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 APPLICANT: ZONING DISTRICT: B3-2WARD: 45
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.

Approved

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.

Approved

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.

Approved

487-24-Z ZONING DISTRICT: RS-3 WARD: 39

APPLICANT: Sergio German 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.

Approved

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.

• Approved

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.

• Approved

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.

Approved

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.

• Approved

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.

Approved

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.

Approved

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.

Approved

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.

• Continued to February 21, 2025 at 2:00pm.

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.

Continued to February 21, 2025 at 2:00pm.

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.

• Continued to February 21, 2025 at 2:00pm.

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.

Approved

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 1542 W. George Street PREMISES AFFECTED:

Application for a variation to reduce the rear yard open space from **SUBJECT:**

the required 200 square feet to zero for a proposed rear addition to

the existing three-story, two dwelling unit building.

Approved

ZONING DISTRICT: RT-3.5 503-24-Z **WARD: 32**

APPLICANT: Jaclyn Poe and Nolan Slesnick

OWNER: Same as applicant 1542 W. George Street PREMISES AFFECTED:

Application for a variation to reduce the rear setback from the **SUBJECT:**

required 37.55' to 36.72' for a proposed rear addition to the existing

three-story, two dwelling unit building.

Approved

ZONING DISTRICT: B3-1 WARD: 38 504-24-Z

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

withing 125' of a residential zoning district.

Approved

505-24-Z **ZONING DISTRICT: B3-5 WARD: 48**

APPLICANT: Bryn Mawr 1100, LLC Same as applicant **OWNER:**

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.

Approved

WARD: 48 506-24-Z **ZONING DISTRICT: B3-5**

APPLICANT: Bryn Mawr 1100, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5600-02 N. Winthrop Avenue / 1102-12 W. Bryn Mawr Avenue

Application for a variation to reduce the number of required off-**SUBJECT:** 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 ids 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.

• Approved

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 255 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 with 2,640 of a CTA

rail station entrance.

Approved

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.

• Continued to February 21, 2025 at 2:00pm.

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.

Approved

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.

• Approved

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.

Approved

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.

• Continued to February 21, 2025 at 2:00pm.

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.

Approved

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.

Approved

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.

518-24-S ZONING DISTRICT: B3-2 WARD: 26

APPLICANT: Babe's Sports Bar

OWNER: Chicago Title and Land trust Company (Trust no. 90725)

PREMISES AFFECTED: 3007-17 W. Armitage Avenue

SUBJECT: Application for a special use to establish a tavern with an outdoor

patio.

Approved

519-24-Z ZONING DISTRICT: B3-2 WARD: 26

APPLICANT: Babe's Sports Bar, LLC

OWNER: Chicago Title Land trust Company (Trust no 90725)

PREMISES AFFECTED: 3007-17 W. Armitage Avenue

SUBJECT: Application for a variation to establish a public place of

amusement license to provide sports events and ticket sales within

125' of a residential zoning district.

Approved

520-24-S ZONING DISTRICT: M2-2 WARD: 27

APPLICANT: C & R Holdings Grow, LLC Grand Properties Franklin, LLC PREMISES AFFECTED: 3300 W. Franklin Boulevard

SUBJECT: Application for a special use to establish a cannabis craft grower

facility

• Withdrawn

521-24-S ZONING DISTRICT: M2-2 WARD: 27

APPLICANT: C & R Holdings Grow, LLC
OWNER: Grand Properties Franklin, LLC
PREMISES AFFECTED: 3300 W. Franklin Boulevard

SUBJECT: Application for a special use to establish a cannabis infuser

facility.

Withdrawn

522-24-S ZONING DISTRICT: M2-2 WARD: 27

APPLICANT: C & R Holdings Grow, LLC
OWNER: Grand Properties Franklin, LLC
PREMISES AFFECTED: 3300 W. Franklin Boulevard

SUBJECT: Application for a special use to establish a cannabis processor

facility.

Withdrawn

523-24-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 craft grow

facility.

524-24-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 infuser

facility.

• Approved

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.

Approved

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.

Approved

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

Approved

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.

• Continued to February 21, 2025 at 2:00pm.

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.

• Approved

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

Adjournment.