42-10-Z  
APPLICANT: R. Philip Swajkun  
OWNER: Same  
PREMISES AFFECTED: 2252 W. Chicago Avenue  
SUBJECT: a proposed 5 story 5 dwelling unit residential whose rear yard at the first residential level, shall be zero instead of 30'.

43-10-A  
APPLICANT: 3130 W. Fullerton Condominium Association  
OWNER: Same  
PREMISES AFFECTED: 3130 W. Fullerton Avenue  
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow the applicant to maintain a stair enclosure without being setback 20' from the front of the building. The rooftop stair enclosure was built contrary to the approved plans.

44-10-Z  
APPLICANT: Albany Bank & Trust Co. Na as Trustee under trust # 116243  
OWNER: Same  
PREMISES AFFECTED: 1647 W. Wrightwood Avenue  
SUBJECT: A proposed 2½ story single family residence whose rear yard shall be 38'-10" instead of 42'.

45-10-Z  
APPLICANT: Dariece Oki & Michael Burkovskis  
OWNER: Same  
PREMISES AFFECTED: 2129 W. Grace Street  
SUBJECT: A proposed enclosed rear porch whose west side yard shall be zero instead of 4'.

46-10-Z  
APPLICANT: Sandra Hernández  
OWNER: Same  
PREMISES AFFECTED: 2325 W. Cullerton Avenue  
SUBJECT: A proposed rear addition whose west side yard shall be zero instead of 2', the combined side yards shall be 3.08' instead of 4.8', the rear yard shall be 26.64' instead of 29.22'.
47-10-S ZONING DISTRICT: B1-1 WARD: 41
APPLICANT: 5321 N. Harlem LLC
OWNER: Same
PREMISES AFFECTED: 5331 N. Harlem Avenue
SUBJECT: To establish an accessory off-site parking lot to serve a beauty school.

48-10-A ZONING DISTRICT: RM- 6.5 WARD: 4
APPLICANT: Twin Tower Apartments LLC
OWNER: Same
PREMISES AFFECTED: 1645-49 E. 50th Street
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow a multi-story, multi-dwelling unit building (253 units) to reduce the existing 67 parking spaces to 65 to allow air conditioning cooling towers to be located in the parking lot.

49-10-Z ZONING DISTRICT: RM- 6.5 WARD: 4
APPLICANT: Twin Towers Apartments LLC
OWNER: Same
PREMISES AFFECTED: 1645-49 W. 50th Street
SUBJECT: The location of 2 proposed air conditioning cooling towers to be located within 7' of the front set back instead of at 20'.

50-10-A ZONING DISTRICT: M1-2 WARD: 24
APPLICANT: Juan Jose Juarbe
OWNER: Same
PREMISES AFFECTED: 3116 W. Fillmore Street
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow the expansion of a two dwelling unit building in a manufacturing district.

51-10-S ZONING DISTRICT: RM- 5 WARD: 32
APPLICANT: Catholic Bishop Of Chicago
OWNER: Same
PREMISES AFFECTED: 2926 N. Southport Avenue
SUBJECT: To establish an off-site non-accessory parking lot.
52-10-A  ZONING DISTRICT:B1-3  WARD:43
APPLICANT: Stephane Rambaud
OWNER: Willow / Burling Condo Association
PREMISES AFFECTED: 723-25 W. Willow Street / 1727 N. Burling Street
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow 10'-6"
structure upon the roof and the overall height to be 65'-5".

53-10-A  ZONING DISTRICT:B3-1  WARD:27
APPLICANT: Harry Pietroczynski
OWNER: Same
PREMISES AFFECTED: 3842 W. Division Street
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow the applicant
to establish an 8' high rolling gate.

54-10-Z  ZONING DISTRICT:B2-1  WARD:1
APPLICANT: 2432 W. Bloomindale LLC
OWNER: Same
PREMISES AFFECTED: 2436 W. Bloomingdale
SUBJECT: To provide 4 commercial parking spaces instead of 5 to establish and locate an office.

55-10-A  ZONING DISTRICT: RM-5  WARD:44
APPLICANT: Styles Properties LLC
OWNER: Same
PREMISES AFFECTED: 3754 N. Wilton
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow a front
staircase enclosure to be located 2'-1" from the front of the parapet wall instead of 20'. The feature was
built contrary to permit.

56-10-Z  ZONING DISTRICT: RM-5  WARD:44
APPLICANT: Styles Properties, LLC
OWNER: Same
PREMISES AFFECTED: 3754 N. Wilton
SUBJECT: An existing 3 story 6 dwelling unit building whose front yard shall be 8.3' instead of 10',
each side yard shall be 3' instead of 6' and to reduce the rear yard open space to zero instead of 216
square feet.
57-10-A  
**ZONING DISTRICT:** RS-3  
**WARD:** 11  
**APPLICANT:** Adolfo Rodriguez  
**OWNER:** Same  
**PREMISES AFFECTED:** 601 W. 43rd Street  
**SUBJECT:** An appeal from the decision of the Zoning Administrator in refusing to allow restaurant in an RS-3 district. The last business license expired 12-15-06 which exceeds the 18 month period in which a license can be re-established.

58-10-Z  
**ZONING DISTRICT:** RS-2  
**WARD:** 8  
**APPLICANT:** Dana Bolton  
**OWNER:** Same  
**PREMISES AFFECTED:** 8857 S. East End  
**SUBJECT:** A proposed second floor addition whose front yard shall be 17.8' instead of 18.62', a rear yard of 18.67' instead of 32.59', the north side shall be 4.75' instead of 5.23', south side shall be 9' with combined side yards of 13.93' with a floor area of .75

59-10-A  
**ZONING DISTRICT:** RS-3  
**WARD:** 33  
**APPLICANT:** Saraf Khan  
**OWNER:** Same  
**PREMISES AFFECTED:** 5140-44 N. Albany Avenue  
**SUBJECT:** An appeal from the decision of the Zoning Administrator in refusing to allow the subdivision of an improved zoning lot. There are 4 dwelling units on the parcel. The applicant wishes to keep four dwelling units at 5140 and remove existing parking at 5144 N. Albany.

60-10-A  
**ZONING DISTRICT:** M1-2  
**WARD:** 32  
**APPLICANT:** Fuel Outdoor LLC  
**OWNER:** Ali Azhar  
**PREMISES AFFECTED:** 2280 N. Clybourn  
**SUBJECT:** An appeal from the decision of the Zoning Administrator in refusing to allow a double sided pole mounted off-premise advertising sign that was erected without a permit. There is a second off-premise sign on the same side of the street, also erected without a permit within 150 feet which is prohibited by the code 17-12-1006-H.

61-10-A  
**ZONING DISTRICT:** M1-2  
**WARD:** 32  
**APPLICANT:** Fuel Outdoor LLC  
**OWNER:** Ali Azhar  
**PREMISES AFFECTED:** 2280 N. Clybourn  
**SUBJECT:** An appeal from the decision of the Zoning Administrator in refusing to allow a double sided pole mounted off-premise advertising sign that was erected without a permit. There is a second off-premise sign on the same side of the street, also erected without a permit within 150 feet which is prohibited by the code 17-12-1006-H.
62-10-A ZONING DISTRICT:B1-2 WARD:43
APPLICANT: Drummond Square Condominium Association
OWNER: Same
PREMISES AFFECTED: 617-19 W. Drummond Place
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow the establishment of 24 dwelling units in a B1-2 district. A 1987 permit states the premises is a rooming house. A 1989 permit claims this property is a 72 room rooming house which was converted to 24 apartments.

63-10-S ZONING DISTRICT:B1-2 WARD:43
APPLICANT: Drummond Square Condominium Association
OWNER: Same
PREMISES AFFECTED: 617-19 W. Drummond Place
SUBJECT: To establish residential use below the second floor.
64-10-S  
**ZONING DISTRICT:** B3-1  
**WARD:** 16  
**APPLICANT:** Celestino Sanchez  
**OWNER:** Same  
**PREMISES AFFECTED:** 2022 W. 51st Street  
**SUBJECT:** Convert one commercial unit to a residential dwelling unit, residential use below the second floor. The property will contain only two dwelling units.

65-10-A  
**ZONING DISTRICT:** RM-5  
**WARD:** 42  
**APPLICANT:** Margery Teller  
**OWNER:** Same  
**PREMISES AFFECTED:** 861 N. LaSalle Street  
**SUBJECT:** An appeal from the decision of the Zoning Administrator in refusing to allow the expansion of an accessory building with a second floor storage area. The existing accessory building contains 1344 square feet. The expansion would be 105 square feet. The appellant also wishes to increase the height to 26'-7" from 21'-7".

66-10-Z  
**ZONING DISTRICT:** RM-5  
**WARD:** 42  
**APPLICANT:** Margery Teller  
**OWNER:** Same  
**PREMISES AFFECTED:** 861 N. LaSalle Street  
**SUBJECT:** A proposed rooftop enclosure to have a rear yard set back of zero instead of 38.75'.

67-10-A  
**ZONING DISTRICT:** RS-2  
**WARD:** 41  
**APPLICANT:** Ronald J. Pasowicz  
**OWNER:** Same  
**PREMISES AFFECTED:** 7322 N. Oconto  
**SUBJECT:** Objector's appeal to the granting of an Administrative Adjustment which granted the reduction of total side yard from 9' to 6' with neither yard less than 4', the current 3' north and south yards to remain. The objector claims he previously objected to the request and the Zoning Administrator did not fully consider the points that he raised.

68-10-A  
**ZONING DISTRICT:** RS-3  
**WARD:** 30  
**APPLICANT:** Prakash Mohanty  
**OWNER:** Same  
**PREMISES AFFECTED:** 1855 N. Tripp  
**SUBJECT:** An appeal from the decision of the Zoning Administrator in refusing to allow two dwelling units to be established in a building where there are currently 3 dwelling units. Department of Water records reflect one dwelling unit and one office at this location.
69-10-A  ZONING DISTRICT: B1-2  WARD:27
APPLICANT: Gertrude Dragovich Trust by Michael Dragovich, Trustee
OWNER: Same
PREMISES AFFECTED: 509 N. Noble Street/ 1378 W. Grand Avenue
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow the expansion of a rear accessory building. The city issued a permit which permitted the deconversion of the second floor dwelling unit. The appellant claims the work was not done but the building department claims the work was done.

70-10-S  ZONING DISTRICT: B1-2  WARD:17
APPLICANT: Brian Nelson
OWNER: Auburn Mechanical Inc.
PREMISES AFFECTED: 938 W. 79th Street
SUBJECT: To permit the expansion of a beauty salon/barber shop.

71-10-Z  ZONING DISTRICT: RS-3  WARD:12
APPLICANT: Randolph J. Nichols & Hollie Smurthwaite
OWNER: Same
PREMISES AFFECTED: 3602 S. Sacramento
SUBJECT: A proposed one story vestibule enclosure to a single family residence whose front yard shall be zero instead of 4'.

72-10-A  ZONING DISTRICT: RS-3  WARD:8
APPLICANT: Al Goldstein
OWNER: Same
PREMISES AFFECTED: 8148-58 S. Ingleside / 914-22 E. 82nd Street
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow 27 dwelling units to be established in an RS-3 district.

73-10-Z  ZONING DISTRICT: RS-3  WARD:27
APPLICANT: Juan Vallardares
OWNER: Same
PREMISES AFFECTED: 842 N. Harding
SUBJECT: A proposed second story addition whose rear yard shall be zero instead of 35', to reduce the rear yard open space to zero instead of 255 square feet, the combined side yards shall be 1.9' on the north and zero on the south.
74-10-A  
**ZONING DISTRICT:** B3-1 / RS-2  
**WARD:** 8

**APPLICANT:** Mohammed Zahir  
**OWNER:** PAV2, LLC  
**PREMISES AFFECTED:** 8648 S. Jeffrey Boulevard  
**SUBJECT:** An appeal from the decision of the Zoning Administrator in refusing to allow an expansion of a non-conforming gas station on a split zoning lot. The appellant wishes to add a mini-mart but the lot contains RS-2 parcel which does not allow retail. The appellant needs a zoning change.

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75-10 S  
**ZONING DISTRICT:** C1-1  
**WARD:** 28

**APPLICANT:** By The Hand Club for Kids  
**OWNER:** Kinlar North, LLC  
**PREMISES AFFECTED:** 407-21 N. Laramie Avenue  
**SUBJECT:** a proposed community center.

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76-10-S  
**ZONING DISTRICT:** C1-1  
**WARD:** 28

**APPLICANT:** By The Hand Club For Kids  
**OWNER:** Same  
**PREMISES AFFECTED:** 400-410 N. Leamington Street  
**SUBJECT:** To establish a proposed off-site parking lot to serve a community center at 407-21 N. Laramie Avenue

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77-10-Z  
**ZONING DISTRICT:** RS-3  
**WARD:** 32

**APPLICANT:** Daniel and Virginia Lombard  
**OWNER:** Same  
**PREMISES AFFECTED:** 3457 N. Paulina Street  
**SUBJECT:** A proposed 3rd floor addition whose front yard shall be zero instead of 20', north side yard shall be zero instead of 2', combined set backs shall be 4.14' and to increase the height from 30' to 33'.

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78-10-Z  
**ZONING DISTRICT:** RS-3  
**WARD:** 31

**APPLICANT:** Hernando Soberanis  
**OWNER:** Same  
**PREMISES AFFECTED:** 4048 W. Nelson Street  
**SUBJECT:** To deconvert from 3 dwelling units to 2 dwelling units, a proposed 2 story rear addition whose rear yard open space shall be 343 square feet instead of 450 square feet and to increase the area by not more than 10% or 699 square feet.
79-10-S ZONING DISTRICT: RT-4 WARD: 49
APPLICANT: Swanette Triem
OWNER: Same
PREMISES AFFECTED: 1217 W. Chase Avenue
SUBJECT: To establish an off-site non-accessory parking lot to serve the residential building at 1201 W. Chase Avenue

80-10-A ZONING DISTRICT: RS-3 WARD: 33
APPLICANT: Fernando Florian
OWNER: 
PREMISES AFFECTED: 4340 N. Francisco
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow 4 dwelling units to be established. The building was built in 1959 and only two lawful dwelling units could have been erected in an RS-3.

81-10-Z ZONING DISTRICT: RS-3 WARD: 33
APPLICANT: Fernando Florian
OWNER: Same
PREMISES AFFECTED: 4340 N. Francisco
SUBJECT: A proposed two story open porch whose north side yard shall be zero instead of 2'.

82-10-A ZONING DISTRICT: RS-3 WARD: 27
APPLICANT: Chicago Trust Co. Trust Number 1105886
OWNER: Same
PREMISES AFFECTED: 1535 W. Thomas Street
SUBJECT: An appeal from the decision of the Zoning Administrator in refusing to allow the establishment of a 4 dwelling unit and 2 dwelling unit in a rear building on the same zoning lot.

83-10-Z ZONING DISTRICT: RS-3 WARD: 27
APPLICANT: Chicago Trust Co. Trust Number 1105886
OWNER: Same
PREMISES AFFECTED: 1535 W. Thomas Street
SUBJECT: A proposed rear one story addition to the front building whose west yard shall be 0.18' instead of 2' and the combined yards shall be 2.8' instead of 4.8'.

84-10-S ZONING DISTRICT: B3-2 WARD: 8
APPLICANT: Buddies Food & Liquor, Inc.
OWNER: Opare Strategy & Development, LLC
PREMISES AFFECTED: 1758 E. 79th Street
SUBJECT: To establish a liquor store with packaged goods.
85-10-S  
ZONING DISTRICT:C3-5  WARD:43
APPLICANT: AJD Restaurant Group, LLC
OWNER: 1501 Dayton Properties
PREMISES AFFECTED: 1501 N. Dayton
SUBJECT: To establish an outdoor roof patio to an existing restaurant/bar.

86-10-S  
ZONING DISTRICT:B3-2  WARD:32
APPLICANT: A.S.P. Salon Limited
OWNER: RJ Development of Chicago Corporation
PREMISES AFFECTED: 1435 W. Fullerton Avenue
SUBJECT: To permit the establishment of a beauty salon.

87-10-Z  
ZONING DISTRICT:RS-3  WARD:40
APPLICANT: Holy Nativity Romanian Orthodox Church
OWNER:
PREMISES AFFECTED: 5811 N. Mozart Street
SUBJECT: A proposed 506 seat religious facility, whose front yard shall be zero instead of 20'; the north side yard shall be 8.5'; the south side yard shall be 5.77' instead of a combined 35' (½ the height of the building) and the rear yard shall be 1'-3" instead of 37.2'

RECALLS

317-09-S  
ZONING DISTRICT:B1-2  WARD:47
APPLICANT: Yulin Yang
OWNER: Robert Gronise
PREMISES AFFECTED: 3929 N. Ashland:
SUBJECT: To permit the establishment of a proposed beauty salon.

390-09-Z  
ZONING DISTRICT:RT-4  WARD:45
APPLICANT: Greg Fizesan
OWNER: Same
PREMISES AFFECTED: 4949 W. Belle Plaine Avenue
SUBJECT: The enclosure of porches whose west yard shall be 4.1' and to increase the area by 1311 square feet which is not more than 15% of the area which existed prior to the adoption of this code.
CONTINUANCES

286-09-S  ZONING DISTRICT: DX-7  WARD: 2
APPLICANT: 608 W. Adams LLC
OWNER: 608 W. Adams LLC
PREMISES AFFECTED: 608 W. Adams Street:
SUBJECT: A proposed public parking lot for 8 private passenger vehicles (outside the central area parking district.

332-09-A  ZONING DISTRICT: RS-1  WARD: 36
APPLICANT: Steve Manfreda
OWNER: Same
PREMISES AFFECTED: 1714 N. Nordica
SUBJECT: to allow an accessory building to be 18'-1' instead of 15'. The height limitation for an accessory building (garage) is 15'.

333-09-Z  ZONING DISTRICT: RS-1  WARD: 36
APPLICANT: Steve Manfreda
OWNER: Same
PREMISES AFFECTED: 1714 N. Nordica
SUBJECT: A proposed 2 story rear addition to an existing single family residence whose north side yard shall be 1.24', south side yard shall be 2.98' instead of 12 and' to reduce the rear yard to zero instead of 50'.

364-09-S  ZONING DISTRICT: B3-3  WARD: 47
APPLICANT: Thomas Plunkett
OWNER: Same
PREMISES AFFECTED: 2567 W. Montrose
SUBJECT: A proposed 4 story 18 dwelling unit building with residential use below second floor.

365-09-Z  ZONING DISTRICT: B3-3  WARD: 47
APPLICANT: Thomas Plunkett
OWNER: Same
PREMISES AFFECTED: 2567 W. Montrose
SUBJECT: A proposed 4 story 18 dwelling unit building whose rear setback shall be 20.5' instead of 30' and the 5th floor enclosed rooftop access stairways.

372-09 S  ZONING DISTRICT: DX-16  WARD: 42
APPLICANT: Devon Financial Services, Inc.
OWNER: Same
PREMISES AFFECTED: 22 E. Adams
SUBJECT: To establish a payday loan store
382-09-A  ZONING DISTRICT:RS-3  WARD:31
APPLICANT: St. Claire Chijmorie
OWNER: Same
PREMISES AFFECTED: 5038-40 W. Diversey
SUBJECT: To allow the establishment of two commercial units within an existing 15 dwelling unit building in an RS-3.

383-09-Z  ZONING DISTRICT:RS-3  WARD:31
APPLICANT: St. Claire Chijmorie
OWNER: Same
PREMISES AFFECTED: 5038-40 W. Diversey
SUBJECT: A non- accessory parking lot for private passenger vehicles to serve the existing residential building on the same lot whose front yard shall be 10' - 3" instead of 20' and the east yard shall be zero instead of 6.24'.

431-09-A  ZONING DISTRICT:DX-12  WARD:42
APPLICANT: Joe Outdoor, LLC
OWNER: Oak Park National Bank and Trust. Trust No. 3242
PREMISES AFFECTED: 58 E. Chicago Avenue
SUBJECT: To permit the establishment of a 1,444 square foot off-premise advertising sign in a DX district. The sign square footage should not be more than 800 square feet and further because the sign is within 250' of a residential district a sign exceeding 100 square feet is prohibited.

433-09-A  ZONING DISTRICT:PMD # 2  WARD:32
APPLICANT: Star Light Outdoor LLC
OWNER: Chicago Title& Trust Company Trust No. 115283
PREMISES AFFECTED: 1400 W. North Avenue
SUBJECT: To permit the establishment of a double sided sign to be replaced by a single sided sign. The last permit allowed only 364 sq. feet. The replacement sign is 674 sq. feet. The applicant believes it is entitled to twice the square footage of the old sign. The prior code counted one signs face but allowed a double face.

445-09-S  ZONING DISTRICT:RS-3  WARD:29
APPLICANT: Third Unitarian Church
OWNER: Same
PREMISES AFFECTED: 300 N. Mayfield
SUBJECT: To permit the establishment of an off-site parking lot to serve the church at 301 N. Mayfield

446-09-Z  ZONING DISTRICT:RS-3  WARD:29
APPLICANT: Third Unitarian Church
OWNER: Same
PREMISES AFFECTED: 300 N. Mayfield
SUBJECT: To permit a proposed parking lot whose front yard shall be 7' instead of 20' and the south side yard shall be 5' instead of 9.26' ( on a reverse corner lot).
470-09-S  ZONING DISTRICT:B3-2  WARD:22
APPLICANT: Jaime Haro
OWNER:  Alfonso Soteno
PREMISES AFFECTED: 3217 W. 26th Street
SUBJECT: To permit the establishment of a beauty salon.

476-09-S  ZONING DISTRICT:B3-1  WARD:14
APPLICANT: Stress Free Day Spa Corp.
OWNER:  Efrain Mena
PREMISES AFFECTED: 4854 S. Pulaski
SUBJECT: To permit the establishment of an acupuncture and massage establishment.

11-10-S  ZONING DISTRICT:B1-2  WARD:48
APPLICANT: Nail Pallet, Inc
OWNER:  Joseph & Reza Toulbi
PREMISES AFFECTED: 5205 N. Clark
SUBJECT: To establish a nail salon.

32-10-S  ZONING DISTRICT:C1-2  WARD:32
APPLICANT: Jodi Development, LLC
OWNER:  Same
PREMISES AFFECTED: 1627 N. Wolcott Avenue
SUBJECT: A 4 story single family residence with residential use below the second floor. The building
was constructed with commercial unit on the 1st floor which is now being converted into part of the
dwelling unit.

33-10-Z  ZONING DISTRICT:C1-2  WARD:32
APPLICANT: Jodi Development, LLC
OWNER:  Same
PREMISES AFFECTED: 1627 N. Wolcott Avenue
SUBJECT: The establishment of a 4 story single family residence whose height shall be 46.7' instead of 45'.