

**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.

**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 a 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 3 1/2", 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:** 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'.

**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.