

**CITY OF CHICAGO  
ZONING BOARD OF APPEALS  
PUBLIC HEARING  
FRIDAY- December 18, 2009  
121 N. LaSalle Street- Room 200**

**456-09-S**                           **ZONING DISTRICT:DS-5**                           **WARD:2**  
**APPLICANT:** AKMS, Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 701-05 S. Jefferson  
**SUBJECT:** To permit the establishment of a parking lot for 249 private passenger vehicles outside the central business district in a DS-5 zoning district.

**457-09-S**                           **ZONING DISTRICT:B3-2**                           **WARD:1**  
**APPLICANT:** Urban Joe RS, LLC d/b/a Urban Joe Barber Salon WP  
**OWNER:** Timothy Griffiths, Zonia Borda  
**PREMISES AFFECTED:** 1925 W. Division  
**SUBJECT:** To permit the establishment of a barber shop.

**458-09-Z**                           **ZONING DISTRICT:RS-2**                           **WARD:38**  
**APPLICANT:** William Lerch  
**OWNER:** Same  
**PREMISES AFFECTED:** 3712 N. Keeler  
**SUBJECT:** To allow a one story south side addition whose front yard shall be 15'-6 3/4" instead of 20', the north side yard shall be 3.21', the south side yard shall be 5.12' and the combined side yards shall be 8.33'.

**459-09-S**                           **ZONING DISTRICT:PMD # 8**                           **WARD:11**  
**APPLICANT:** Elgin Sweeping Services, Inc.  
**OWNER:** North Star Trust Co. . Trust No. 10-2913  
**PREMISES AFFECTED:** 1015 W. Pershing Rd.  
**SUBJECT:** To permit the establishment of a vehicle storage facility.

**461-09-A**                           **ZONING DISTRICT:RT-4**                           **WARD:25**  
**APPLICANT:** Nora Kyger  
**OWNER:** Same  
**PREMISES AFFECTED:** 740 S. Loomis  
**SUBJECT:** To allow the division of an improved zoning lot. The multi-unit building at 742 S. Loomis does not meet the bulk requirements for a division in an RT-4.

**462-09-Z**                           **ZONING DISTRICT:RT-4**                           **WARD:25**  
**APPLICANT:** Nora Kyger  
**OWNER:** Same  
**PREMISES AFFECTED:** 740 S. Loomis  
**SUBJECT:** A proposed 3rd floor addition whose north side yard shall be zero and to exceed the existing floor area by not more than 15% of the area existing ( 133 square feet ) the time of the passage of this code.

**463-09-A**                                **ZONING DISTRICT:RS-3**                                **WARD:6**  
**APPLICANT:** Carol Branker  
**OWNER:** Same  
**PREMISES AFFECTED:** 7031-33 S. Wabash  
**SUBJECT:** To allow the height for enclosed porches to be 37'-4" instead of 30' and to allow 6 dwelling units.

**464-09-Z**                                **ZONING DISTRICT:RS-3**                                **WARD:6**  
**APPLICANT:** Carol Branker  
**OWNER:** Same  
**PREMISES AFFECTED:** 7031-33 S. Wabash  
**SUBJECT:** To permit the enclosure of the rear porch.

**465-09-S**                                **ZONING DISTRICT:B1-1**                                **WARD:13**  
**APPLICANT:** Sun Rise Day Spa Corp.  
**OWNER:** Jorge Zavala  
**PREMISES AFFECTED:** 4124 W. 63rd Street, Suite 1  
**SUBJECT:** To allow the establishment of a massage establishment.

**466-09-A**                                **ZONING DISTRICT:RS-3**                                **WARD:35**  
**APPLICANT:** Emily Nagy  
**OWNER:** Same  
**PREMISES AFFECTED:** 1717 N. Richmond St.  
**SUBJECT:** To allow three dwelling units in an RS-3 zoning district. The certificate of zoning compliance states 3 dwelling units, but a building permit states only 2 dwelling units.

**467-09-Z**                                **ZONING DISTRICT:RS-3**                                **WARD:35**  
**APPLICANT:** Emilia Nagy  
**OWNER:** Same  
**PREMISES AFFECTED:** 1717 N. Richmond  
**SUBJECT:** A proposed dormer and front stairs whose front set back shall be zero instead of 20', the north side yard shall be zero, the south side yard shall be 2.3' and to increase the existing area by not more than 15% of the area which existed before the passage of this ordinance.

**468-09-S**                                **ZONING DISTRICT:RT-4**                                **WARD:18**  
**APPLICANT:** Chicago Charter School Foundation  
**OWNER:** Same  
**PREMISES AFFECTED:** 8038 S. Wood Street  
**SUBJECT:** A proposed off-site accessory parking lot in an RT-4 to serve the school located at 8001-35 S. Honore.

**469-09-Z**                                **ZONING DISTRICT:RT-4**                                **WARD:18**  
**APPLICANT:** Chicago Charter School Foundation  
**OWNER:** Same  
**PREMISES AFFECTED:** 8038 S. Wood Street  
**SUBJECT:** A proposed off site accessory parking lot whose front yard shall be 5' instead of 20'.

**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.

**471-09-A** **ZONING DISTRICT:PMD # 9** **WARD:28**

**APPLICANT:** Luther Davis

**OWNER:** Same

**PREMISES AFFECTED:** 4757-59 W. Lake Street

**SUBJECT:** To allow mobile phones (retail) to be sold in PMD #9. Retail sales are not permitted in PMD # 9.

**472-09-A** **ZONING DISTRICT:RS-2** **WARD:14**

**APPLICANT:** Zacarias Zagal

**OWNER:** Same

**PREMISES AFFECTED:** 5616 S. Trumbull

**SUBJECT:** To allow a single family residence and 5 SRO units on the second floor. The zoning inspector claimed the rooms on the second floor had individual locks on each door.

**473-09-S** **ZONING DISTRICT:B3-5** **WARD:44**

**APPLICANT:** Standard Bank 7 Trust Co, Trust # 18541

**OWNER:** Same

**PREMISES AFFECTED:** 952-56 W. Addison/ 3601-11 N. Sheffield

**SUBJECT:** A proposed roof top patio and expansion of an existing tavern.

**474-09-A** **ZONING DISTRICT:RT-4** **WARD:43**

**APPLICANT:** Ann Shuman

**OWNER:** Same

**PREMISES AFFECTED:** 849 W. Webster Avenue

**SUBJECT:** To allow the applicant 971 square feet of additional space. The city claims a variation of 15% would only permit 627 square feet. the applicant wishes to tear down an existing non- conforming addition and then use the area to rebuild.

**475-09-Z** **ZONING DISTRICT:RT-4** **WARD:43**

**APPLICANT:** Ann Shuman

**OWNER:** Same

**PREMISES AFFECTED:** 849 W. Webster Avenue

**SUBJECT:** A 3 story rear addition whose west side yard shall be zero and the east yard shall be 1.69'.

**2:00 P.M**

**340-09-A**                      **ZONING DISTRICT: RS-3**                      **WARD:32**  
**APPLICANT:** 1300 Wellington, Inc.  
**OWNER:** Helios Lakewell, LLC  
**PREMISES AFFECTED:** 1300 W. Wellington  
**SUBJECT:** To allow the expansion of a tavern located in an RS-3 zoning district. The applicant wishes to expand the kitchen and place a refrigerated storage into a garage.

**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.

**477-09-A**                      **ZONING DISTRICT:PD # 30**                      **WARD:25**  
**APPLICANT:** Marcos Ayala  
**OWNER:** Same  
**PREMISES AFFECTED:** 808 S. Bell Avenue  
**SUBJECT:** To allow the 734 square foot expansion to a residential development located in PD # 30, which is a medical district.

**478-09-S**                      **ZONING DISTRICT:RT-4**                      **WARD:3**  
**APPLICANT:** Matthew House  
**OWNER:** Same  
**PREMISES AFFECTED:** 4933 S. Wabash Avenue  
**SUBJECT:** To permit a proposed transitional residence for 20 people.

**479-09-S**                      **ZONING DISTRICT:PD # 60**                      **WARD:47**  
**APPLICANT:** Webster Fitness Holdings Inc.  
**OWNER:** Ravenswood Associates Manager, LLC  
**PREMISES AFFECTED:** 4501 N. Damen  
**SUBJECT:** To establish 6 off-site required parking spaces for a proposed health club.

**480-09-Z**                      **ZONING DISTRICT:B3-1**                      **WARD:47**  
**APPLICANT:** Webster Fitness Holdings, Inc.  
**OWNER:** Montrose Damen LLC  
**PREMISES AFFECTED:** 1958 W. Montrose Avenue  
**SUBJECT:** To permit the extension of the distance between a health club and its required parking spaces, from 600 feet to not more than 750 feet.

**481-09-A**                                 **ZONING DISTRICT:RT-3.5**                         **WARD:44**  
**APPLICANT:** Robert & Amanda Yuille  
**OWNER:** Same  
**PREMISES AFFECTED:** 3748 N. Janssen  
**SUBJECT:** To allow 167 square feet more in area than was allowed by a 2003 building permit. The prior owner built the 3rd floor larger than allowed by its permit.

**482-09-Z**                                 **ZONING DISTRICT:RT-3.5**                         **WARD:44**  
**APPLICANT:** Robert & Amanda Yuille  
**OWNER:** Same  
**PREMISES AFFECTED:** 3748 N. Janssen  
**SUBJECT:** A third floor addition, a one story front porch and a rear 2 story porch whose front yard shall be 5.57' instead of 14.7', the north side yard shall be .86', the south side yard shall be 2.62', the height shall be increased to 35'-7".

**483-09-S**                                 **ZONING DISTRICT:B3-3**                                 **WARD:44**  
**APPLICANT:** Stephanie Gounder  
**OWNER:** Mohan Gounder  
**PREMISES AFFECTED:** 3347 N. Clark Street, Unit C  
**SUBJECT:** To permit the establishment of a massage establishment.

**484-09-A**                                 **ZONING DISTRICT:RS-3**                                 **WARD:32**  
**APPLICANT:** Lorraine Denham  
**OWNER:** Same  
**PREMISES AFFECTED:** 1315 W. George Street  
**SUBJECT:** To allow 3 dwelling units to be established in an RS-3 zoning district. A 2001 building permit states 2 dwelling units.

**485-09-Z**                                 **ZONING DISTRICT:RS-3**                                 **WARD:32**  
**APPLICANT:** Lorraine Denham  
**OWNER:** Same  
**PREMISES AFFECTED:** 1315 W. George Street  
**SUBJECT:** A proposed rear open porch whose west side yard shall be 1.63' instead of 2.22'.

**486-09-A**                                 **ZONING DISTRICT:C2-2**                                 **WARD:32**  
**APPLICANT:** North Shore Outdoor, LLC  
**OWNER:** Clybourn Building Partnership  
**PREMISES AFFECTED:** 2187 N. Clybourn  
**SUBJECT:** To allow the applicant to establish an off-premise sign containing 800 square feet. Under C2-2 the district would allow only 250 square feet and further would not allow the sign to cover more than 33% of the wall. The applicant claims the sign is non-conforming and has been there since 1970.

**487-09-Z**                                 **ZONING DISTRICT:RS-2**                                 **WARD:41**  
**APPLICANT:** Ryan and Catherine Melby  
**OWNER:** Same  
**PREMISES AFFECTED:** 7505 N. Overhill Avenue  
**SUBJECT:** A 2nd floor rear addition whose front yard shall be 15.94' instead of 20', the combined side yards shall be 8.53' instead of 9.9', the west side yard shall be 4.41' and the east side yard shall be 4.12'.

**488-09-Z**                                 **ZONING DISTRICT:RS-3**                                 **WARD:38**  
**APPLICANT:** Andrew Collis  
**OWNER:** Same  
**PREMISES AFFECTED:** 5408 W. Berteau  
**SUBJECT:** To permit the addition of a 3rd dwelling unit.

**489-09-Z**                                 **ZONING DISTRICT:RS-3**                                 **WARD:40**  
**APPLICANT:** Granville, LLC  
**OWNER:** Same  
**PREMISES AFFECTED:** 1637-39 W. Granville  
**SUBJECT:** The proposed expansion of 2 dwelling units into the basement of a 13 dwelling unit building.

**490-09-S**                                 **ZONING DISTRICT:B3-1**                                 **WARD:47**  
**APPLICANT:** Commonwealth Ventures LLC  
**OWNER:** Montrose Damen LLC  
**PREMISES AFFECTED:** 1968 W. Montrose  
**SUBJECT:** To permit the establishment of a roof top patio for an existing restaurant located on the first floor of an existing 2 story building.

**491-09-A**                                 **ZONING DISTRICT:RM-5**                                 **WARD:43**  
**APPLICANT:** Feejill Builders Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 927-29 W. Montana  
**SUBJECT:** To allow the reduction of the drive aisles from 22' to 16' for an 8 dwelling unit building. The building was built contrary to the permit. The applicant added two garages instead of a parking pad and made the aisles not code compliant. The 3 parking spaces in the building were not approved with a permit.

**492-09-Z**                                 **ZONING DISTRICT:RM-5**                                 **WARD:43**  
**APPLICANT:** Feejill Builders Inc.  
**OWNER:** Same  
**PREMISES AFFECTED:** 927-29 W. Montana  
**SUBJECT:** A proposed 8 dwelling unit building whose rear yard open space shall be 149 square feet instead of 305 square feet. This is a self created hardship when the applicant built two garages contrary to permit.

**493-09-S**                                **ZONING DISTRICT:DX-7**                                **WARD:2**  
**APPLICANT:** Uonan Uonan  
**OWNER:** 1240 S. Wabash Corporation  
**PREMISES AFFECTED:** 1354-1408 S. Wabash  
**SUBJECT:** To permit a non- accessory parking lot outside of the Central Area Parking district.  
The lot will contain less than 249 parking spaces.

**494-09-A**                                **ZONING DISTRICT:B3-1**                                **WARD:36**  
**APPLICANT:** Chicago Board of Education  
**OWNER:** 8300 W. Addison LLC  
**PREMISES AFFECTED:** 8300 W. Addison  
**SUBJECT:** To allow an addition to a public school without the additional required parking  
(1 space for 3 employees).

**495-09-S**                                **ZONING DISTRICT:B3-1**                                **WARD:36**  
**APPLICANT:** Chicago Board of Education  
**OWNER:** 8300 W. Addison LLC  
**PREMISES AFFECTED:** 8300 W. Addison  
**SUBJECT:** To establish a public elementary school in a B3-1 zoning district.

**496-09-S**                                **ZONING DISTRICT:B3-2**                                **WARD:46**  
**APPLICANT:** Harold Washington Apartments Limited Partnership  
**OWNER:** Same  
**PREMISES AFFECTED:** 4944-46 N. Sheridan  
**SUBJECT:** To establish a residential building containing 65 SRO units and 4 dwelling units  
with residential use below the second floor in a B3-2 zoning district.

**497-09-A**                                **ZONING DISTRICT:RT-4**                                **WARD:26**  
**APPLICANT:** Puerto Rican Cultural Center  
**OWNER:** Same  
**PREMISES AFFECTED:** 2658 W. Haddon  
**SUBJECT:** To allow a proposed driveway for an off-site parking lot.

**498-09-S**                                **ZONING DISTRICT:RT-4**                                **WARD:26**  
**APPLICANT:** Puerto Rican Cultural Center  
**OWNER:** Same  
**PREMISES AFFECTED:** 2658 W. Haddon  
**SUBJECT:** To establish a proposed accessory off-site parking lot to serve a school and day care  
center located at 2739 W. Division.

**499-09-Z**                                **ZONING DISTRICT:RT-4**                                **WARD:26**  
**APPLICANT:** Puerto Rican Cultural Center  
**OWNER:** Same  
**PREMISES AFFECTED:** 2658 W. Haddon  
**SUBJECT:** A proposed accessory off-site parking lot whose front yard shall be 7' instead of 20'  
and to reduce the east side yard to 1' instead of 2'.

**CONTINUANCES**

**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

**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.

**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

**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:** To establish 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 a proposed non accessory off- site parking lot.



**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'.