#### CITY OF CHICAGO ZONING BOARD OF APPEALS

## FRIDAY- February 21, 2025

## 121 N. LaSalle, Second Floor City Council Chambers

## 9:00 A.M.

Approval of the minutes from the January 31, 2025, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the February 21, 2025 regular meeting of the Zoning Board of Appeals.

42-25-S ZONING DISTRICT: PMD-4 WARD: 27

**APPLICANT:** Famous Parking, LLC

OWNER: Rafael Garcia

PREMISES AFFECTED: 1850-56 W. Walnut Street

**SUBJECT:** Application for a special use to establish a proposed non-accessory

parking lot with twenty-seven off-street parking spaces.

43-25-S ZONING DISTRICT: DX-5 WARD: 3

APPLICANT: BG Tattoo, LLC
OWNER: JCM Plan, LLC
PREMISES AFFECTED: 1837 S. State Street

**SUBJECT:** Application for a special use to establish a tattoo parlor.

44-25-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Lindsey Lans

**OWNER:** Lindsey & Alexander Lans **PREMISES AFFECTED:** 2220 W. Shakespeare Avenue

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

required 3' to zero, west side setback from 2' to zero (east to be .48'), combined side yard setback from 4.8' to .48' for a proposed new front facade and rear one-story addition with roof deck to the existing two-story building being deconverted to a single-family

residence.

45-25-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Lindsey Lans

OWNER: Linsey & Alexander Lan PREMISES AFFECTED: 2220 W. Shakespeare Avenue

**SUBJECT:** Application for a variation to allow the expansion of the existing

floor area by 265 square feet for a proposed rear one-story addition to the existing two-story building being deconverted to a single-

family residence.

46-25-S ZONING DISTRICT: B3-1 WARD: 6

**APPLICANT:** Urile Beauty Hair Braiding, Inc.

**OWNER:** Kamm Howard **PREMISES AFFECTED:** 348 E. 71 St Street

**SUBJECT:** Application for a special use to establish a hair salon.

47-25-S ZONING DISTRICT: C1-1 WARD: 41

**APPLICANT:** Ronan Investors, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 5912 N. Nashotah Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor in an existing building for a total of seven dwelling

units.

48-25-Z ZONING DISTRICT: C1-1 WARD: 41

**APPLICANT:** Ronan Investments, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 5912 N. Nashotah Avenue

**SUBJECT:** Application for a variation to reduce the required off-street parking

from five spaces to zero to allow the conversion of an existing mixed-use building to seven a seven dwelling unit building. This is

a transit served location.

49-25-S ZONING DISTRICT: B3-2 WARD: 43

APPLICANT: Edge & Elegance OWNER: Ottmar, LLC

**PREMISES AFFECTED:** 2710 N. Halsted Street

**SUBJECT:** Application for a special use to establish a hair salon.

50-25-S ZONING DISTRICT: B3-2 WARD: 44

**APPLICANT:** Ay Beauty Inc.

**OWNER:** Chicago Apartment Place, Inc.

**PREMISES AFFECTED:** 3343 N. Broadway

**SUBJECT:** Application for a special use to establish a nail salon.

51-25-Z ZONING DISTRICT: RT-4 WARD: 1

**APPLICANT:** Christina Hondropolous, Bryan Patterson & Michaela Hyams

**OWNER:** Same as applicant

PREMISES AFFECTED: 1271-73 N. Marion Court

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

required 12' to .75', north end wall from 12' to .85' for a proposed rear wall second floor deck over a driveway of the existing three-

story, two-unit townhome development.

52-25-Z ZONING DISTRICT: RS-3 WARD: 1

**APPLICANT:** Daniel LaSpata

OWNER: Daniel LaSpata & Alicia Locher PREMISES AFFECTED: 2146 N. Campbell Avenue

**SUBJECT:** Application for a variation to increase the building height from the

maximum 30' to 33' for a proposed third-floor dormer addition to

the existing three-story, two-dwelling unit building.

53-25-Z ZONING DISTRICT: RS-3 WARD: 35

**APPLICANT:** Christian and Guadalupe Blanco

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2962 N. Gresham Avenue

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

required 14.61' to zero, rear setback from 37.5' to zero, east side setback from 4' to .35' (west to be zero), combined side yard setback from 10' to .35' for a proposed front raised deck and stair, unenclosed parking, rear raised deck and stair and the legalization of front masonry fence post over 4.5', roofed entry and mailbox

kiosk and solid 6' fence.

54-25-Z ZONING DISTRICT: RT-4 WARD: 36

APPLICANT: Jacob Oakley
OWNER: Same as applicant
PREMISES AFFECTED: 932 N. Wolcott Avenue

**SUBJECT:** Application for a variation to allow the expansion of the existing

floor area by 322.7 by the conversion of the existing attic to a habitable third story and a proposed third story dormer addition for

the existing two story, four dwelling unit building.

55-25-Z ZONING DISTRICT: B2-3 WARD: 47

**APPLICANT:** 3021 N. Clybourn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4239 N. Western Avenue

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

required 30' to 22.25' for a proposed four-story, four dwelling unit

building with an elevator, roof top deck, rooftop stairway

enclosure and two-car garage in the basement.

56-25-Z ZONING DISTRICT: RS-3 WARD: 44

**APPLICANT:** Jeffrie Lipman & Joan Brogdon Trust

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3003 N. Racine Avenue

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

the required 3.84' to 1.65' (north side to be .85'), combined sideyard setback from 9.6' to 2.5 'rear setback from 19.35' to 12' for a proposed roof top deck on an accessory detached structure with new open stair and bridge connection to the new roof top deck from the existing side second-story balcony and a new one-story open roof top deck access stair at an existing three-story, two

dwelling unit building.

57-25-S ZONING DISTRICT: B3-1 WARD: 37

APPLICANT: Edwin Tipan
OWNER: United Bros, LLC
PREMISES AFFECTED: 1151 N. Pulaski Road

**SUBJECT:** Application for a special use to establish a hair salon.

58-25-S ZONING DISTRICT: RT-4 WARD: 6

**APPLICANT:** Next Steps recovery Support & Services, LLC

**OWNER:** Next Steps, NFP **PREMISES AFFECTED:** 7033 S. Yale Street

**SUBJECT:** Application for a special use to establish a transitional residence

within an existing three-story building to provide sober living and recovery services for up to thirteen male adults at the subject site.

59-25-Z ZONING DISTRICT: C1-2 WARD: 13

**APPLICANT:** 6462 S. Central Tavern Corp. **OWNER:** 6462 S. Central Ave, LLC **PREMISES AFFECTED:** 6462 S. Central Avenue

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

amusement license for an existing tavern to provide live music, DJ, events and comedy shows which is within 125' of a residential

zoning district.

60-25-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** David Buchanan & Lucinda Hummel

**OWNER:** Same as applicant

PREMISES AFFECTED: 2130 W. Agatite Avenue

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

required 34.03' to 22.93' for a proposed pergola, trellis and access

bridge for an existing garage roof deck.

61-25-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Cuts By Carter, LLC
OWNER: B-Rocks 2, LLC
PREMISES AFFECTED: 2108 W. 95th Street

**SUBJECT:** Application for a special use to establish a hair and nail salon.

62-25-Z ZONING DISTRICT: RS-3 WARD: 47

**APPLICANT:** Kasper Development, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 4231 N. Wolcott Avenue

**SUBJECT:** Application for a variation to reduce the front property line setback

preventing obstruction of the sidewalk from the required 20' to 2', the unobstructed space open space width required along the east and west property lines from 5.67' to zero for proposed three car garage serving an existing single-family home on a through lot

153.25' in length.

63-25-S ZONING DISTRICT: B3-3 WARD: 32

**APPLICANT:** P & J Enterprises, LLC

**OWNER:** 1939 West North Avenue, LLC

PREMISES AFFECTED: 1942 W. North Avenue

**SUBJECT:** Application for a special use to establish a liquor store.

64-25-Z ZONING DISTRICT: B-3 WARD: 35
APPLICANT: HK Productions, LLC dba Cosmic Underground Theater

**OWNER:** Saint Fullerton, LLC / Michael E. Hagenson

**PREMISES AFFECTED:** 3433 W. Fullerton Avenue

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

amusement license for a live performing arts venue to provide cultural performances with ticket sales including live theater, improv comedy, sketch comedy, variety arts performances (including magic and juggling) and performing arts workshops

which is located within 125' of a residential district.

65-25-S ZONING DISTRICT: B3-2 WARD: 36

**APPLICANT:** 944 Damen, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 944 N. Dame Avenue

**SUBJECT:** Application for a special use to establish residential use below the

second floor for a proposed three-story, six dwelling unit building.

66-25-Z ZONING DISTRICT: B3-2 WARD: 36

**APPLICANT:** 944 N Damen, LLC Same as applicant **PREMISES AFFECTED:** 944 N. Damen Avenue

**SUBJECT:** Application for a variation to make a zoning certification of the

total density, not to exceed more than one unit above its original construction in order to establish a three-story, six dwelling unit

mixed use building.

67-25-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: July Miranda
OWNER: Same as applicant
PREMISES AFFECTED: 2010 W. 19th Street

**SUBJECT:** Application for a variation to reduce the required off-street parking

spaces from three to two for a proposed three-story, three dwelling unit building with rear decks with stairs and a new detached two

car garage with roof top deck and access stairs.

68-25-Z ZONING DISTRICT: RT-4 WARD: 25

APPLICANT: July Miranda
OWNER: Same as applicant
PREMISES AFFECTED: 2010 W. 19th Street

**SUBJECT:** Application for a variation to reduce the minimum lot area per unit

from the required 3,000 square feet to 2,976 square feet for a proposed three-story, three-dwelling unit building with rear decks with stairs and a new detached two-car garage with roof top deck

and access stairs.

69-25-S ZONING DISTRICT: DX-7 WARD: 34

APPLICANT: HP-118 S Clinton, LLC Same as applicant PREMISES AFFECTED: 118 S. Clinton Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor by converting existing ground floor commercial spaces in an existing seven-story, mixed use building to five new

dwelling units.

70-25-Z ZONING DISTRICT: DX-7 WARD: 34

APPLICANT: HP-118 S Clinton, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 118 S. Clinton Street

**SUBJECT:** Application for a variation to reduce the number of additional off-

street parking spaces from fifty-two to zero to allow the conversion of an existing seven-story commercial building to a seventy-four-dwelling unit building with commercial uses on the ground floor

and seventh floor. This is a transit served location.

71-25-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Scott M. Tyrell **OWNER:** Same as applicant

**PREMISES AFFECTED:** 3426 N. Hamilton Avenue

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

required 12.35' to 11', north side setback from 2' to .05' (south to be 2.39'), combined side yard setback from 5' to 2.44 for a proposed rear two-story addition with new deck and new front porch for the

existing two-story single-family residence.

#### 2:00 P.M.

#### **CONTINUNANCES**

35-25-S ZONING DISTRICT: B3-1 WARD: 21

**APPLICANT:** Kiara Nail Spa, LLC

**OWNER:** 87th Chatham Xchange, LLC / Acre Chatham 87th Retail, LLC/

Legacy 87th Street NA, LLC

**PREMISES AFFECTED:** 115 W. 87th Street

**SUBJECT:** Application for a special use to establish a nail salon.

173-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Lawndale Christian Health Center

**OWNER:** Edna's Circle

PREMISES AFFECTED: 4000-06 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a community center on

the ground floor of an existing three-story, mixed-use building.

174-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Phoenix Recovery Center Services, LLC

**OWNER:** Edna's Circle

PREMISES AFFECTED: 4000-06 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a transitional residence on

the second floor of an existing three-story, mixed-use building at

4000 W. Jackson Boulevard.

175-24-Z ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Edna's Circle **OWNER:** Same as applicant

PREMISES AFFECTED: 4000-06 W. Jackson Boulevard

**SUBJECT:** Application for a variation to reduce the rear yard setback on floor

containing dwelling units from the required 30' to 25' for a

proposed second and third floor addition and rear exterior stair on

an existing three-story, mixed-use building.

266-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Phoenix Recovery Services

**OWNER:** Edna's Circle

**PREMISES AFFECTED:** 4000-06 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a transitional residence on

the third floor of an existing three-story, mixed-use building.

267-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Phoenix Recovery Services

**OWNER:** Edna's Circle

PREMISES AFFECTED: 4000-06 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a transitional residence in

an existing two-story residential building at 4002 W. Jackson

Boulevard.

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.

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.

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.

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.

# **REMANDED COURT CASE**

195-23-S ZONING DISTRICT: C1-1 WARD: 6

APPLICANT: Mid City Food & Fuel # 2, Inc.
OWNER: Joliet Fuel & Mini Mart Inc.
PREMISES AFFECTED: 7051 S. Wabash Avenue

**SUBJECT:** Application for a special use to establish a one-story gas station

with mini mart.

Adjournment.