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  

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  

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  

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  

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  

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.
378-09-A  
**ZONING DISTRICT:** RM-5  
**WARD:** 43  
**APPLICANT:** Ranjan Lal  
**OWNER:** Same  
**PREMISES AFFECTED:** 1822 N. Mohawk  
**SUBJECT:** To allow the expansion of a rear building on a lot containing two buildings, with a connecting bridge and conversion of the second floor to recreational space.

379-09-Z  
**ZONING DISTRICT:** RM-5  
**WARD:** 43  
**APPLICANT:** Ranjan Lal  
**OWNER:** Same  
**PREMISES AFFECTED:** 1822 N. Mohawk  
**SUBJECT:** A metal connecting bridge whose north yard shall be zero instead of 2.88'.

380-09-Z  
**ZONING DISTRICT:** RS-2  
**WARD:** 23  
**APPLICANT:** Alberto Anguiano  
**OWNER:** Same  
**PREMISES AFFECTED:** 5142 S. Moody  
**SUBJECT:** A proposed second floor addition to a single family residence whose front yard shall be 14.53' instead of 20', the north yard shall be 2.81' and the south side yard shall be 4.24'.

381-09-S  
**ZONING DISTRICT:** B3-1  
**WARD:** 1  
**APPLICANT:** Lavish Massage Corp.  
**OWNER:** Angel Figueroa  
**PREMISES AFFECTED:** 2643 W. Armitage  
**SUBJECT:** To establish a massage parlor.

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'.

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.
2:00 P.M

386-09-S ZONING DISTRICT:B3-2 WARD:47
APPLICANT: Rick & Jodie Romanow
OWNER: Same
PREMISES AFFECTED: 4644 N. Lincoln
SUBJECT: To permit the enlargement of a tavern.

387-09-A ZONING DISTRICT:C2-1 WARD:30
APPLICANT: Mohammad Amjadi
OWNER: Same
PREMISES AFFECTED: 1725 N. Pulaski
SUBJECT: To allow a 10 foot fence instead of a 6' permitted fence.

388-09-A ZONING DISTRICT:RS-3 WARD:47
APPLICANT: Bruce Moticka
OWNER: Same
PREMISES AFFECTED: 1811 W. Cuyler
SUBJECT: Allow the applicant to add 877 square feet when the department calculates only 433 square feet would be allowed. The appellant requests to include the enclosed porch area for which there is no permit.

389-09-Z ZONING DISTRICT:RS-3 WARD:47
APPLICANT: Bruce Moticka
OWNER: Same
PREMISES AFFECTED: 1811 W. Cuyler
SUBJECT: Application for the proposed 3rd floor addition to a 2 dwelling unit building whose front yard shall be 9'-5 3/4" instead of 20' the west side yard shall be 31/2", the east yard shall be 3'-5 3/8", to increase the height to 32' 7 3/8" instead of 30' to increase the existing area by not more than 15% of the area existing area prior to the passage of the code.

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.
391-09-S  ZONING DISTRICT:B3-2  WARD:11
APPLICANT: Guo Xiong Huang and Jie Qing Feng
OWNER: Same
PREMISES AFFECTED: 2981 S. Archer Avenue
SUBJECT: To establish residential use below the second floor.

392-09-Z  ZONING DISTRICT:B3-2  WARD:11
APPLICANT: Guo Xiong Huang & Jie Qing Feng
OWNER: Same
PREMISES AFFECTED: 2981 S. Archer Avenue
SUBJECT: A proposed rear enclosed porch system whose rear yard shall be 24'-8" instead of 30'.

393-09-A  ZONING DISTRICT:M3-3  WARD:32
APPLICANT: Araceli & Benjamin Montoya
OWNER: Same
PREMISES AFFECTED: 2335 N. Elston Avenue
SUBJECT: To allow the expansion of a rear porch to a single family residence in an M3-3 zoning district.

394-09-S  ZONING DISTRICT:B3-1  WARD:38
APPLICANT: Carmen Lollino
OWNER: Sergio Martinucci
PREMISES AFFECTED: 4200 W. Irving Park Rd. 1st Floor
SUBJECT: To establish a massage parlor.

395-09-S  ZONING DISTRICT:B3-5  WARD:43
APPLICANT: State Street Barbers LLC
OWNER: MADO Management, LP
PREMISES AFFECTED: 1545 N. Wells
SUBJECT: To establish a barber shop.
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: Chessed 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'.


CONTINUANCES

195-09-A  ZONING DISTRICT: RT-4  WARD: 43
APPLICANT: Wrightwood Burling Place Condominium Associations
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.

243-09-Z  ZONING DISTRICT: RS-3  WARD: 1
APPLICANT: 1658 N. Leavitt LLC
OWNER: 1658 N. Leavitt LLC
PREMISES AFFECTED: 1652 N. Leavitt
SUBJECT: To permit parking in the north side yard, the north yard set back shall be zero instead of 3', the combined side yards shall be 3' instead of 7'-6".

255-09-A  ZONING DISTRICT: RS-3  WARD: 20
APPLICANT: Aureliano and Emiliano Aranda
OWNER: Same
PREMISES AFFECTED: 1824 W. 46th Street
SUBJECT: Appeal from the decision of the Office of the Zoning Administrator in refusing to allow the establishment of 7 dwelling units in an existing 3-story building in an RS-3 Residential Single-Unit (Detached House) District. The Zoning Administrative reviewed permits #96023141 (1996) and 661422 (1985) which stated 3 dwelling units and maintains that number of dwelling units is correct.

269-09-S  ZONING DISTRICT: B3-1  WARD: 30
APPLICANT: Purodar, Inc.
OWNER: Fullerton Parkway, LLC
PREMISES AFFECTED: 5650 W. Fullerton 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 drive-thru (which will be open 24 hours a day). The Zoning Board of Appeals (296-98-S) previously limited hours of operations specifically to be closed from midnight to 6:00am and to have egress from Major Avenue in a B3-1 Community Shopping District.
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.

290-09-S  ZONING DISTRICT:B3-2  WARD:28
APPLICANT: Marantha CDC
OWNER: Marantha CDC
PREMISES AFFECTED: 160 N. Cicero
SUBJECT: To establish a proposed community center.

314-09-S  ZONING DISTRICT:B3-1  WARD:36
APPLICANT: Gladys R. Wilson & Associates
OWNER: Gladys R. Wilson & Associates
PREMISES AFFECTED: 3431-45 N. Harlem
SUBJECT: A proposed religious facility in association with a commercial use.

325-09-Z  ZONING DISTRICT: RT-4  WARD:43
APPLICANT: Adam & Jennifer Velarde
OWNER: Same
PREMISES AFFECTED: 1945 N. Dayton
SUBJECT: A proposed 2 story rear addition whose rear yard shall be 22'-4" instead of 35', to add 291 square feet which is more than 15% of the area which existed 50 years prior to the date of this ordinance.