168-09-A  Map 7-I B3-1 Community Shopping
Applicant - Stephen McDonagh
Owner - Same
Premises affected - 3146-50 W. George Street/2901 N. Kedzie Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a 2nd floor dwelling unit (at the rear of a lot containing two buildings) into the ground floor of a building in a B3-1 Community Shopping District.

169-09-Z  Map 7-I B3-1 Community Shopping
Applicant - Stephen McDonagh
Owner - Same
Premises affected - 3146-50 W. George Street/2901 N. Kedzie Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a proposed new porch whose rear yard shall be 25' instead of 30'.

170-09-A  Map 16-M RM-4.5 Residential Multi-Unit
Applicant - Linda Crisanti
Owner - Same
Premises affected - 5737 W. 63rd Place
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of 4 dwelling units with only 3 parking spaces. A 1974 permit and Water Record (1958) shows only 3 dwelling units in an RM-4.5 Residential Multi-Unit District.

171-09-Z  Map 16-M RM-4.5 Residential Multi-Unit
Applicant - Linda Crisanti
Owner - Same
Premises affected - 5737-39 W. 63rd Place
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, the subdivision of an improved zoning lot. The property at 5737 W. 63rd Place shall have 3 parking spaces and 4 dwelling units (claiming deficit) and the combined side yard shall be .10" on the west and 4' on the east with neither yard less than 2'.

172-09-Z  Map 11-L RS-3 Residential Single-Unit (Detached House)
Applicant - George and Beverly Zbinden
Owner - Same
Premises affected - 5148 W. Pensacola 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, the duplexing into the basement and attic with habitable space whose front yard shall be 15'-1" instead of 20'.
PUBLIC HEARING, FRIDAY, MAY 15, 2009
9:00 A.M.

173-09-A
Applicant - 855 W. Dickens Corp.
Owner - Same
Premises affected - 855-59 W. Dickens Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the re-establishment of a 4-story 6 dwelling unit building, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, with no parking, no side yards, lacks the minimum lot size and floor area permitted in an RT-4 zoning district. During remodeling the building collapsed in April of 2007 more than 29 months ago. A non-conforming use is lost after 18 months. (Section 17-15-0304-A).

174-09-Z
Applicant - 855 W. Dickens Corp.
Owner - Same
Premises affected - 855-59 W. Dickens 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 4-story 6 dwelling unit building whose north yard shall be zero instead of 5.99', of 14.98', east yard shall be zero instead of 5', west yard shall be 2'-5" instead of 10.45', to increase the height to 40'-6" instead of 38', reduce rear yard open space to 25 sq. ft. instead of 390 sq. ft. This case was heard in December 12, 2005 (#468-05-Z) as existing non-conforming development.

175-09-Z
Applicant - 2315 W. Huron LLC
Owner - 2315 W. Huron LLC and Fox Partners, L.P.
Premises affected - 2315-23 W. Huron Street
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed conversion of a commercial building to 12 dwelling units whose rear yard shall be 20'-5" instead of 37.11', to reduce rear yard open space to 376 sq. ft. instead of 735 sq. ft., to eliminate a loading berth, to reduce the west side yard to 4' and the east side yard to zero, to reduce the front yard to zero instead of 14.84'.

176-09-Z
Applicant - Donald F. Maggioncalda
Owner - Same
Premises affected - 6445 N. Newland Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 1 and 2 story addition whose front yard shall be 9' instead of 20', the north side yard shall be 3.9' instead of 4', the south side yard shall be 8.48' and to increase the floor area ratio by not more than .75'.

177-09-Z
Applicant - Rose and John Spacucello
Owner - Rose Spacucello
Premises affected - 1246 W. Race 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 2-story 2 dwelling unit building whose front yard shall be 3.5' instead of 10.44', the combined side yards shall be 2' (2' on the east and zero on the west) instead of 4', the rear yard set back shall be 8.25' instead of 24.36', to eliminate rear yard open space instead of 136 sq. ft.
178-09-Z  Map 15-J RS-2 Residential Single-Unit (Detached House)  Line No.: 94
Applicant - Hormoz Sanjar  Ward: 39
Owner - Same
Premises affected - 5936 N. Kimball Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 1-story addition to an existing single family residence whose south side yard shall be 3' and north side yard shall be 4' instead of a combined 18'.

179-09-Z  Map 7-G RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit  Line No.: 95
Applicant - Frontgate Development LLC  Ward: 32
Owner - Same
Premises affected - 1434 W. Wolfram Street
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District, a proposed 3-story single family residence whose building height shall be increased to 35'-5" instead of 35'.

180-09-Z  Map 15-G RM-5 Residential Multi-Unit  Line No.: 96
Applicant - Ridge Place Condo Association  Ward: 48
Owner - Same
Premises affected - 5732-34 N. Ridge 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 deck and enclosed porch whose rear yard shall be 6' instead of 23.82', the north west side yard shall be .6" instead of 4', combined yards shall be 6'-6", to reduce the rear yard open space to zero instead of 1,764 sq. ft. and to increase the floor area by not more an 15% of the area that existed prior to the date of this ordinance in an RM-5 zoning district.

181-09-Z  Map 11-J B2-5 Neighborhood Mixed-Use  Line No.: 98
Applicant - 4054 N. Kedzie LLC  Ward: 33
Owner - Same
Premises affected - 4054 N. Kedzie Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B2-5 Neighborhood Mixed-Use District, a proposed 6-story 51 unit building for elderly housing whose west yard shall be zero instead of 8' (on a reverse corner lot).

182-09-Z  Map 12-L C1-1 Neighborhood Commercial  Line No.: 99
Applicant - Rudy and Anna's Lounge, Inc. d/b/a Anna Marmol  Ward: 23
Owner - Anna Marol, President
Premises affected - 5788-90 S. Archer Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C1-1 Neighborhood Commercial District, a public place of amusement license within 125' of an RS-3 zoning district.
183-09-A  Map 9-G B3-2 Community Shopping  
Applicant - Sally Weiner  
Owner - Same  
Premises affected - 3744 N. Southport Avenue  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non conforming development. There are 2 residential buildings on this lot. The applicant wishes to expand the rear building with an artist live work (efficiency unit) space in a B3-2 Community Shopping District.

184-09-S  Map 9-G B3-2 Community Shopping  
Applicant - Sally Weiner  
Owner - Same  
Premises affected - 3744 N. Southport 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 artist live work space (efficiency unit) in the rear building in a B3-2 Community Shopping District.

185-09-Z  Map 9-G B3-2 Community Shopping  
Applicant - Sally Weiner  
Owner - Same  
Premises affected - 3744 N. Southport Avenue  
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, a open stair case whose rear yard shall be 25' instead of 30'.

186-09-A  Map 1-M RS-3 Residential Single-Unit (Detached House)  
Applicant - Vance Watson  
Owner - Same  
Premises affected - 5953 W. Ohio Street  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a proposed 3rd floor addition to an existing 2 dwelling unit building whose height shall be 33'-6" instead of 30' in an RS-3 Residential Single-Unit (Detached House) District.

187-09-A  Map 4-G M1-2 Limited Manufacturing/Business Park  
Applicant - Abelina Villegas  
Owner - Same  
Premises affected - 2018 S. Loomis Street  
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 6 dwelling units in a front building and 2 dwelling units in a rear building in a M1-2 Limited Manufacturing/Business Park District.
188-09-Z Map 3-F RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 104 Ward: 43
Applicant - Jennifer and Matthew Scott
Owner - Same
Premises affected - 1438 N. Cleveland 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 2-story front porch and rear deck whose north side yard shall be 2" instead of 2', the combined side yards shall be 2'-11 1/4" instead of 4.8', to reduce the rear open space to 135 sq. ft. instead of 190 sq. ft. and to reduce rear yard to 24.5' instead of 34.16'.

189-09-Z Map 24-I B1-1 Neighborhood Shopping Line No.: 105 Ward: 19
Applicant - Richard Cunningham
Owner - Same
Premises affected - 10036 S. Western Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B1-1 Neighborhood Shopping District, the establishment of a public place of amusement within 125' of an RS-2 zoning district.

190-09-S Map 28-J B3-1 Community Shopping Line No.: 107 Ward: 19
Applicant - Rosemary Albrecht
Owner - Same
Premises affected - 11105 S. St. Louis 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 B3-1 Community Shopping District.

191-09-S Map 20-E B3-2 Community Shopping Line No.: 108 Ward: 6
Applicant - Raymond M. Mesidor
Owner - 211 E. 79th LLC
Premises affected - 211 1/2 E. 79th 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/hair braiding within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B3-2 Community Shopping District.

192-09-Z Map 17-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 109 Ward: 49
Applicant - Marcin Sterniuk
Owner - Same
Premises affected - 6973 N. Ashland Boulevard
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 3-story 7 dwelling unit building whose minimum lot area shall be 6,750 sq. ft. instead of 7,000 sq. ft., the north side yard shall be 3' instead of 4'.
193-09-Z  Map 13-G Cl-2 Neighborhood Commercial  Line No.: 111
Applicant - MM Idlewild LLC  Ward: 40
Owner - Chris Verveniotis
Premises affected - 1545-49 W. Bryn Mawr Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a Cl-2
Neighborhood Commercial District, a public place of amusement license within 125' of an RS-3
zoning district.

194-09-Z  Map 11-I RS-3 Residential Single-Unit (Detached House)  Line No.: 97
Applicant - Lesley Stella  Ward: 47
Owner - Same
Premises affected - 2443 W. Wilson 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 ½-story single family residence
whose front yard shall be 7'-3" instead of 20'.

195-09-A  Map 7-F RT-4 Residential Two-Flat, Townhouse and Multi-Unit  Line No.: 115
Applicant - Wrightwood Burling Place Condominium Associations  Ward: 43
Owner - Same
Premises affected - 734-44 W. Wrightwood Avenue/2602-08 N. Burling Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the
appellant to establish 31 dwelling units in an RT-4 Residential Two-Flat, Townhouse and Multi-
Unit District. There is no certificate of the number of dwelling units.

196-09-Z  Map 7-F RT-4 Residential Two-Flat, Townhouse and Multi-Unit  Line No.: 116
Applicant - Wrightwood Burling Place Condominium Associations  Ward: 43
Owner - Same
Premises affected - 734-44 W. Wrightwood Avenue/2602-08 N. Burling 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 open deck upon a garage
and two open 2nd story connecting walkways whose north yard set back shall be 18' instead of
36.79', the west side yard shall be 2.89' instead of 5' and to reduce the rear yard open space to 217
sq. ft. instead of 2,015 sq. ft.

197-09-Z  Map 11-J RS-3 Residential Single-Unit (Detached House)  Line No.: 1
Applicant - Benny Abraham  Ward: 39
Owner - Same
Premises affected - 3934-42 W. Leland 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, the enclosure of existing open porch whose
combined side yards shall be 1'-9" and the north side yard shall be zero.
198-09-A  Map 9-J RS-3 Residential Single-Unit (Detached House)  
Applicant -  Joy Park  
Owner -  Same  
Premises affected - 3403 N. Springfield Avenue/3848 W. Roscoe Street  
Subject -  Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an existing 2 car garage which occupies more than 60% of the required rear yard and is also outside the rear yard set back in an RS-3 Residential Single-Unit (Detached House) District.

199-09-Z  Map 9-J RS-3 Residential Single-Unit (Detached House)  
Applicant -  Joy Park  
Owner -  Same  
Premises affected - 3403 N. Springfield Avenue/3848 W. Roscoe 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, an existing 20' x 32' two car garage whose south side yard shall be 1.63’ instead of 3.9'.

200-09-Z  Map 11-M RS-2 Residential Single-Unit (Detached House)  
Applicant -  Janice De Decker  
Owner -  Same  
Premises affected - 4426 N. Mason Avenue  
Subject -  Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-2 Residential Single-Unit (Detached House) District, a proposed 2nd floor addition to an existing single family residence whose front yard shall be 16' instead of 20', the combined side yards shall be 4.91' instead of 16' (1.97' on the south and 2.94'on the north), the rear yard open space shall be 315 sq. ft. and to increase the floor area by not more than .75'.

201-09-S  Map 12-G B1-3 Neighborhood Shopping  
Applicant -  Quoc Pham  
Owner -  Ali Zoubi  
Premises affected - 4755 S. Ashland 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 nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B1-3 Neighborhood Shopping District.

202-09-Z  Map 3-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit  
Applicant -  Tim and Robin Sheehan  
Owner -  Same  
Premises affected - 1407 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 1-story garage deck on rear addition whose east yard shall be zero instead of 5' and the rear yard shall be 7'-6" instead of 30.8'.
203-09-A  Map 12-C B1-5 Neighborhood Shopping Line No.: 110
Applicant - Del Prado, LLC  Ward: 5
Owner - Same
Premises affected - 5307 S. Hyde Park Boulevard/1703 E. 53rd Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the
voluntary removal and re-construction of two non-conforming rooftop structures (5,528 sq. ft.)
in a B1-5 Neighborhood Shopping District. The re-construction would violate the current
building height limitation. The prior use appears to be mechanical rooms and now the applicant
wishes to increase the height for habitable space. Section 17-15-0304-B Intentional Destruction
states when a structure containing a nonconforming use is intentionally damaged by causes
within the control of the owner, re-establishment of the nonconforming use is prohibited.

204-09-Z  Map 4-G RM-5 Residential Multi-Unit Line No.: 119
Applicant - Mitchell R. Joseph  Ward: 25
Owner - Same
Premises affected - 1900 W. Loomis Street/1401 W. 19th Street
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 4 dwelling unit town home building whose
front yard shall be zero instead of 5' (on a corner lot) with an end wall facing Loomis at 12', the
rear wall facing a side property shall be 3' instead of 12', to allow the 200 sq. ft. private yard to
be placed on the roof for 2 units to reduce the front set back for a garage door to 2'-4" instead of
20' on a sub-standard lot for a driveway.

CONTINUANCES

466-08-A  Map 4-G RM-4.5 Residential Multi-Unit Line No.: 332
Applicant - Michell R. Joseph  Ward: 25
Owner - Same
Premises affected - 1900 S. Loomis Street/1401 W. 19th Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 4
townhouse to be constructed using 19th Street to access the required parking in an RM-4.5
Residential Multi-Unit District. Section 17-2-402 A-1 states all or site parking must be accessed
from the abutting alley. Applicant wants to place parking off Loomis.

467-08-Z  Map 4-G RM-4.5 Residential Multi-Unit Line No.: 331
Applicant - Michell R. Joseph  Ward: 25
Owner - Same
Premises affected - 1900 S. Loomis Street/1401 W. 19th Street
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5
Residential Multi-Unit District, a proposed 4 unit townhouse whose front yard shall be zero
instead of 5', on a corner lot facing Loomis, to reduce the rear wall facing an aside proper line
to 3' instead of 12', to allow 200 sq. ft. private yards to be placed on the roof and to reduce the
20' foot property line for a garage door to 2'-4" on the sub-standard lot.
CONTINUANCES

96-09-A  Map 5-L B3-1 Community Shopping  Line No.: 3
Applicant -  Agustín Alvarado  Ward: 31
Owner -  Same
Premises affected - 5141 W. Fullerton Avenue
Subject -  Appeal from the decision of the Office of the Zoning Administrator in refusing to increase the residential floor area (1.2) by adding residential floor area a 3rd floor living space. The property exceeds the allowed area (222 sq. ft.) in a B3-1 Community Shopping District.

108-09-Z  Map 16-E RT-4 Residential Two-Flat, Townhouse and Multi-Unit  Line No.: 441
Applicant -  Allcom Funding Inc.  Ward: 20
Owner -  Same
Premises affected - 6613 S. Michigan 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 2 dwelling unit building whose front yard shall be 11'-7" instead of 15', the south side yard shall be 1'-10" instead of 2.94', to reduce rear yard open space to 475 sq. ft. instead of 188 sq. ft. and to eliminate one of the two required parking spaces.

118-09-S  Map 17-O B1-3 Neighborhood Shopping  Line No.: 26
Applicant -  Michele Mangialardi  Ward: 41
Owner -  Michael and Sarah Zimmerman
Premises affected - 7746 W. Devon 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 barber shop within 1,000 linear feet of another barber shop, beauty salon, nail salon or similar use in a B1-3 Neighborhood Shopping District.

121-09-Z  Map 5-H RM-4.5 Residential Multi-Unit  Line No.: 33
Applicant -  Alexander Goldstein  Ward: 32
Owner -  Same
Premises affected - 1712 N. Wolcott Avenue
Subject -  Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-4.5 Residential Multi-Unit District, a proposed attached garage whose rear yard shall be 25.5' instead of 33.88, to eliminate all rear yard open space instead of 350 sq. ft. There will then be a total of two garages with 6 parking spaces within a new single family residence under construction.

126-09-A  Map 3-1 RS-3 Residential Single-Unit (Detached House)  Line No.: 30
Applicant -  Art Harb  Ward: 26
Owner -  Same
Premises affected - 2653 W. Crystal Avenue
Subject -  Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 7th dwelling unit to be established in the basement in an RS-3 Residential Single-Unit (Detached House) District. Department of Water records (1949) shows 6 dwelling units and none in basement. Permit #96008675 issued July 21, 1986 reflects 6 dwelling units.
CONTINUANCES

127-09-Z  Map 3-I RS-3 Residential Single-Unit (Detached House)  Line No.: 31
Applicant - Art Harb  Ward: 26
Owner - Same
Premises affected - 2653 W. Crystal 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 enclosed porch whose rear yard shall be 7'-2.5" instead of 36'-5" and to increase the existing area by not more than 15% of the existing area which has existed at least 50 years prior to the passage of this ordinance.

135-09-A  Map 11-J RS-3 Residential Single-Unit (Detached House)  Line No.: 65
Applicant - Benny Abraham  Ward: 39
Owner - Same
Premises affected - 3934-42 W. Leland Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 5th dwelling unit to be legalized in an RS-3 Residential Single-Unit (Detached House) District. This unit is in the basement at 4700 N. Harding. The Zoning Administrator will not accept the Department of Water record alone as proof of a legally established non-conforming dwelling unit.

140-09-S  Map 9-G B3-2 B3-2 Community Shopping  Line No.: 57
Applicant - Eun Joo Park  Ward: 44
Owner - 3337 North Southport Corporation
Premises affected - 3337 N. Southport 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 nail salon within 1,000 linear feet of another nail salon, barber shop, beauty salon or similar use in a B3-2 Community Shopping District.

144-09-A  Map 11-H RS-3 Residential Single-Unit (Detached House)  Line No.: 71
Applicant - Ravenswood Holdings, LLC, c/o George and Kim Ruhana  Ward: 47
Owner - Same
Premises affected - 4530 N. Hermitage Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a principal residence (the front building) to be demolished and then rebuilt in an RS-3 Residential Single-Unit (Detached House) District. There are two residential buildings on one zoning lot. There is a 3 dwelling unit building at the front of the lot and a 1 dwelling unit building with 2 parking spaces at the rear of the lot. The Zoning Administrator states if the front building is demolished, the rear building becomes a principal use detached building. Section 17-1-1300 states no more than one principal use detached residential building may be located on a zoning lot and a principal detached residential building may not be located on a zoning lot that contains any other principal building. Section 17-15-0304-B states when a structure containing a non-conforming use (here 3 dwelling units) is intentionally damaged (demolition) by causes within the control of the owner, re-establishment of the non-conforming use is prohibited. The new house will also not have parking.
CONTINUANCES

145-09-Z  Map 11-H RS-3 Residential Single-Unit (Detached House)  Line No.: 72
Applicant -  Ravenswood Holdings, LLC, c/o George and Kim Ruhana  Ward: 47
Owner -   Same
Premises affected - 4530 N. Hermitage 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 1/2-story single family residence
without parking whose total side yards shall be 3' on the south and 4' on the north instead of 10'.

155-09-A  Map 2-F DS-5 Downtown Service  Line No.: 77
Applicant -  City Outdoor, LLC  Ward: 2
Owner -   Extra Space Properties Fifty Two, LLC
Premises affected - 707 W. Harrison Street
Subject -  Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 600
sq. ft. off-premise (advertising) wall sign in a DS-5 Downtown Service District. The current
code would allow no more than 360 sq. which is 4 times the 90 foot frontage of the building.

156-09-S  Map 5-F B1-1 Neighborhood Shopping  Line No.: 79
Applicant -  Salon Rouge, LLC  Ward: 43
Owner -   LaSalle Bank TR# 122995
Premises affected - 1628 N. Wells 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 B1-1 Neighborhood Shopping District.

158-09-S  Map 22-H B3-2 Community Shopping  Line No.: 81
Applicant -  Takada Dixon Epps  Ward: 21
Owner -   Cottage Grove Terrace
Premises affected - 1613 W. 87th 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 B3-2 Community Shopping District.