

**CITY OF CHICAGO
ZONING BOARD OF APPEALS
PUBLIC HEARING
FRIDAY- October 16, 2009
City Council Chambers
121 N. LaSalle Street Room 200**

9:00 A.M

363-09-A **ZONING DISTRICT:RS-3** **WARD: 47**
APPLICANT: Bernard Shipper IV
OWNER: Same
PREMISES AFFECTED: 3921 N. Ravenswood
SUBJECT: To allow the expansion of a non-conforming garage with 17' deep parking spaces. The depth of a parking space should be 18'. The applicant wishes to add a deck over the existing garage.

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.

366-09-S **ZONING DISTRICT:B3-2** **WARD:44**
APPLICANT: Delamaur, Inc. d/b/a Exedus II
OWNER: Elwith Murray, beneficiary under Great Bank Trust Company Trust # 8401
PREMISES AFFECTED: 3477 N. Clark
SUBJECT: A proposed expansion of an existing tavern in a B3-2. The expansion will be to allow the tavern to be in the basement along with the first floor.

367-Z **ZONING DISTRICT:RS-3** **WARD:32**
APPLICANT: Ivan Kattan
OWNER: Same
PREMISES AFFECTED: 1938 W. Cortland
SUBJECT: A proposed 2 story single family residence whose combined side yards shall be 3', zero on the west, the rear yard set back shall be 22' and with no rear yard open space.

368-09-A **ZONING DISTRICT:RS-2** **WARD:45**
APPLICANT: Janet Geisler
OWNER: Same
PREMISES AFFECTED: 5936 N. Leonard
SUBJECT: To allow the deconversion of an illegal 2nd floor dwelling unit by only removing the kitchen, sink and stove. The code requires removal of all walls and rooms added without a permit.

369-09-Z **ZONING DISTRICT:RS-2** **WARD:45**
APPLICANT: Janet Giesler
OWNER: Same
PREMISES AFFECTED: 5936 N. Leonard
SUBJECT: A proposed 2 story rear addition, whose combined side yards shall be 3'-9" (zero on the east and 3'9" on the west).

370-09-A **ZONING DISTRICT:RM-5** **WARD:1**
APPLICANT: The Sylvan Company LLC
OWNER: Same
PREMISES AFFECTED: 1525 N. Claremont
SUBJECT: To allow a 5th dwelling unit to be established on the 1st floor of the rear building. Dept. of Water records reflect 3 dwelling units in the front building and 1 dwelling unit (on the second floor in the rear building) in 1949 .

371-09-Z **ZONING DISTRICT:DR-7** **WARD:42**
APPLICANT: Public Building Commission of Chicago
OWNER: Public Building Commission of Chicago in trust for Chicago Board of Education
PREMISES AFFECTED: 24 W. Walton
SUBJECT: A proposed 3 story public elementary school whose north front yard along Oak St. shall be zero instead of 15' and the south front yard, along Walton St., shall be 2' instead of 15' on a thru lot.

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

373-09-Z **ZONING DISTRICT:RS-3** **WARD:6**
APPLICANT: Chicago Bible Fellowship Church
OWNER: Same
PREMISES AFFECTED: 7158 S. Indiana Avenue
SUBJECT: The establishment of a parking spaces for a church whose north side yard shall be 2' and the south side yard shall be 7' instead of a combined 15'.

374-09-S **ZONING DISTRICT:DX-12** **WARD:2**
APPLICANT: Financial Place, LLC
OWNER: Same
PREMISES AFFECTED: 618-720 S. Financial Place
SUBJECT: To establish a non accessory parking lot outside the Central Area Parking District.

375-09-S **ZONING DISTRICT:PMD # 9** **WARD:37**
APPLICANT: The Glazier Corporation
OWNER: Henryk & Elizabeth Kowalik, Park National Bank, Chicago Title and Trust
PREMISES AFFECTED: 4514-24 W. North Avenue
SUBJECT: A proposed bank with drive-thru facility.

376-09-S **ZONING DISTRICT:PMD# 9** **WARD:37**
APPLICANT: The Glazer Corporation
OWNER: Chicago Title Land Trust Company, Trust Number 797-3681
PREMISES AFFECTED: 1615 N. Kolmar
SUBJECT: To establish proposed non accessory off- site parking lot.

377-09-S **ZONING DISTRICT:B3-2** **WARD:50**
APPLICANT: Jawed Brohi
OWNER: Rashed Ali Khan
PREMISES AFFECTED: 6403 N. Campbell
SUBJECT: To establish a beauty salon.

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'.

384-09-Z

ZONING DISTRICT:C1-2

WARD:32

APPLICANT: Raul Perez

OWNER: Same

PREMISES AFFECTED: 2141-45 W. Armitage

SUBJECT: A proposed 2 story rear addition whose west yard shall be zero instead of 3.84' and the rear yard shall be zero instead of 16'.

385-09-A

ZONING DISTRICT:RT-4

WARD:25

APPLICANT: LaSalle Bank & Trust ATUT 133973

OWNER: Same

PREMISES AFFECTED: 1500 W. 19th Street

SUBJECT: The substitution of one dwelling unit for a former commercial unit in an RT-4. The applicant claims there are 7 existing dwelling units.

396-09-Z **ZONING DISTRICT:DR-3** **WARD:2**
APPLICANT: Francis Wisniewski
OWNER: Same
PREMISES AFFECTED: 1140 W. Monroe Street
SUBJECT: To convert a commercial building to a single family residence with a second floor rear addition whose rear yard shall be zero instead of 35.93'

397-09-Z **ZONING DISTRICT:RM-5** **WARD:27**
APPLICANT: Scott Ryan Leshinski
OWNER: Same
PREMISES AFFECTED: 1512 N. Wieland
SUBJECT: A proposed 4 story single family residence whose front yard shall be 7.55' instead of 12.26', combined side yards shall be 2.51', 1.5' on the north and 1.01' on the south, the rear yard set back shall be 10' instead of 28.61' and to reduce the front parking set back to 12'- 2 5/8" on a substandard lot.

398-09-Z **ZONING DISTRICT:RS-2** **WARD:36**
APPLICANT: Scott Hacker
OWNER: Same
PREMISES AFFECTED: 7730 W. Patterson
SUBJECT: A proposed 2nd floor addition to a single family residence whose front yard shall be 15.61' instead of 17.63', 3.68' on the west and 4.98' on the east, to reduce open space to 332 instead of 400 square feet.

399-09-A **ZONING DISTRICT:B1-1** **WARD:14**
APPLICANT: Margarita Torres
OWNER: Margarita Torres and Angel Hipolito
PREMISES AFFECTED: 3742 W. 59th Street
SUBJECT: To allow a residential unit to be expanded to the entire 1st floor.

400-09-Z **ZONING DISTRICT:RS-2** **WARD:16**
APPLICANT: Ruben Saldivar
OWNER: Same
PREMISES AFFECTED: 3526 W. 61st Street
SUBJECT: A proposed second floor addition whose front yard shall be 13.2' instead of 20'

- 401-09-A** **ZONING DISTRICT:**B3-2 **WARD:**1
APPLICANT: Outdoor Impact, Inc.
OWNER: Bil-Mar Management, LLC
PREMISES AFFECTED: 1959 W. Chicago Avenue
SUBJECT: To allow an off premise advertising sign to be established within 250' of a residential district. This sign is 140' from a residential district.
- 402-09-A** **ZONING DISTRICT:**RT-4 **WARD:**28
APPLICANT: Bernadette Weekes
OWNER: Same
PREMISES AFFECTED: 3448 W. Carroll
SUBJECT: To allow the establishment of an 8' high solid wooden fence. The ordinance allows only a 6' high solid fence.
- 403-09-S** **ZONING DISTRICT:**C2-1 **WARD:**37
APPLICANT: Payday Loan Store of Illinois, Inc d/b/a PLS Loan Store
OWNER: Charlie Kang
PREMISES AFFECTED: 1617 N. Cicero Avenue
SUBJECT: To establish a payday loan store.
- 404-09-S** **ZONING DISTRICT:**B3-2 **WARD:** 25
APPLICANT: MB Financial Bank, NA
OWNER: Same
PREMISES AFFECTED: 1625 W. 18th Street
SUBJECT: A proposed bank with a drive thru facility.
- 405-09-Z** **ZONING DISTRICT:**RM 5.5 **WARD:** 43
APPLICANT: Brian K. Farley
OWNER: Same
PREMISES AFFECTED: 1352 N. LaSalle
SUBJECT: A proposed 4th floor addition whose combined side yards shall be zero on the north and 4.69' on the south with neither yard less than 5', the height shall be 50' -7" and to eliminate the rear yard open space on a lot containing one dwelling unit on the front and one dwelling unit at the rear of the property.
- 406-09-Z** **ZONING DISTRICT:**RS-2 **WARD:**50
APPLICANT: Rabbi Tzvi Bider
OWNER: Chesed L' Avroham Nachlas David,
PREMISES AFFECTED: 2900 W. Coyle
SUBJECT: A proposed 2 story rear addition whose rear yard set back shall be 14' - 3 3/8" instead of 34.52'.

