CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- February 21, 2025 121 N. LaSalle, Second Floor City Council Chambers

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN <u>IN-PERSON</u> MEETING. THERE WILL BE <u>NO</u> REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, SECOND FLOOR, CITY COUNCIL CHAMBERS.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

Brian Sanchez, Chairman Angela Brooks Helen Shiller Adrian Soto Swathi Staley

Chairman Sanchez called the meeting to order at 9:05 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Brooks, Shiller, Soto, and Staley).

Motion to approve the minutes for the January 31, 2025 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve the agenda for the February 21, 2025 regular meeting of the Board made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

9:00 A.M.

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 eighteen* off-street parking spaces. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
*Amended at hearing		
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. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	

44-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 Lindsey Lans Lindsey & Alexander Lans 2220 W. Shakespeare Avenue Application for a variation to reduce required 3' to zero, west side setback .48'), combined side yard setback from new front facade and rear one-story existing two-story building being der residence. Motion to approve made by Chair Motion carried 5-0; yeas – Chairm and Staley.	to from 2' to zero (east to be from 4.8' to .48' for a proposed addition with roof deck to the econverted to a single-family rman. Second by Shiller.
45-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 Lindsey Lans Linsey & Alexander Lan 2220 W. Shakespeare Avenue Application for a variation to allow floor area by 265 square feet for a pr to the existing two-story building be family residence. Motion to approve made by Chair Motion carried 5-0; yeas – Chairm and Staley.	roposed rear one-story addition sing deconverted to a single- rman. Second by Shiller.
46-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1 Urile Beauty Hair Braiding, Inc. Kamm Howard 348 E. 71 St Street Application for a special use to estal Continued to April 18, 2025 at 2:0	
47-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-1 Ronan Investors, LLC Same as applicant 5912 N. Nashotah Avenue Application for a special use to estal second floor in an existing building units. Motion to approve made by Chain Motion carried 5-0; yeas – Chairm and Staley.	for a total of seven dwelling man. Second by Shiller.
48-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: C1-1 Ronan Investments, Inc. Same as applicant 5912 N. Nashotah Avenue Application for a variation to reduce from five spaces to zero to allow the	

	mixed-use building to seven a seven dwelling unit building. This is a transit served location. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
49-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Edge & Elegance Ottmar, LLC 2710 N. Halsted Street Application for a special use to establis Motion to approve made by Chairman Motion carried 4-0; yeas – Chairman (Brooks absent).	n. Second by Shiller.
50-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Ay Beauty Inc. Chicago Apartment Place, Inc. 3343 N. Broadway Application for a special use to establis Motion to approve made by Chairman Motion carried 4-0; yeas – Chairman (Brooks absent).	n. Second by Shiller.
51-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RT-4 WARD: 1 Christina Hondropolous, Bryan Patterson & Michaela Hyams Same as applicant 1271-73 N. Marion Court 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 threestory, two-unit townhome development. Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley (Brooks absent). 	
52-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 Daniel LaSpata Daniel LaSpata & Alicia Locher 2146 N. Campbell Avenue Application for a variation to increase to maximum 30' to 33' for a proposed third the existing three-story, two-dwelling un Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	d-floor dormer addition to nit building. m. Second by Shiller.
53-25-Z APPLICANT: OWNER:	ZONING DISTRICT: RS-3 Christian and Guadalupe Blanco Same as applicant	WARD: 35

PREMISES AFFECTED: SUBJECT:	2962 N. Gresham Avenue 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. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
54-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RT-4 WARD: 36 Jacob Oakley Same as applicant 932 N. Wolcott Avenue 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. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
55-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B2-3WARD: 473021 N. Clybourn, LLCSame as applicant4239 N. Western AvenueApplication for a variation to reduce the rear setback from therequired 30' to 22.25' for a proposed four-story, four dwelling unitbuilding with an elevator, roof top deck, rooftop stairwayenclosure and two-car garage in the basement.Motion to approve made by Chairman. Second by Shiller.Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,and Staley.	
56-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 WARD: 44 Jeffrie Lipman & Joan Brogdon Trust Same as applicant 3003 N. Racine Avenue 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.	

	Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
57-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1 Edwin Tipan United Bros, LLC 1151 N. Pulaski Road Application for a special use to establish Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	n. Second by Shiller.
58-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4 Next Steps recovery Support & Services Next Steps, NFP 7033 S. Yale Street Application for a special use to establish within an existing three-story building to recovery services for up to thirteen male Continued to April 18, 2025 at 2:00pm	n a transitional residence o provide sober living and e adults at the subject site.
59-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: C1-2 6462 S. Central Tavern Corp. 6462 S. Central Ave, LLC 6462 S. Central Avenue Application for a variation to establish a amusement license for an existing taveration events and comedy shows which is with zoning district. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley. 	n to provide live music, DJ, in 125' of a residential n. Second by Shiller.
60-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 David Buchanan & Lucinda Hummel Same as applicant 2130 W. Agatite Avenue Application for a variation to reduce the required 34.03' to 22.93' for a proposed bridge for an existing garage roof deck. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	pergola, trellis and access n. Second by Shiller.
61-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-1 Cuts By Carter, LLC B-Rocks 2, LLC 2108 W. 95th Street Application for a special use to establish	WARD: 19

	Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
62-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-3 WARD: 47 Kasper Development, LLC Same as applicant 4231 N. Wolcott Avenue 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. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
63-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-3WARD: 32P & J Enterprises, LLC1939 West North Avenue, LLC1942 W. North AvenueApplication for a special use to establish a liquor store.Motion to approve made by Chairman. Second by Shiller.Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
64-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: B-3 WARD: 35 HK Productions, LLC dba Cosmic Underground Theater Saint Fullerton, LLC / Michael E. Hagenson 3433 W. Fullerton Avenue 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. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
65-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2WARD: 36944 Damen, LLCSame as applicant944 N. Damen AvenueApplication for a special use to establish residential use below the second floor for a proposed three-story, six dwelling unit building. Continued to April 18, 2025 at 2:00pm.	

66-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 944 N Damen, LLC Same as applicant 944 N. Damen Avenue Application for a variation to make a zet total density, not to exceed more than of construction in order to establish a three mixed use building. Withdrawn	one unit above its original
67-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4 July Miranda Same as applicant 2010 W. 19th Street Application for a variation to reduce th spaces from three to two for a proposed unit building with rear decks with stairs car garage with roof top deck and access Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	I three-story, three dwelling s and a new detached two ss stairs. an. Second by Shiller.
68-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RT-4 July Miranda Same as applicant 2010 W. 19th Street Application for a variation to reduce th from the required 3,000 square feet to 2 proposed three-story, three-dwelling ur with stairs and a new detached two-car and access stairs. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley. 	2,976 square feet for a nit building with rear decks garage with roof top deck an. Second by Shiller.
69-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: DX-7 HP-118 S Clinton, LLC Same as applicant 118 S. Clinton Street Application for a special use to establis second floor by converting existing gro spaces in an existing seven-story, mixe dwelling units. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	ound floor commercial d use building to five new an. Second by Shiller.
70-25-Z APPLICANT: OWNER:	ZONING DISTRICT: DX-7 HP-118 S Clinton, LLC Same as applicant	WARD: 34

PREMISES AFFECTED: SUBJECT:	 118 S. Clinton Street 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. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	
71-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	 ZONING DISTRICT: RS-3 WARD: 32 Scott M. Tyrell Same as applicant 3426 N. Hamilton Avenue 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. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. 	

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting went into closed session at 10:31AM.

Motion to return to open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session at 10:43AM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve all withdrawal requests made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

At 10:49AM, Chairman made a motion to recess until 2:00 PM. Second by Shiller. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 2:00 PM.

At 2:07 PM, Chairman made a motion to reconvene the meeting. Second by Shiller. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 2:07 PM.

<u>2:00 P.M.</u>

CONTINUNANCES

35-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-1 Kiara Nail Spa, LLC 87th Chatham Xchange, LLC / Acre Cha Legacy 87th Street NA, LLC 115 W. 87th Street Application for a special use to establish Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman, and Staley.	a nail salon. n. Second by Shiller.
173-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Lawndale Christian Health Center Edna's Circle 4000-06 W. Jackson Boulevard Application for a special use to establish the ground floor of an existing three-stor Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman, and Staley.	ry, mixed-use building. n. Second by Shiller.
174-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Phoenix Recovery Center Services, LLC Edna's Circle 4000-06 W. Jackson Boulevard Application for a special use to establish the second floor of an existing three-stor 4000 W. Jackson Boulevard. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman, and Staley.	a transitional residence on ry, mixed-use building at n. Second by Shiller.
175-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Edna's Circle Same as applicant 4000-06 W. Jackson Boulevard Application for a variation to reduce the containing dwelling units from the requi- proposed second and third floor addition an existing three-story, mixed-use buildi Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman, and Staley.	red 30' to 25' for a and rear exterior stair on ng. n. Second by Shiller.
266-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Phoenix Recovery Services Edna's Circle 4000-06 W. Jackson Boulevard Application for a special use to establish the third floor of an existing three-story, 9	

	Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	
267-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-2 Phoenix Recovery Services Edna's Circle 4000-06 W. Jackson Boulevard Application for a special use to establish an existing two-story residential building Boulevard. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	g at 4002 W. Jackson n. Second by Shiller.
433-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-3 Exclusa Enterprise, Inc. Raymond Figueroa and Teresa Delgado 3018-22 W. North Avenue Application for a special use to establish expansion of a tavern. Withdrawn	
497-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-5 Catapult Real Estate Solutions, LLC Chicago Title Land Trust No. 10-30107 4006 N. Sheridan Road Application for a special use to establish second floor for a proposed seven-story, building with thirty-eight parking spaces Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman , and Staley.	n residential use below the ninety-one dwelling unit s. n. Second by Shiller.
498-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B3-5 Catapult Real Estate Solutions, LLC Chicago Title Land Trust No. 10-30170 4006 N. Sheridan Road Application for a variation to reduce the spaces from ninety-one to thirty-eight for ninety-one dwelling unit building with t This is a transit served location. Motion to approve made by Chairman Motion carried 5-0; yeas – Chairman and Staley.	required off-street parking or a proposed seven-story hirty-eight parking spaces. n. Second by Shiller.
499-24-Z APPLICANT: OWNER: PREMISES AFFECTED:	ZONING DISTRICT: B3-5 Catapult Real Estate Solutions, LLC Chicago Title Land Trust No. 10-30107 4006 N. Sheridan Road	WARD: 46 09

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. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. ZONING DISTRICT: B1-1 WARD: 9 Raina 95th Ryan, LLC Same as applicant 205-15 W. 95th Street Application for a special use to establish a drive-through facility to serve a proposed fast-food restaurant. Continued to April 18, 2025 at 2:00pm. 	
509-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:		
514-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-1WARD: 6Revenge Salon Suites LimitedSinghal SC, LLC200 E. 75th StreetApplication for a special use to establish a hair, nail salon and barber shop.Continued to April 18, 2025 at 2:00pm.REMANDED COURT CASE	
105-23-8	ZONING DISTRICT: C1-1	WARD. 6

195-23-8	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	n a one-story gas station
	with mini mart.	
	Motion to approve made by Chairma	n. Second by Shiller.
	Motion denied 0-5; yeas – None; nays	- Chairman, Brooks,
	Shiller, Soto, and Staley.	

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting went into closed session at 4:11 PM.

Motion to return to open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session at 4:34PM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Motion to approve all withdrawal requests made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

At 4:35PM, Chairman made a motion to adjourn. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Adjournment.