

CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING, FRIDAY, FEBRUARY 20, 2009, Room 200
City Council Chamber, 121 N. LaSalle Street
9:00 A.M.

- 41-09-A Map 5-F RM-5 Residential Multi-Unit Line No.: 454
Applicant - Mark Variano Ward: 43
Owner - Same
Premises affected - 2037 N. Mohawk Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a proposed masonry wall measuring 8' in height. This wall may be treated as a masonry fence which runs the length of the property on its south side in an RM-5 Residential Multi-Unit District.
- 42-09-Z Map 5-F RM-5 Residential Multi-Unit Line No.: 453
Applicant - Mark Variano Ward: 43
Owner - Same
Premises affected - 2037 N. Mohawk 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, 2-story addition to an existing 3-story single family residence whose rear yard shall be zero instead of 34.77', the south side yard shall be zero instead of 4', in order to construct an 8 foot wall/fence runs the length of the property, the combined side yards shall be zero instead of 10'.
- 43-09-A Map 8-G RS-3 Residential Single-Unit (Detached House) Line No.: 471
Applicant - Allan and Catherine Nicholas Ward: 11
Owner - Same
Premises affected - 3156 S. Aberdeen Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow only 2 parking spaces to be provided when the ordinance requires 3 space in the RS-3 District. The applicant also does not want to use the alley to enter the garage but wants to enter from the street. The ordinance also requires alley access unless the opening is blocked by a utility pole in an RS-3 Residential Single-Unit (Detached House) District.
- 44-09-Z Map 8-G RS-3 Residential Single-Unit (Detached House) Line No.: 470
Applicant - Allan and Catherine Nicholas Ward: 11
Owner - Same
Premises affected - 3156 S. Aberdeen 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 conversion of a tavern and residential building into 2 dwelling units. A two dwelling unit building in an RS-3 zoning district requires 3 parking spaces. The lot is 24' wide and the may provide 3 parking space but the applicant wishes to build a garage which will provide only 2-parking spaces. The applicant wishes to build a roof deck and garage which shall have zero combined yards instead of 4.8' and to eliminate 115 sq. ft. of rear yard space.
- 45-09-A Map 18-C RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 473
Applicant - Malgorzata Pacult Ward: 8
Owner - Same
Premises affected - 7309-15 S. East End Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to an 8 foot height wrought iron gate and fence to be established in the front yard of a 4-story multi-unit building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

46-09-Z Map 5-F RM-5 Residential Multi-Unit Line No.: 474
Applicant - Daneeta D. Pope Ward: 43
Owner - Same
Premises affected - 1821 N. Larrabee Street
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a 3 dwelling unit building with a 2 car garage. The 2008 permit issued for this building shows a 24 foot 3 parking space pad. The applicant wants to eliminate one parking space and build a 2 parking space garage with a deck.

47-09-S Map 1-G DX-3 Downtown Mixed-Use Line No.: 475
Applicant - Harpo Studios, Inc. Ward: 27
Owner - Same
Premises affected - 110 N. Carpenter Street
Subject - Application for a special use under Chapter 17 of the zoning ordinance for the approval of the location and the establishment of two (2) roof top pole mounted satellite dish antennas in a DX-3 Downtown Mixed-Use District.

48-09-A Map 6-J RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 471
Applicant - Andres Juarez Ward: 22
Owner - Same
Premises affected - 2234 S. Sawyer Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the enclosure of a 3-story rear porch in the front building in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District . There is no record of a rear porch being enclosed.

49-09-S Map 13-L B3-2 Community Shopping Line No.: 477
Applicant - McDonald's Corporation, a Delaware Corporation Ward: 45
Owner - Same
Premises affected - 4946 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 fast food restaurant with a drive-thru facility in a B3-2 Community Shopping District.

50-09-Z Map 17-G RS-3 Residential Single-Unit (Detached House) Line No.: 418
Applicant - Don Renner Ward: 40
Owner - Same
Premises affected - 1343 W. Loyola 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 8 foot wrought iron fence to be placed at the zero rear yard line instead at 42'.

- 51-09-A Map 14-C RM-5 Residential Multi-Unit Line No.: 478
Applicant - Tobacco For Less, Inc Ward: 5
Owner - Maria Schuster-Schuster Management
Premises affected - 5503 ½ S. Hyde Park Boulevard
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the retail sale of tobacco in an RM-5 Residential Multi-Unit District. Retail sales are not permitted in an RM-5 district. There appears to be 7 retail uses in this building.
- 52-09-S Map 12-N B3-1 Community Shopping Line No.: 12
Applicant - Surambala Corp. d/b/a Dunkin Donuts Ward: 23
Owner - Surambala Corp.
Premises affected - 6738 W. Archer 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 fast food restaurant with drive-thru facility in a B3-1 Community Shopping District.
- 53-09-S Map 14-E B2-1 Neighborhood Mixed-Use Line No.: 479
Applicant - Sunshine Gospel Ministries Ward: 20
Owner - Same
Premises affected - 500-10 W. 61st 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 religious facility with 91 seats in a B2-1 Neighborhood Mixed-Use District.
- 54-09-S Map 14-E RS-3 Residential Single-Unit (Detached House) Line No.: 480
Applicant - Sunshine Gospel Ministries Ward: 20
Owner - Same
Premises affected - 6105 S. Vernon 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 off-site accessory parking lot for 11 private passenger automobiles in an RS-3 Residential Single-Unit (Detached House) District.
- 55-09-S Map 18-B C1-3 Neighborhood Commercial Line No.: 481
Applicant - Exchange Urban Hang Suite, LLC Ward: 7
Owner - 7149 S. Exchange, LLC
Premises affected - 7149 S. Exchange 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 passage automobiles, in a C1-3 Neighborhood Commercial District, to serve a restaurant located at 7200 S. Exchange Avenue.

- 56-09-Z Map 22-E RS-3 Residential Single-Unit (Detached House) Line No.: 515
Applicant - K. C. Custom Builders, Inc. Ward: 9
Owner - Same
Premises affected - 9425 S. Burnside 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 proposed duplexing of the 1st floor dwelling unit into the basement with new front stairs whose south west side yard shall be zero, the north east side yard shall be 1.8' instead of 2.5' each, the front yard shall be 8.6' instead of 20'.
- 57-09-Z Map 1-G RM-5 Residential Multi-Unit Line No.: 485
Applicant - Castaways Limited Ward: 27
Owner - Same
Premises affected - 450 N. Sangamon 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 4-story 4 dwelling unit building whose side yards (for parking spaces) shall be zero instead of a combined 6', whose rear yard shall be 34.9' and to eliminate the rear yard open space (183 sq. ft.).
- 58-09-A Map 10-I RS-3 Residential Single-Unit (Detached House) Line No.: 486
Applicant - Tony Construction Corp. Ward: 12
Owner - Tony Construction Corp. and Abel and Maria Rangel
Premises affected - 4209-11 S. Rockwell Street
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-3 Residential Single-Unit (Detached House) District. City records show the property at 4209-11 contains a 2 dwelling unit building and an accessory structure built across both lots. The division was not lawful because the remaining house did not meet bulk requirements nor north side yard (1.1') variation. The applicant requests a 1.1' north side yard for 4511 S. Rockwell and to divide the zoning lot.
- 59-09-S Map 20-I B1-1 Neighborhood Shopping Line No.: 488
Applicant - Leona Strokes Ward: 18
Owner - Vernell Valentine
Premises affected - 8006 S. 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 beauty salon and massage therapist within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-1 Neighborhood Shopping.
- 60-09-S Map 489 RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 489
Applicant - Jesse Green, Sinai Health Systems Ward: 28
Owner - Williams Little, Chicago Housing Authority
Premises affected - 1401 S. Washtenaw 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 off-site non-accessory parking lot, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve Mt. Sinai Hospital complex.

- 61-09-Z Map 489 RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 490
Applicant - Jesse Green, Sinai Health Systems Ward: 28
Owner - Williams Little, Chicago Housing Authority
Premises affected - 1401 S. Washtenaw 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 non-accessory parking lot whose front yard on a thru-lot shall be zero instead of 20', zero for the front yard on Washtenaw (westside) and zero on the Talman Avenue (east side).
- 62-09-S Map 491 RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 491
Applicant - Jesse Green, Sinai Health Systems Ward: 28
Owner - Williams Little, Chicago Housing Authority
Premises affected - 1321 S. Washenaw 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 off-site non-accessory parking lot for private passenger automobiles, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District, to serve the Sinai Hospital facility.
- 63-09-Z Map 492 RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 492
Applicant - Jesse Green, Sinai Health Systems Ward: 28
Owner - Williams Little, Chicago Housing Authority
Premises affected - 1321 S. Washenaw 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 off-site parking lot whose front yard (Washtenaw) on an thru-lot, shall be zero instead of 20', zero on Talman (east side).

- 64-09-A Map 3-I RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 493
Applicant - Charles Hemphill Ward: 1
Owner - Mary L. Hemphill
Premises affected - 1543 N. Artesian Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow a 7' solid wooden fence which runs along the rear and north side of the property in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District . The fence has already been constructed without permits.
- 65-09-A Map 3-H B3-2 Community Shopping Line No.: 494
Applicant - Gregory Nagel Ward: 32
Owner - Same
Premises affected - 917 N. Damen Avenue (Front)
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a non-conforming 2 dwelling unit building which will duplex the 1st floor unit into the basement in an B3-2 Community Shopping District.
- 66-09-A Map 3-H B3-2 Community Shopping Line No.: 495
Applicant - Gregory Nagel Ward: 32
Owner - Same
Premises affected - 917 N. Damen Avenue (Rear)
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the expansion of a rear building with a 3rd floor dormer in a District.
- 67-09-Z Map 3-H B3-2 Community Shopping Line No.: 496
Applicant - Gregory Nagel Ward: 32
Owner - Same
Premises affected - 917 N. Damen Avenue (Rear)
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an B3-2 Community Shopping District, the expansion of a rear building with a 3rd floor dormer addition whose rear yard shall be 7' instead of 30' on floors containing residential use.
- 68-09-S Map 10-L B3-1 Community Shopping Line No.: 448
Applicant - Salamat Sheikh Ward: 23
Owner - Same
Premises affected - 4600-28 S. Cicero 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 3-story hotel with parking in a B3-1 Community Shopping District.

- 69-09-Z Map 5-G RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 497
Applicant - Bissell 12, LLC Ward: 43
Owner - Same
Premises affected - 2118-20 N. Bissell 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 3-story rear addition whose rear yard shall be 14'-7" instead of 22.3', to increase the area by 483 sq. ft. which is not more than 15% of the area that existed prior to the passage of this ordinance and to reduce rear open space to 734 sq. ft. instead of 780 sq. ft.
- 70-09-Z Map 10-I B3-1 Community Shopping Line No.: 498
Applicant - Javier Lebron Ward: 12
Owner - Same
Premises affected - 4454-56 S. Western Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a public place of amusement within the 1st and 2nd floor existing tavern which is located within 125' of an residential district. The Board previously allowed the expansion of the tavern (#320-08-S).
- 71-09-Z Map 4-I RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 499
Applicant - Nathan Freeborn Ward: 12
Owner - Young Flyer Properties
Premises affected - 2844 W. 21st 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 front stair case whose west yard shall be 1' instead of 2' and the front yard shall be zero instead of 15' for a 3 dwelling unit building.
- 72-09-A Map 14-H RT-4 and Multi-Unit/M1-1 Line No.: 483
Applicant - The Jesuit Fathers of Della Strada, Inc. Ward:
Owner - Same
Premises affected - 5600-16 S. Claremont Avenue/2351-55 W. 56th Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the division of a zoning lot containing multiple buildings, in an RT-4 Residential Two-Flat, Townhouse and Multi-Unit/M1-1 Limited Manufacturing/Business Park District, of a religious monastery. The buildings at 2351 W. 56th Street will be divided from the zoning lot. The building at 2351 W. 56th Street shall have a zero east side yard.
- 73-09-S Map 26-I B3-1 Community Shopping Line No.: 502
Applicant - John Snyder Ward: 19
Owner - Same
Premises affected - 11062-64 S. 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 an expansion of a tavern in a B3-1 Community Shopping District.

- 74-09-A Map 7-J RM-5.5 Residential Multi-Unit Line No.: 500
Applicant - 3802 W Altgeld LLC Ward: 35
Owner - Same
Premises affected - 3802-08 W. Altgeld Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 6 additional dwelling units (an expansion of a non-conforming building) to be added to a 8 dwelling unit with parking to be required for only the additional 6 dwelling units. Compare: Section 17-0101-B-s(a) deficit parking in an RM-5.5 Residential Multi-Unit District.
- 75-09-Z Map 7-J RM-5.5 Residential Multi-Unit Line No.: 501
Applicant - 3802 W Altgeld LLC Ward: 35
Owner - Same
Premises affected - 3802-08 W. Altgeld Street
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5.5 Residential Multi-Unit District, a proposed 3 floor addition to an existing 2-story 6 dwelling unit building with an addition 8 dwelling units whose front yard shall be 13.52' instead of 15', the north side yard shall be zero instead of 4.5', the combined side yard shall be zero instead of 9.16', the west rear yard shall be zero instead of 37.5' and to eliminate the 504 sq. ft. of open space.
- 76-09-S Map 3-K PMD-#9 Planned Manufacturing Line No.: 505
Applicant - Crystal Properties, LLC Ward: 37
Owner - Same
Premises affected - 1300 N. Kostner 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 auto salvage yard in a PMD-#9 Planned Manufacturing District.
- 77-08-S Map 3-H B1-2 Neighborhood Shopping Line No.: 506
Applicant - Strange Beauty Show Inc. Ward: 1
Owner - Same
Premises affected - 1118 N. 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 beauty salon within 1,000 linear feet of another beauty salon, barber shop, nail salon or similar use in a B1-2 Neighborhood Shopping District.
- 78-09-Z Map 3-F RM-5 Residential Multi-Unit Line No.: 507
Applicant - Michael Mitch Hamblet Ward: 43
Owner - Same
Premises affected - 1404 N. LaSalle Drive
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RM-5 Residential Multi-Unit District, a proposed garage and parking space whose front yard shall be zero instead of 20', the combined side yards shall be zero instead of 4', to eliminate 140 sq. ft. of open space for the de-conversion to a single family residence with rear steel deck.

- 79-09-Z Map 28-A RS-3 Residential Single-Unit (Detached House) Line No.: 511
 Applicant - Jerome Kuzniar Ward: 10
 Owner - Same
 Premises affected - 3703-11 E. 113th 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, a proposed enclosure of a 3-story rear porch, to increase the area (533 sq. ft.) not more than 15% of the area that existed prior to the passage of this ordinance to reduce the rear yard to 24'-9" instead of 37.1'.
- 80-09-Z Map 3-H RT-4 Residential Two-Flat, Townhouse and Multi-Unit Line No.: 451
 Applicant - Brenda L. Rivera Ward: 1
 Owner - Same
 Premises affected - 882 N. Paulina 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, dwelling units (one in the basement and one in the attic) the Department of Water records reflect 2 dwelling units (one on the 1st floor and one on the second floor). In order to maintain 3 dwelling units it is necessary to have 3 parking spaces. There is 25' wide lot which, if the garage is removed, will allow 3 parking spaces. The applicant wants the Board to eliminate one required parking space and save the garage.
- 81-09-S Map 18-D C1-2 Neighborhood Commercial Line No.: 513
 Applicant - Comer Science & Education Foundation Ward: 5
 Owner - Comer Science and Foundation, Alfred and Mary Lyles, City of Chicago
 Premises affected - 7127-49 S. South 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 proposed public charter high school in a C1-2 Neighborhood Commercial District.
- 82-09-S Map 18-D C1-2 Neighborhood Commercial Line No.: 514
 Applicant - Corner Science & Education Foundation Ward: 5
 Owner - Earnestine Shaw and Anthony Griffin/Comer Science and Education Foundation/City of Chicago
 Premises affected - 7101-19 S. South 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 proposed off-site parking lot for 19 private passenger automobiles in a C1-2 Neighborhood Commercial District.
- 83-09-A Map 1-G C1-3 Neighborhood Commercial Line No.: 13
 Applicant - VisualCast Media One, Inc. Ward: 27
 Owner - Yong Myong
 Premises affected - 1436 W. Randolph Street
 Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow an off-premise sign (1,500 sq. ft. in size) which is visible within 100 feet of a public park. The ordinance states the sign is prohibited within 100 feet of a public park, with an area of 2 areas or more, if the sign face is legible from the subject park in a C1-3 Neighborhood Commercial District.

- 84-09-S Map 2-J C1-3 Neighborhood Commercial Line No.: 6
Applicant - West side Veterans Housing, L.P. Ward: 28
Owner - City of Chicago
Premises affected - 3453-67 W. Madison
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 4-story residential and commercial building with accessory residential support services on the 1st floor in a C1-3 Neighborhood Commercial District.
- 85-09-Z Map 2-J C1-3 Neighborhood Commercial Line No.: 7
Applicant - West side Veterans Housing, L.P. Ward: 28
Owner - City of Chicago
Premises affected - 3453-67 W. Madison
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a C1-3 Neighborhood Commercial District, a proposed 4-story residential building whose rear yard, for the floors containing dwelling units, shall be 16' instead of 30'.
- 86-09-S Map 2-J RM-5 Residential Multi-Unit Line No.: 8
Applicant - West side Veterans Housing, L.P. Ward: 28
Owner - City of Chicago
Premises affected - 3426 W. Monroe 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 off-site accessory parking space for 18 private passenger automobiles, in an RM-5 Residential Multi-Unit District, to serve the use at 3453-67 W. Madison.
- 87-09-S Map 3-H B3-2 Community Shopping Line No.: 432
Applicant - Karen Murphy Ward: 32
Owner - Fabian Morales
Premises affected - 2056 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 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.

CONTINUANCES

- 353-08-A Map 7-N B3-1 Community Shopping Line No.: 209
Applicant - John Randazzo Ward: 36
Owner - Same
Premises affected - 2759 N. Neva Avenue/7157 W. Diversey Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow 3 dwelling units to be established in the building in a B3-1 Community Shopping District. There is 1 dwelling unit at the rear of the 1st floor and 2 dwelling units on the 2nd floor.
- 354-08-Z Map 7-N B3-1 Community Shopping Line No.:
Applicant - John Randazzo Ward: 36
Owner - Same
Premises affected - 2759 N. Neva Avenue/7157 W. Diversey Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-1 Community Shopping District, a proposed rear 2-story porch enclosure whose west yard., on a reverse corner lot, shall be zero instead of 3.84', the rear yard shall be 16.14' instead of 30' and to add 412 sq. ft. of area which exceeds the area of which existed at the time of passage of this ordinance.
- 489-08-S Map 7-J RS-3 Residential Single-Unit (Detached House) Line No.: 360
Applicant - Gary Burg Ward: 35
Owner - Same
Premises affected - 2541 N. Sawyer 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 non-required accessory parking in a RS-3 Residential Single-Unit (Detached House) District.
- 490-08-Z Map 7-J RS-3 Residential Single-Unit (Detached House) Line No.: 361
Applicant - Gary Burg Ward: 35
Owner - Same
Premises affected - 2541 N. Sawyer 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 7 car garage whose front yard shall be zero instead of 7.44', the required side yards shall be zero instead of 9.7' with neither yard less than 3.88'.
- 513-08-A Map 5-J RS-3 Residential Single-Unit (Detached House) Line No.: 378
Applicant - Mihai Mociran Ward: 26
Owner - Same
Premises affected - 3545-47 W. Cortland Street
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the appellant to de-convert a front building from 14 dwelling unit to 12 dwelling unit in an RS-3 Residential Single-Unit (Detached House) District. There is a rear building with 3 dwelling units. Appellant claims a total of 15 dwelling units. This matter was at the Board in 1964 (91-64-A) and the only permit issued shows 12 and 3 dwelling units. The 2 additional front units de-conversion require Board action because the Department of Zoning will not recognize a permit which does not match the Board's prior resolution.

CONTINUANCES

- 514-08-Z Map 5-J RS-3 Residential Single-Unit (Detached House) Line No.: 388
Applicant - Mihai Mociran Ward: 26
Owner - Same
Premises affected - 3545-47 W. Cortland 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 expansion of habitable space into the basement for 2 first floor dwelling units.
- 520-08-Z Map 14-J RS-3 Residential Single-Unit (Detached House) Line No.: 394
Applicant - Rosalinda Guzman Ward: 15
Owner - Same
Premises affected - 3410 W. 63rd Place
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 front porch addition whose front yard shall be 15.6' instead of 19.85'.
- 528-08-S Map 5-N C3-1 Commercial, Manufacturing and Employment Line No.: 407
Applicant - JP Morgan Chase Bank, N.A. Ward: 36
Owner - Galewood Plaza II, LLC
Premises affected - 6500-12 W. North Avenue./1600-16 N. Natchez 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 bank with drive-thru facility in a C3-1 Commercial, Manufacturing and Employment District.
- 536-08-S Map 17-G B3-2 Community Shopping Line No.: 414
Applicant - Chicago Waldorf School Ward: 40
Owner - Beta Loyola LLC
Premises affected - 1257 W. Loyola 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 day care (pre-school) in a B3-2 Community Shopping District.
- 537-08-Z Map 17-G B3-2 Community Shopping Line No.: 415
Applicant - Chicago Waldorf School Ward: 40
Owner - Beta Loyola LLC
Premises affected - 1257 W. Loyola Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in a B3-2 Community Shopping District, the reduction of the one required parking space for a proposed pre-school.

CONTINUANCES

- 540-08-Z Map 15-N RS-1-SD#1 Residential Single-Unit (Detached House) Line No.: 420
Applicant - Marie and John Barrett Ward: 41
Owner - Same
Premises affected - 5929 N. Nina Avenue
Subject - Application for a variation under Chapter 17 of the zoning ordinance to permit, in an RS-1-SD#1 Residential Single-Unit (Detached House) District, a proposed 1 ½-story attached garage and storage area whose south side yard shall be zero instead of 5' and the combined side yard shall be 5' instead of 15'.
- 545-08-A Map 12-F RS-3 Residential Single-Unit (Detached House) Line No.: 401
Applicant - Nikos D. Tsonis Ward: 3
Owner - Same
Premises affected - 5306 S. Union Avenue
Subject - Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the substitution of use of one dwelling unit for a former commercial unit in a RS-3 Residential Single-Unit (Detached House) District. There will be a total of 2 dwelling units on the parcel.
- 18-09-S Map 289-F B3-1 Community Shopping Line No.: 440
Applicant - Millennium Haircuts & Styles, Inc. Ward: 34
Owner - H Squared Investments, LLC
Premises affected - 11649 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 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.
- 496-08-S Map 3-F C1-3 Neighborhood Commercial Line No.: 369
Applicant - Christian Heritage Academy Ward: 27
Owner - Park Community Church
Premises affected - 1001-45 N. Crosby 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 school within an existing church. The applicant wishes to add a school to this site without additional parking. The church was established with a waiver of some parking (26 spaces). This was heard previously by the Board (265-08-S and 266-08-Z) in a C1-3 Neighborhood Commercial District.