

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- January 31, 2025**  
**121 N. LaSalle, Second Floor City Council Chambers**

Approval of the minutes from the December 20, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the January 31, 2025 regular meeting of the Zoning Board of Appeals.

**9:00 A.M.**

**1-25-S**                                      **ZONING DISTRICT: B3-2**                      **WARD: 1**  
**APPLICANT:**                              Fade O'clock Inc.  
**OWNER:**                                      Orlando Arango  
**PREMISES AFFECTED:**                  2419 W. North Avenue  
**SUBJECT:**                                      Application for a special use to establish a hair salon.

**2-25-S**                                      **ZONING DISTRICT: B3-2**                      **WARD: 16**  
**APPLICANT:**                              735 W Garfield, LLC / Kevin Nugent  
**OWNER:**                                      735 Garfield, LLC  
**PREMISES AFFECTED:**                  735 W. Garfield Boulevard  
**SUBJECT:**                                      Application for a special use to establish residential use below the second floor by converting four existing commercial spaces to dwelling units in an existing three-story, forty-eight dwelling unit building.

**3-25-Z**                                      **ZONING DISTRICT: B3-2**                      **WARD: 16**  
**APPLICANT:**                              735 Garfield, LLC / Kevin Nugent  
**OWNER:**                                      735 Garfield, LLC  
**PREMISES AFFECTED:**                  735 W. Garfield Boulevard  
**SUBJECT:**                                      Application for a variation to reduce the additional parking requirements from four stalls to zero to convert an existing forty-eight dwelling unit building to a fifty-two dwelling unit building. This is a transit served location.

**4-25-Z**                                      **ZONING DISTRICT: B3-1**                      **WARD: 37**  
**APPLICANT:**                              Sunshine Horizons, LLC dba Karaoke on the Ave  
**OWNER:**                                      Shirley Fields  
**PREMISES AFFECTED:**                  5234 W. Chicago Avenue  
**SUBJECT:**                                      Application for a variation to allow the expansion of the maximum allowable floor area by 20.05 square feet for the construction of a proposed two-story rear addition to an existing building being renovated and converted to a new first floor entertainment small venue use with one dwelling unit above building and to establish two new unenclosed off-street parking spaces accessed by a public alley.





**17-25-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** Felix Widjaja & Delia Setiawan  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1838 N. Rockwell Street  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 450 square feet to 254.08 square feet for a proposed two-story two dwelling unit principal building and a two-story additional dwelling unit coach house one dwelling unit accessory building.

**18-25-Z** **ZONING DISTRICT: RS-3** **WARD: 1**  
**APPLICANT:** Felix Widjaja & Delia Setiawan  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1838 N. Rockwell Street  
**SUBJECT:** Application for a variation to reduce the minimum required off-street parking from three stalls to two for a proposed two-story, two dwelling unit principal building and a two-story, additional dwelling unit coach house one dwelling unit accessory building with an attached two car garage accessed by a public alley.

**19-25-S** **ZONING DISTRICT: B1-2** **WARD: 1**  
**APPLICANT:** RelaxShesNatural, LLC  
**OWNER:** Sophia Investments I, LLC  
**PREMISES AFFECTED:** 1048 N. Ashland Avenue  
**SUBJECT:** Application for a special use to establish a hair and nail salon.

**20-25-S** **ZONING DISTRICT: B3-3** **WARD: 27**  
**APPLICANT:** Veracruz Real Estate, LLC  
**OWNER:** same as applicant  
**PREMISES AFFECTED:** 2436 W. Madison Street  
**SUBJECT:** Application for a special use to convert an existing ground floor commercial use to an artist live/ work space in an existing four-story mixed-use building.

**21-25-Z** **ZONING DISTRICT: B3-3** **WARD: 27**  
**APPLICANT:** Veracruz Real Estate, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2436 W. Madison Street  
**SUBJECT:** Application for a variation to reduce the required additional parking from one space to zero to convert an existing ground floor commercial use to an artist live/ work space in an existing four-story mixed-use building.



**2:00 P.M.**

**27-25-S**  
**APPLICANT:** Adrout Euro Business, Ltd. dba Dermalicious med-spa-san studio  
**OWNER:** Sorrento Inc. / Dominick Geraci  
**PREMISES AFFECTED:** 2038 W. Division Street  
**SUBJECT:** Application for a special use to establish a hair salon.

**ZONING DISTRICT: B3-2**  
**WARD: 1**

**28-25-Z**  
**APPLICANT:** Nora Militz  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1930 W. School Street  
**SUBJECT:** Application for a variation to increase the existing floor area ratio from 1.01 to 1.10 for a proposed third floor story addition for a conversion to a three-story two dwelling unit building with basement.

**ZONING DISTRICT: RS-3**  
**WARD: 32**

**29-25-Z**  
**APPLICANT:** Nora Militz  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1930 W. School Street  
**SUBJECT:** Application for a variation to increase the building height from the maximum 30' to 32' for a third story addition for the conversion to a three story, two dwelling unit building.

**ZONING DISTRICT: RS-3**  
**WARD: 32**

**30-25-Z**  
**APPLICANT:** Nora Militz  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1930 W. School Street  
**SUBJECT:** Application for a variation to reduce the west side setback from the required 2' to 0.84' (east to be 3.30'). combined side yard setback from 5' to 4.14' for a proposed third story addition for the conversion to a three-story, two dwelling unit building.

**ZONING DISTRICT: RS-3**  
**WARD: 32**

**31-25-S**  
**APPLICANT:** Circa Jewelers, LLC  
**OWNER:** JHTC Holdings, LLC  
**PREMISES AFFECTED:** 875 N. Michigan Avenue, Unit 1370  
**SUBJECT:** Application for a special use to establish a valuable objects dealer license.

**ZONING DISTRICT: DX-12**  
**WARD: 2**

**32-25-S**  
**APPLICANT:** Pk salon Suites, LLC  
**OWNER:** Semrad Properties, LLC  
**PREMISES AFFECTED:** 11111 S. Western Avenue  
**SUBJECT:** Application for a special use to establish a hair and nail salon.

**ZONING DISTRICT: B1-1**  
**WARD: 19**

<b>33-25-S</b>	<b>ZONING DISTRICT: B2-1</b>	<b>WARD: 9</b>
<b>APPLICANT:</b>	Daniel Z. Smith d/b/a Danny's Barber Shop	
<b>OWNER:</b>	Daniel Z. Smith	
<b>PREMISES AFFECTED:</b>	10950 S. Wentworth Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>34-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	Infinite Beauty 88, LLC	
<b>OWNER:</b>	Sang Chel Chung, Trustee of the Chung's Family Revocable Trust	
<b>PREMISES AFFECTED:</b>	6719 N. Northwest Highway	
<b>SUBJECT:</b>	Application for a special use to establish a hair and nail salon.	
<b>35-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 21</b>
<b>APPLICANT:</b>	Kiara Nail Spa, LLC	
<b>OWNER:</b>	87th Chatham Xchange, LLC / Acre Chatham 87th Retail, LLC/ Legacy 87th Street NA, LLC	
<b>PREMISES AFFECTED:</b>	115 W. 87th Street	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	
<b>36-25-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Robert C. Cooney	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1901 W. Oakdale Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 35.01' to 26.58', west side setback from 4.29' to zero (east to be zero), combined side yard setback from 10.72' to zero for a proposed raised deck and planter, a sport court/ patio with new fence and gates to an existing two-story, single-family residence.	
<b>37-25-Z</b>	<b>ZONING DISTRICT: B2-3</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	West Town Gamma Sub, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1342 W. Ohio Street	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 10' 5', west side setback from 2' to zero (east to be 3'), combined side yard setback from 4.80' to 3' for a proposed three-story, six dwelling unit building.	
<b>38-25-Z</b>	<b>ZONING DISTRICT: RM-5</b>	<b>WARD: 2</b>
<b>APPLICANT:</b>	Robert Bessio and Jennifer Daily	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	305 W. Concord Place	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard setback from the required 27.66' to zero for a proposed one car garage with roof deck and pergola to serve an existing two-story, single-family residence.	





**468-24-S**                                 **ZONING DISTRICT: C1-3**                                 **WARD: 47**  
**APPLICANT:** Anwer Tamras  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1463 W. Montrose Avenue  
**SUBJECT:** Application for a special use to establish residential use below the second floor for a proposed three-story addition containing three dwelling units at the rear of an existing three-story, mixed-use building which is located within 1,320' of a CTA bus line corridor roadway segment.

**469-24-Z**                                 **ZONING DISTRICT: C1-3**                                 **WARD: 47**  
**APPLICANT:** Anwer Tamras  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1463 W. Montrose  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 2.41' for a proposed rear three-story addition containing three new dwelling units at an existing three-story, mixed-use building that is located within 1,320' of a CTA bus line corridor roadway segment.

**470-24-Z**                                 **ZONING DISTRICT: C1-3**                                 **WARD: 47**  
**APPLICANT:** Anwer Tamras  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1463 W. Montrose Avenue  
**SUBJECT:** Application for a variation to reduce the required number of off-street parking spaces for a transit served location from three parking spaces to zero for a proposed rear three-story addition containing three new dwelling units at an existing three-story, mixed-use building that is located within 1,320' of a CTA bus line corridor roadway segment.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its December 20, 2024 regular meeting.

Adjournment.