

**CITY OF CHICAGO**  
**ZONING BOARD OF APPEALS**  
**PUBLIC HEARING**  
**FRIDAY- February 19, 2010 9:00 A.M.**  
**121 N. LaSalle Street- Room 201-A**

**42-10-Z**                                  **ZONING DISTRICT: C1-3**                          **WARD: 32**  
**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**                                  **ZONING DISTRICT: RT-4**                          **WARD: 26**  
**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**                                  **ZONING DISTRICT: RS-3**                          **WARD: 32**  
**APPLICANT:** Albany Bank & Trust Co. Na as Trustee under trust # 116243  
**OWNER:** Same  
**PREMISES AFFECTED:** 1647 W. Wrightwood Avenue  
**SUBJECT:** A proposed 2 ½ story single family residence whose rear yard shall be 38'-10" instead of 42'.

**45-10-Z**                                  **ZONING DISTRICT: RS-3**                          **WARD: 47**  
**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**                                  **ZONING DISTRICT: RT-4**                          **WARD: 25**  
**APPLICANT:** Sandra Hernandez  
**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 over all height to be 65'-5".

**53-10-A**                                **ZONING DISTRICT:**B3-1                                **WARD:**27  
**APPLICANT:** Harry Pietroczyński  
**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.



**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.

2:00 PM

**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 Valladares

**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 appelliant wishes to add a mini-mart but the lot contains RS-2 parcel which does not allow retail. The appelliant needs a zoning change.

**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.

**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

**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'.

**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:** Opere 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'.