. 68th 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 residence for recovering substance abusers in an RS-3 Residential Single-Unit (Detached House) District.
- 306-07-A Map 1-H C3-3 Commercial, Manufacturing and Employment Line No.: 252
Applicant - American Eagle Bank of Chicago Ward: 1
Owner - Same
Premises affected - 1601 W. Superior Street/722 N. Ashland Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow required accessory parking to be accessed with a 14 foot separation aisle. The applicant has set parking at 52.5° with a 14 foot aisle. Section 17-10-101 (Dimensions) states unless otherwise expressly stated off-street parking areas **must** comply with the following standards. Parking angle (45 degrees-12ft, 60 degrees-16ft, 90 degrees-22ft) require. The Department of Zoning states that any parking at less than 60° but not at 45° requires at 16 foot aisle in a C3-3 Commercial, Manufacturing and Employment District.
- 307-07-S Map 1-H C3-3 Commercial, Manufacturing and Employment Line No.: 257
Applicant - American Eagle Bank of Chicago Ward: 1
Owner - Same
Premises affected - 722 N. Ashland 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 15 dwelling unit building with a bank and drive thru facility in a C3-3 Commercial, Manufacturing and Employment District.
- 308-07-Z Map 1-H C3-3 Commercial, Manufacturing and Employment Line No.: 258
Applicant - American Eagle Bank of Chicago Ward: 1
Owner - Same
Premises affected - 722 N. Ashland Avenue
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-3 Commercial, Manufacturing and Employment District, a proposed 5-story 15 dwelling unit and commercial building (on a reverse corner lot) whose west corner lot set back shall be zero instead of 9.66', the west residential rear yard shall be 20' instead of 30'.
- 309-07-Z Map 1-H C3-3 Commercial, Manufacturing and Employment Line No.: 196
Applicant - American Eagle Bank of Chicago Ward: 1
Owner - Same
Premises affected - 1606 W. Huron Street
Subject - Application for a variation under Article 11 of the zoning ordinance to permit, in a C3-3 Commercial, Manufacturing and Employment District, a proposed 5-story 12 dwelling unit building whose west residential rear yard shall be 17' instead of 30', the south side yard set back (on a reverse corner lot) shall be zero instead of 9.61'.

- 310-07-Z Map 7-J RS-3 Residential Single-Unit (Detached House) Line No.: 180
Applicant - Richard Stary Ward: 30
Owner - Same
Premises affected - 2908 N. Springfield 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 3rd floor dormer addition whose side yards shall be .79" on the south and 2.1' on the north, and the front yard shall be .77' instead of 20'. The applicant wishes to add 345 sq. ft. which is less than 15% of the area which has existed at the time of filing this code.
- 311-07-S Map 19-G B3-3 Community Shopping Line No.: 253
Applicant - Jamie Evans Ward: 49
Owner - JGI LLC
Premises affected - 1506 W. Jarvis 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 liquor store in a B3-3 Community Shopping District.
- 312-07-S Map 12-E B3-3 Community Shopping Line No.: 254
Applicant - Litanja Moses Ward: 3
Owner - Jack Strick
Premises affected - 124 E. 51st 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 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.
- 313-07-S Map 11-L B3-2 Community Shopping Line No.: 255
Applicant - Ursula Dybisz Ward: 455
Owner - Arkadiusz and Ursula Dybisz
Premises affected - 4761 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 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.
- 314-07-S Map 4-H B3-2 Community Shopping Line No.: 260
Applicant - Antonino Vallagomez Ward: 25
Owner - Same
Premises affected - 2022 S. Leavitt Street
Subject - Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor in a B3-2 Community Shopping District. The 1st floor contains a commercial unit which will be replaced by a dwelling unit.

- 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'.
- 317-07-S Map 12-D B1-3 Neighborhood Shopping Line No.: 259
Applicant - Monique Blanton Ward: 4
Owner - M & A Management d/b/a 5228 S. Blackstone, LLC
Premises affected - 1400-28 E. 53rd Street/5230-34 S. Blackstone 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 B1-3 Neighborhood Shopping District.
- 318-07-S Map 14-E RS-3 Residential Single-Unit (Detached House) Line No.: 261
Applicant - Sunshine Gospel Ministries Ward: 20
Owner - Same
Premises affected - 6105 S. Vernon 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 off-site accessory parking lot, in an RS-3 Residential Single-Unit (Detached House) District, to serve the church at 500 E. 61st Street.
- 319-07-S Map 2-M B3-2 Community Shopping Line No.: 264
Applicant - Terrance and Lashon Daniels Ward: 29
Owner - Eldorado Madison & Mayfield, LLC
Premises affected - 5851 W. Madison 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 nail salon and tattoo within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-2 Community Shopping District.

- 320-07-A Map 26-B RS-3 Residential Single-Unit (Detached House) Line No.: 536
Applicant - Wieslaw Pruszynski Ward: 10
Owner - Same
Premises affected - 10843 S. Hoxie Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the applicant a substitution of use of one commercial unit for a dwelling unit in an RS-3 Residential Single-Unit (Detached House) District. The front building shall contain 3 dwelling units and the rear building 1 dwelling unit.
- 321-07-Z Map 16-D RM-5 Residential Multi-Unit Line No.: 189
Applicant - Robert Coe Ward: 20
Owner - Same
Premises affected - 6452 S. Woodlawn 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 9 dwelling unit building whose front yard shall be 6' instead of 14'-2", to reduce the combined side yard to 2' instead of 11.01' (1' on the north and 1' on the south) with neither yard less than 5'.
- 322-07-Z Map 16-D RM-5 Residential Multi-Unit Line No.: 190
Applicant - Robert Coe Ward: 20
Owner - Same
Premises affected - 6454 S. Woodlawn 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 9 dwelling unit building whose front yard shall be 8' instead of 14'-2', the north yard shall be 1' instead of 5.1'.
- 323-07-S Map 13-G B3-2 Community Shopping Line No.: 266
Applicant - Jill M. Kissack Ward: 40
Owner - RayMark Venture, LLC
Premises affected - 5420 N. Clark 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 outdoor beer garden. There is 1st and 2nd floor tavern at this location in a B3-2 Community Shopping District.
- 324-07-Z Map 15-M RS-2 Residential Single-Unit (Detached House) Line No.: 267
Applicant - Nancy W. and Christopher J. Moore Ward: 45
Owner - Same
Premises affected - 5805 W. Peterson 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 rear addition whose west side yard shall be 3' instead of 9.53'.

- 325-07-Z Map 13-J RS-3 Residential Single-Unit (Detached House) Line No.: 307
Applicant - Chicago Board of Education Ward: 40
Owner - Public Building Commission of Chicago
Premises affected - 5510 N. Christiana 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 parking lot on an existing thru lot, whose north front yard shall be 7' instead of 20'. Parking spaces paralleling Kimball Avenue appear to be in the 20' prohibition set forth in Section 17-2-0402-B.
- 326-07-Z Map 9-P RS-2 Residential Single-Unit (Detached House) Line No.: 73
Applicant - Lidia Wielkiewicz Ward: 36
Owner - Same
Premises affected - 3615 N. Cumberland 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 2nd floor addition whose total side yards shall be 6.1' (3.1' on the south and 3' on the north) instead of 9' with neither yard less than 4'.
- 327-07-Z Map 4-J RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 269
Applicant - Bernard Galloway Ward: 24
Owner - Same
Premises affected - 1540 S. Sawyer 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 rear addition to an existing 3 dwelling unit building whose rear yard shall be 15.99' instead of 37.5' and to reduce the combined side yards to 3.55' (zero on the north and 3.55' on the south) instead of 5' and to add 472 sq. ft. of area which is 15% more of the floor area that existed prior to the passage of this code.

CALL FOR MOTION:

180-07-S *Map 5-I B3-5 Community Shopping* *Line No.: 115*
Applicant - *Brighton Development, LLC* *Ward: 35*
Owner - *Same*
Premises affected - *3038 W. Armitage Avenue/ 2000-10 N. Whipple Street*
Subject - *Application for a special use under Article 11 of the zoning ordinance for the approval of the location and the establishment of residential use below the 2nd floor a in a B3-5 Community Shopping District.*

181-07-Z *Map 5-I B3-5 Community Shopping* *Line No.: 116*
Applicant - *Brighton Development, LLC* *Ward: 35*
Owner - *Same*
Premises affected - *3038 W. Armitage Avenue/ 2000-10 N. Whipple Street*
Subject - *Application for a variation under Article 11 of the zoning ordinance to permit, in a B3-5 Community Shopping District, a proposed five-story 32 dwelling unit with commercial use whose rear yard shall be 18'-6" instead of 30' and to eliminate a required loading berth.*

328-07-Z *Map 7-G RS-3 Residential Single-Unit (Detached House)* *Line No.: 270*
Applicant - *Robert W. Svendsen III and Lynne M. Svendsen* *Ward: 44*
Owner - *Same*
Premises affected - *1043 W. Wolfram 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 addition at the ground level whose front yard shall be 7.6' instead of 20'.*

329-07-A *Map 22-B RT-4 Residential Two-Flat, Townhouse and Multi-Unit* *Line No.: 271*
Applicant - *Ian Wennerstrom* *Ward: 10*
Owner - *Same*
Premises affected - *8841 S. Escanaba Avenue*
Subject - *Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of a dwelling unit at the 1st floor (front building) from a commercial unit in a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The front property contains a 2nd floor dwelling unit. There is a rear building which contains 1 dwelling unit; the total shall be 3 dwelling units.*

330-07-S *Map 3-K Planned Manufacturing #9* *Line No.: 272*
Applicant - *Industrial Metal Enterprise, Inc.* *Ward:*
Owner - *Same*
Premises affected - *4700 W. Iowa Street/4713-45 W. Walton 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 container storage facility in a Planned Manufacturing District #9.*

- 331-07-S Map 3-K Planned Manufacturing #9 Line No.: 273
Applicant - Industrial Metal Enterprise, Inc. Ward:
Owner - Same
Premises affected - 4703 W. Walton 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 off-site accessory parking lot to serve the facility at 901 N. Kilpatrick in a Planned Manufacturing District #9.
- 332-07-Z Map 15-G RS-3 Residential Single-Unit (Detached House) Line No.: 275
Applicant - Jose Hernandez Ward: 48
Owner - Same
Premises affected - 1441 W. Victoria 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 2nd floor dormer addition whose front yard shall be 7.36' instead of 18.37', west yard shall be 1.13', the east side yard shall be 2.13' instead of a combined 5' with neither yard less than 2'.
- 333-07-Z Map 4-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 276
Applicant - Francis Labayen Ward: 25
Owner - Same
Premises affected - 1427 W. 17th 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 dwelling unit building whose maximum lot area shall be 2,852 sq. ft. rather than 3,000 sq. ft., to reduce the east and west side yards to zero to allow parking spaces beyond the rear yard.
- 334-07-S Map 3-J B3-2 Community Shopping Line No.: 60
Applicant - Association House Ward: 26
Owner - Same
Premises affected - 1116 N. 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 community center in an existing building in a B3-2 Community Shopping District.
- 335-07-S Map 3-J B3-2 Community Shopping Line No.: 61
Applicant - Association House Ward: 26
Owner - Same
Premises affected - 1116 N. 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 high school in an existing building in a B3-2 Community Shopping District.

- 336-07-S Map 3-J RS-3 Residential Single-Unit (Detached House) Line No.: 62
Applicant - Association House Ward: 26
Owner - Same
Premises affected - 3240-42 W. Haddon 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 off site accessory parking lot for private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District.
- 337-07-S Map 3-J RS-3 Residential Single-Unit (Detached House) Line No.: 63
Applicant - Association House Ward: 26
Owner - Same
Premises affected - 3226-30 W. Haddon 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 off site accessory parking lot for private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District.
- 338-07-S Map 3-J RS-3 Residential Single-Unit (Detached House) Line No.: 64
Applicant - Association House Ward: 26
Owner - Same
Premises affected - 3234-40 W. Thomas Street
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 accessory parking lot for private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve a community center and high school at 1116 N. Kedzie.
- 339-07-S Map 3-J RS-3 Residential Single-Unit (Detached House) Line No.: 65
Applicant - Association House Ward: 26
Owner - Same
Premises affected - 1134-36 N. 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 an off site accessory parking lot for private passenger automobiles, in an RS-3 Residential Single-Unit (Detached House) District, to serve a community center and high school at 1116 N. Kedzie.
- 340-07-Z Map 5-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 185
Applicant - Justin Fox Ward: 43
Owner - Same
Premises affected - 2015 N. Racine 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 rear addition and 8 foot fence to an existing 3 dwelling unit building whose rear yard shall be zero instead of 37.22', and whose north yard shall be 2.77'.

- 341-07-Z Map 9-G RM-5 Residential Multi-Unit Line No.: 77
Applicant - Robert Metz Ward: 44
Owner - Same
Premises affected - 3335 N. Sheffield 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 8 dwelling unit building whose front yard shall be 6' instead of 13.43', rear yard set back shall be 26' instead of 33.57', the north and south side yard shall be zero each instead of combined side yards of 10'.
- 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. LeMoyne 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 3/4" instead of 14' and the west side yard shall be 8'-10" instead of 9.92'.
- 343-07-S Map 15-G C1-5 Neighborhood Commercial Line No.: 105
Applicant - Broadway Condominiums LLC Ward: 49
Owner - Broadway-Granville Condominium Corp.
Premises affected - 6203 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 banking facility with drive thru in a C1-5 Neighborhood Commercial District.
- 344-07-S Map 14-I B1-1 Neighborhood Shopping Line No.: 277
Applicant - Jator King Ward: 15
Owner - Fakhri and Sabah Shaban
Premises affected - 2446 1/2 W. 63rd 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping District.
- 345-07-S Map 4-G B3-2 Community Shopping Line No.: 278
Applicant - Platinum Fades (Jose Gardea) Ward: 25
Owner - Alex Rodriguez
Premises affected - 2123 S. Ashland 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 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.

- 346-07-S Map 2-K C2- 2Motor Vehicle-Related Commercial Line No.: 167
Applicant - Cathy's Corporation Ward: 28
Owner - Jimmie Caston
Premises affected - 4727 W. Madison Street
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 5 private passenger automobiles, in a C2- 2Motor Vehicle-Related Commercial District, to serve the building at 4755-57 W. Madison.
- 347-07-A Map 19-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 226
Applicant - George Samutin Ward: 49
Owner - Same
Premises affected - 7471 N. Rogers Avenue/1640-42 W. Fargo 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 a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. The parcel contains a 6 dwelling unit building and a 4 car garage. The applicant is required to provide 6 new parking spaces a the rear of 1640 W. Fargo Avenue before the zoning lot is divided. The applicant believes the required parking does not have to be provided at the time the Board allows the division, without 6 existing parking spaces the existing building does not comply with code parking.
- 348-07-Z Map 19-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 573
Applicant - George Samutin Ward: 49
Owner - Same
Premises affected - 1640-42 W. Fargo 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, the division of an improved zoning lot containing 6 dwelling units whose rear yard shall be 10'-7 ½' instead of 30' and west and east side yards shall be zero each instead of 4.8' each.
- 349-07-Z Map 19-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 572
Applicant - George Samutin Ward: 49
Owner - Same
Premises affected - 7471 N. Rogers Avenue/1640 W. Fargo 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 4-story 3 dwelling unit building whose front yard shall be 1'-10", the rear yard shall be 15'-9 ½" instead of 30', the westside yard shall be 2'-2" instead of 3.52' and front yard parking prohibition shall be reduce to 1'-10" on a substandard lot.
- 350-07-A Map 13-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 510
Applicant - Romeo Iusco Ward: 48
Owner - Same
Premises affected - 5121 N. Kenmore Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to the appellant to removed one required parking space to allow the expansion of a rear building dwelling unit in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. Today three required parking spaces exist and the appellant wishes to remove one.

351-07-S Map 7-M B3-1 Community Shopping Line No.: 265
Applicant - Romeo Iusco Ward: 30
Owner - Walter Prokop
Premises affected - 5809 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 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.

352-07-A Map 3-G B2-2 Neighborhood Mixed-Use Line No.: 237
Applicant - Alan Gold Ward: 27
Owner - Same
Premises affected - 1357 W. Augusta Boulevard
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 1st floor dwelling unit to be converted into an office in a B2-2 Neighborhood Mixed-Use District. There is a rear 2 dwelling unit building on site.

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'.

CONTINUANCES

174-07-S Map 15-J B3-1 Community Shopping Line No.: 104
Applicant - Tanya Enterprises, LLC Ward: 39
Owner - Same
Premises affected - 3401-11 W. Peterson 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 restaurant with drive-thru facility in a B3-1 Community Shopping District.

223-07-A Map 1-H RS-3 Residential Single-Unit (Detached House) Line No.: 170
Applicant - Lee Sustar and Tamiz Haiderali Ward: 26
Owner - Same
Premises affected - 1934 W. Race Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 3rd dwelling unit which is located at grade to be considered lawful. Department of Water records from 1948 state there are only two (2) dwelling units on site in an RS-3 Residential Single-Unit (Detached House) District.

CONTINUANCES

- 239-07-S Map 15-H RS-3 Residential Single-Unit (Detached House) Line No.: 155
Applicant - Lutheran Social Services of Illinois Ward: 40
Owner - Same
Premises affected - 6117 N. Hamilton 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 shelter for recovering alcoholic in an RS-3 Residential Single-Unit (Detached House) District.
- 253-07-S Map 12-G RS-3 Residential Single-Unit (Detached House) Line No.: 183
Applicant - Vision of Chris Transitional House, Inc-James Brown Ward: 16
Owner - James E. and Fannie Brown
Premises affected - 5025 S. Elizabeth 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 residence for 16 people in an RS-3 Residential Single-Unit (Detached House) District.
- 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 restaurant with drive thru facility in a B3-1 Community Shopping District.
- 281-07-S Map 20-D B3-2 Community Shopping Line No.: 229
Applicant - Mariama Salami Ward: 8
Owner - Integra Realty & Management, Inc.
Premises affected - 8119 S. Cottage Grove 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.
- 283-07-Z Map 14-J RS-3 Residential Single-Unit (Detached House) Line No.: 235
Applicant - Gerardo Torres Ward: 15
Owner - Same
Premises affected - 3447 W. 61st Place
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 division of an improved zoning lot the building at 3447 W. 61st Place shall have an east side yard of 1.73' instead of 20' and to reduce the combined side yards to 1.73' instead of 5'