

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- December 20, 2024
121 N. LaSalle, Room 1003-A

Approval of the minutes from the November 15, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the December 20, 2024, regular meeting of the Zoning Board of Appeals.

9:00 A.M.

484-24-S	ZONING DISTRICT: B3-2	WARD: 45
APPLICANT:	Revolutionary Barber Parlor, Inc. c/o Mauel Rivera	
OWNER:	Svetozar Lalic	
PREMISES AFFECTED:	4651 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	

485-24-Z	ZONING DISTRICT: RS-1	WARD: 19
APPLICANT:	Adefemi Adebayo	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10318 S. Prospect Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from 5' to 1.67' (south to be 10'), combined side setback 15' 11.67' to allow the as built side stairs and deck more than 6' above grade to the second story on an existing two-story, two dwelling unit building.	

486-24-S	ZONING DISTRICT: B3-1	WARD: 14
APPLICANT:	Maria G. Lopez	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5056 S. Archer Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	

487-24-Z	ZONING DISTRICT: RS-3	WARD: 39
APPLICANT:	Sergio German	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5711 N. Spaulding Avenue	
SUBJECT:	Application for a variation to increase the existing non-conforming floor area in existence for fifty years which is 3,771 square feet by 285 square feet which totals 4,056 square feet for the proposed renovation of the rear enclosed porch into habitable space in an existing three-story, three dwelling unit building.	

488-24-S	ZONING DISTRICT: B3-3	WARD: 28
APPLICANT:	Luz Maria Chavez	
OWNER:	Jorge De La Torre	
PREMISES AFFECTED:	1301 S. Ashland Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	

489-24-Z	ZONING DISTRICT: RS-3	WARD: 11
APPLICANT:	Treic, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3069 S. Lyman Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.42' to 4.58' for a proposed two-story, single-family residence with a detached two car garage.	
490-24-Z	ZONING DISTRICT: RS-3	WARD: 11
APPLICANT:	Treic, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3073 S. Lyman Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 10.26' to 4.58', east side setback from 5.84' to 3.5', rear yard setback from 19.64' to 0.66' for a proposed two-story, single-family residence with an attached garage.	
491-24-Z	ZONING DISTRICT: RS-3	WARD: 11
APPLICANT:	Treic, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3073 S. Lyman Street	
SUBJECT:	Application for a variation to reduce the rear yard open spaces from the required 225 square feet to zero for a proposed two-story, single-family residence with an attached garage.	
492-24-S	ZONING DISTRICT: B3-2	WARD: 23
APPLICANT:	Yaya's Beauty Salon, Inc.	
OWNER:	Titan and Goliath Enterprises, LLC	
PREMISES AFFECTED:	5215 S. Archer Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
493-24-Z	ZONING DISTRICT: RM-4.5	WARD: 1
APPLICANT:	1433 W Cortez, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1433 W. Cortez Street	
SUBJECT:	Application for a variation to reduce the east side setback from 2' to 0.33' (west to be 3'), combined side yard setback from 4.8' to 3.33' for a proposed four-story, three dwelling unit building on an existing negative grade lot.	
494-24-Z	ZONING DISTRICT: RM-4.5	WARD: 1
APPLICANT:	1433 W Cortez, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1433 W. Cortez Street	
SUBJECT:	Application for a variation to reduce the required off-street accessory parking requirement from three spaces to two for a proposed four-story, three dwelling unit building on an existing negative grade lot.	

495-24-Z **ZONING DISTRICT: RT-4** **WARD: 50**
APPLICANT: 6414 Francisco, LLC
OWNER: (6418) Javeed Muhammed Zeeshan and Nadia Zeesha (6416) &
6414 Francisco, LLC
PREMISES AFFECTED: 6416-18 N. Francisco Avenue
SUBJECT: Application for a variation to reduce the front setback from the
required 13.08' to 10.52', south side setback from 2.64' to 1.74'
(north to be 3.96') combined side yard setback from 6.61' to 5.7'
for the division of an improved zoning lot. The existing three-
story, three dwelling unit building at 6418 shall remain and a three-
story, four dwelling unit is proposed for 6416 N. Francisco.

496-24-Z **ZONING DISTRICT: RT-4** **WARD: 50**
APPLICANT: 6414 Francisco, LLC
OWNER: (6416) 6414 Francisco, LLC (6418) Javeed Muhammed Zeeshan
and Nadia Zeeshan
PREMISES AFFECTED: 6416-18 N. Francisco Avenue
SUBJECT: Application for a variation to reduce the minimum lot area from
the required 1,000 square feet per unit to 997.96 square feet for a
proposed three-story, four dwelling unit building at 6416 N.
Francisco Avenue. The existing three-story, three dwelling unit
building at 6418 shall remain and a three-story, four dwelling unit
is proposed for 6416 N. Francisco.

497-24-S **ZONING DISTRICT: B3-5** **WARD: 46**
APPLICANT: Catapult Real Estate Solutions, LLC
OWNER: Chicago Title Land Trust No. 10-3010709
PREMISES AFFECTED: 4006 N. Sheridan Road
SUBJECT: Application for a special use to establish residential use below the
second floor for a proposed seven-story, ninety-one dwelling unit
building with thirty-eight parking spaces.

498-24-Z **ZONING DISTRICT: B3-5** **WARD: 46**
APPLICANT: Catapult Real Estate Solutions, LLC
OWNER: Chicago Title Land Trust No. 10-301709
PREMISES AFFECTED: 4006 N. Sheridan Road
SUBJECT: Application for a variation to reduce the required off street parking
spaces from ninety-one to thirty-eight for a proposed seven-story
ninety-one dwelling unit building with thirty-eight parking spaces.
This is a transit served location.

499-24-Z **ZONING DISTRICT: B3-5** **WARD: 46**
APPLICANT: Catapult Real Estate Solutions, LLC
OWNER: Chicago Title Land Trust No. 10-3010709
PREMISES AFFECTED: 4006 N. Sheridan Road
SUBJECT: Application for a variation to reduce the required 10' x 25' loading
spaces from one to zero for a proposed seven-story, ninety-one-
dwelling unit building with thirty-eight parking spaces which is
located within 2,640' of a CTA rail station.

500-24-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Robert and Heidi Miller
OWNER: Same as applicant
PREMISES AFFECTED: 2127 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the rear yard setback from the required 34.91' to zero, north side setback from 2' to zero (south side to be zero), combined side setback from 4.14' to zero for a proposed one-car carport with a raised deck and access stair and a 10' fence and gate in the rear of an existing two-story residence.

501-24-S **ZONING DISTRICT: DX-7** **WARD: 42**
APPLICANT: Eva Gordon
OWNER: LP Holdings HSR I, LLC
PREMISES AFFECTED: 66 E. Walton Street
SUBJECT: Application for a special use to establish a valuable objects dealer license.

502-24-Z **ZONING DISTRICT: RT-3.5** **WARD: 32**
APPLICANT: Jaclyn Poe & Nolan Slesnick
OWNER: Same as applicant
PREMISES AFFECTED: 1542 W. George Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 200 square feet to zero for a proposed rear addition to the existing three-story, two dwelling unit building.

503-24-Z **ZONING DISTRICT: RT-3.5** **WARD: 32**
APPLICANT: Jaclyn Poe and Nolan Slesnick
OWNER: Same as applicant
PREMISES AFFECTED: 1542 W. George Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.55' to 36.72' for a proposed rear addition to the existing three-story, two dwelling unit building.

504-24-Z **ZONING DISTRICT: B3-1** **WARD: 38**
APPLICANT: Delicias El Catrachito, LLC
OWNER: HHQ1, LLC
PREMISES AFFECTED: 5846 W. Montrose Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for an existing restaurant to provide live music, DJ, charging at the door and private event space which is located within 125' of a residential zoning district.

505-24-Z **ZONING DISTRICT: B3-5** **WARD: 48**
APPLICANT: Bryn Mawr 1100, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5600-02 N. Winthrop Avenue / 1102-12 W. Bryn Mawr Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 8.46' to zero, rear setback from 30' to zero for a proposed six-story, mixed use building that is located within 2,640' of a CTA rail station entrance.

506-24-Z **ZONING DISTRICT: B3-5** **WARD: 48**
APPLICANT: Bryn Mawr 1100, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5600-02 N. Winthrop Avenue / 1102-12 W. Bryn Mawr Avenue
SUBJECT: Application for a variation to reduce the number of required off-street parking spaces for a transit served location from ninety-four parking spaces to twenty-nine parking spaces for a proposed six-story, mixed use building that is located within 2,640' of a CTA rail station.

507-24-Z **ZONING DISTRICT: B3-5** **WARD: 48**
APPLICANT: Bryn Mawr 1100, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5600-02 N. Winthrop Avenue / 1102-12 W. Bryn Mawr Avenue
SUBJECT: Application for a variation to the building location standards of section 17-3-0504-B to allow the facade that is greater than 5' from the sidewalk for a proposed six-story, mixed use building that is located within 2,640' square feet of a CTA rail station.

508-24-Z **ZONING DISTRICT: B3-5** **WARD: 48**
APPLICANT: Bryn Mawr, 1100 LLC
OWNER: Same as applicant
PREMISES AFFECTED: 5600-02 N. Winthrop Avenue / 1102-12 W. Bryn Mawr Avenue
SUBJECT: Application for a variation to allow a 25% reduction to the amount of street facing transparent window area required along Winthrop avenue from 518.5 square feet to 388.88 square feet for a proposed six-story, mixed use building that is located within 2,640' of a CTA rail station entrance.

509-24-S **ZONING DISTRICT: B1-1** **WARD: 9**
APPLICANT: Raina 95th Ryan, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 205-15 W. 95th Street
SUBJECT: Application for a special use to establish a drive through facility to serve a proposed fast-food restaurant.

510-24-Z **ZONING DISTRICT: RS-3** **WARD: 36**
APPLICANT: Kandy Banegas
OWNER: Same as applicant
PREMISES AFFECTED: 2159 N. Long Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 35.26" to 1.08', reduce the north side setback from 2' to 0.20' (south to be 4.08'). combined side yard setback from 5' to 4.28' for a proposed third floor addition with an attached two car garage.

511-24-S **ZONING DISTRICT: C1-3** **WARD: 3**
APPLICANT: Blackrock Mgmt, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3531 S. Indiana Avenue
SUBJECT: Application for a special use to establish residential use below the second floor in an existing three-story, three dwelling unit to be converted to a four dwelling unit building.

512-24-Z **ZONING DISTRICT: C1-3** **WARD: 3**
APPLICANT: Blackrock Mgmt, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3531 S. Indiana Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 4' for a proposed access stair from a new rear porch to a new garage roof top deck on the existing garage in the rear of an existing three-story, three dwelling unit building to be converted to a four dwelling unit building.

513-24-S **ZONING DISTRICT: B1-2** **WARD: 48**
APPLICANT: Lakeshore Cuts, LLC
OWNER: Yong Kim
PREMISES AFFECTED: 6046 N. Broadway
SUBJECT: Application for a special use to establish a barber shop.

514-24-S **ZONING DISTRICT: B1-1** **WARD: 6**
APPLICANT: Revenge Salon Suites Limited
OWNER: Singhal SC, LLC
PREMISES AFFECTED: 200 E. 75th Street
SUBJECT: Application for a special use to establish a hair, nail salon and barber shop.

515-24-S **ZONING DISTRICT: B1-3** **WARD: 2**
APPLICANT: Carla Theresa Salon, PLLC
OWNER: 2219 N. Clybourn, LLC
PREMISES AFFECTED: 2219 N. Clybourn Avenue
SUBJECT: Application for a special use to establish a hair salon.

516-24-S **ZONING DISTRICT: B1-2** **WARD: 33**
APPLICANT: MG Hair + Beauty Salon, LLC
OWNER: Young Kim
PREMISES AFFECTED: 3604 W. Lawrence Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.

517-24-S **ZONING DISTRICT: B3-1** **WARD: 27**
APPLICANT: Fatou Niang
OWNER: 2434 W. Flournoy, LLC
PREMISES AFFECTED: 3450 W. Chicago Avenue
SUBJECT: Application for a special use to establish a hair salon.

525-24-S **ZONING DISTRICT: M2-2** **WARD: 37**
APPLICANT: Chicago Greens, LLC
OWNER: Lamon Warehouse, LLC
PREMISES AFFECTED: 1830-32 N. Lamon Avenue
SUBJECT: Application for a special use to establish a cannabis processor facility.

526-24-Z **ZONING DISTRICT: M2-2** **WARD: 37**
APPLICANT: Chicago Greens, LLC
OWNER: Lamon Warehouse, LLC
PREMISES AFFECTED: 1830-32 N. Lamon Avenue
SUBJECT: Application for a variation to reduce the interior landscape area from the required 819 square feet to 144 square feet and to reduce the number of interior trees from the required seven to two for a proposed cannabis, craft grower, infuser and processing facility.

2:00 P.M.

527-24-S **ZONING DISTRICT: C2-2** **WARD: 23**
APPLICANT: Fifth Third Bank National Association
OWNER: Fainbarg II, L.P
PREMISES AFFECTED: 5231 S. Pulaski Road
SUBJECT: Application for a special use to establish a drive-through facility with two drive-through lanes and a bypass lane for a proposed bank within an existing one-story commercial building

CONTINUANCES

433-24-S **ZONING DISTRICT: B3-3** **WARD: 26**
APPLICANT: Exclusa Enterprise, Inc.
OWNER: Raymond Figueroa and Teresa Delgado
PREMISES AFFECTED: 3018-22 W. North Avenue
SUBJECT: Application for a special use to establish an outdoor patio, expansion of a tavern.

444-24-S **ZONING DISTRICT: DX-12** **WARD: 42**
APPLICANT: ABM Industry Groups, LLC
OWNER: LIPT Ontario Owner, LLC
PREMISES AFFECTED: 33 W. Ontario Street
SUBJECT: Application for a special use to establish a non-accessory parking garage (365 spaces) located outside the downtown district.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its November 15, 2024 regular meeting.

Adjournment.