# 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.

Approved

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.

Approved

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 fortyeight dwelling unit building to a fifty-two dwelling unit building.

This is a transit served location.

**4-25-Z APPLICANT: ZONING DISTRICT: B3-1**WARD: 37
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.

Approved

**5-25-Z APPLICANT:**ZONING DISTRICT: B3-1 WARD: 37
Sunshine Horizons, LLC dba Karaoke on the Ave

**OWNER:** Shirley Fields

PREMISES AFFECTED: 5234 W. Chicago Avenue

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

amusement license for a proposed first floor entertainment small

venue which is located within 125' of a residential district.

Approved

**6-25-Z APPLICANT:**ZONING DISTRICT: B3-1 WARD: 37
Sunshine Horizons, LLC dba Karaoke on the Ave

**OWNER:** Shirley Fields

PREMISES AFFECTED: 5234 W. Chicago Avenue

**SUBJECT:** Application for a variation to reduce the number of the required

off-street parking from nine-spaces to two for a proposed first floor entertainment small venue with one dwelling unit above and to establish two new unenclosed off-street parking spaces accessed by

a public alley with eight unenclosed bicycle parking spaces.

Approved

7-25-Z ZONING DISTRICT: RS-3 WARD: 44

**APPLICANT:** Stephanie Vasconcellos

**OWNER:** Matthew and Stephanie Vasconcellos

**PREMISES AFFECTED:** 3044 N. Clifton Avenue

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

required 9.47' to 7.89' for a proposed two-story front porch for an

existing two-story, single-family residence.

Approved

8-25-S ZONING DISTRICT: B1-1 WARD: 13

APPLICANT: Kangu Fades Barber Shop, LLC OWNER: Czeslaw Obrochta & Jessica Obrochta

PREMISES AFFECTED: 4953 W. 63rd Street

**SUBJECT:** Application for a special use to establish a barber shop.

9-25-S ZONING DISTRICT: B1-1 WARD: 18

**APPLICANT:** BEDS Plus, Inc. **OWNER:** Amrut Lila, LLC

**PREMISES AFFECTED:** 8515-25 S. Cicero Avenue

**SUBJECT:** Application for a special use to establish an eighty bed transitional

residences.

• Approved

10-25-S ZONING DISTRICT: C1-1 WARD: 33

**APPLICANT:** Pathways in Education- Illinois

**OWNER:** Hawkeye Properties and Workforce Innovations, Inc.

PREMISES AFFECTED: 2936-44 W. Belmont Avenue

**SUBJECT:** Application for a special use to establish a school.

Approved

11-25-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Vital Health 888, LLC
OWNER: STF Properties, LLC
PREMISES AFFECTED: 2212 W. North Avenue

**SUBJECT:** Application for a special use to establish a massage establishment.

Approved

12-25-Z ZONING DISTRICT: RS-2 WARD: 50

**APPLICANT:** JFMC- Facilities Corporation

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2757 W. Jerome Street

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

required 20' to 3.73' to convert a one car garage serving an existing one-story family community home into livable space and use the

existing driveway as a parking space.

Approved

13-25-Z ZONING DISTRICT: B3-2 WARD: 49

**APPLICANT:** The Leather Archives and Museum Inc.

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 6418 N. Greenview Avenue

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

amusement license for a museum to provide events, and ticket

sales within 125' of a residential zoning district.

14-25-Z ZONING DISTRICT: RS-2 WARD: 18

**APPLICANT:** Ernesto Ayala & Daniela Hernandez

**OWNER:** Same as applicant **PREMISES AFFECTED:** 7929 S. Kolin Avenue

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

required 25.7' to 23.8', south side setback from 5' to 3' (north to be 5'), combined side yard setback from 13.5' to 8' for a proposed second floor addition and new attached one car garage to an

existing two-story, single-family residence.

• Approved

15-25-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 allow a proposed two-story, two

dwelling unit principal building and a two-story additional

dwelling unit coach house one dwelling unit accessory building for

a lot that has 91% of the required minimum lot area.

Approved

16-25-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 north side setback from

the required 2' to 1.042' (south to be 3.083') combined side yard setback from 4.425' to 4.125' for a proposed two-story two dwelling unit principal building and a two-story additional

dwelling unit coach house one dwelling unit accessory building for a lot that has 91% of the required minimum lot area for a total of

three dwelling units on the lot.

Approved

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.

Approved

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.

• Approved

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.

Approved

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.

Approved

22-25-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Cody Butzen

OWNER: Same as applicant

PREMISES AFFECTED: 7306 N. Oriole Avenue

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

required 19.96' to 17.48', north side setback from 4.4' to 2.4' (south to be 3.87'), combined side yard setback from 13.2' to 6.27' for a proposed second story addition with cantilevers at front and sides, new rear one-story addition with roof top deck above, and new rear one-story open deck at an existing one-story, single-

family residence.

23-25-S ZONING DISTRICT: B3-1 WARD: 30

**APPLICANT:** Wild West Tattoos, LLC

**OWNER:** St Patrick's Plaza, LLC c/o Mega Properties

**PREMISES AFFECTED:** 5755 W. Belmont Avenue

**SUBJECT:** Application for a special use to establish a tattoo service

establishment.

• Approved

24-25-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: Damen Huron, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1958 W. Huron Street

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

required 36.9' to zero for a proposed two-story rear addition to the

existing two-story, two dwelling unit mixed use building.

Approved

25-25-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Kathleen and Robert Kolodgy

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2139 N. Clifton Avenue

**SUBJECT:** Application for a variation to increase the existing floor area from

3,178 square feet to 3,932 square feet for a proposed second floor

addition to the existing three-story, single-family residence.

Approved

26-25-Z ZONING DISTRICT: RT-4 WARD: 43

**APPLICANT:** Kathleen & Robert Kolodgy

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2139 N. Clifton Avenue

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

the required 2' to 1.18' (south to be 2.91'), combined side yard setback from 5' to 4.09' for a proposed second floor rear addition to

an existing single-family residence.

#### 2:00 P.M.

27-25-S ZONING DISTRICT: B3-2 WARD: 1

**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.

• Approved

28-25-Z ZONING DISTRICT: RS-3 WARD: 32

**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.

Approved

29-25-Z ZONING DISTRICT: RS-3 WARD: 32

**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.

Approved

30-25-Z ZONING DISTRICT: RS-3 WARD: 32

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.

Approved

31-25-S ZONING DISTRICT: DX-12 WARD: 2

APPLICANT: Circa Jewels, 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.

Approved

\*Amended at the hearing

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32-25-S ZONING DISTRICT: B1-1 WARD: 19

**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.

Approved

33-25-S ZONING DISTRICT: B2-1 WARD: 9

**APPLICANT:** Daniel Z. Smith d/b/a Danny's Barber Shop

**OWNER:** Daniel Z. Smith

PREMISES AFFECTED: 10950 S. Wentworth Avenue

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

Approved

34-25-S ZONING DISTRICT: B3-1 WARD: 41

**APPLICANT:** Infinite Beauty 88, LLC

**OWNER:** Sang Chel Chung, Trustee of the Chung's Family Revocable Trust

**PREMISES AFFECTED:** 6719 N. Northwest Highway

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

Approved

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.

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

36-25-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Robert C. Cooney **OWNER:** Same as applicant

PREMISES AFFECTED: 1901 W. Oakdale Avenue

**SUBJECT:** 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.

• Approved

37-25-Z ZONING DISTRICT: B2-3 WARD: 1

**APPLICANT:** West Town Gamma Sub, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1342 W. Ohio Street

**SUBJECT:** 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.

38-25-Z ZONING DISTRICT: RM-5 WARD: 2

**APPLICANT:** Robert Bessio and Jennifer Daily

**OWNER:** Same as applicant **PREMISES AFFECTED:** 305 W. Concord Place

**SUBJECT:** 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.

• Approved

39-25-Z ZONING DISTRICT: RM-5 WARD: 2

**APPLICANT:** Robert Bessio and Jennifer Daily

**OWNER:** Same as applicant **PREMISES AFFECTED:** 305 W. Concord Place

**SUBJECT:** Application for a variation to relocate the required 124 square feet

of rear yard open space to the garage roof deck which is over 4' aboveground for a proposed one-car garage with a roof deck and pergola to serve an existing two-story, single-family residence.

Approved

40-25-S ZONING DISTRICT: B1-2 WARD: 32

**APPLICANT:** Alice Driscoll same as applicant

**PREMISES AFFECTED:** 2820 N. Southport Avenue

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

second floor within an existing three-story one dwelling unit building to be converted to a two dwelling unit building.

Approved

41-25-Z ZONING DISTRICT: RS-3.5 WARD: 44

**APPLICANT:** Jeffey Ramsey and Jeanne M. Cullen

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3634 N. Lakewood Avenue

**SUBJECT:** Application for a variation to reduce the east and west side setback

from 2' each to zero, combined side yard setback from 5.14' to zero, rear setback from 34.62' to zero for a proposed rear deck with north side spiral stair and south side stairs and garage pergola/ trellis and fireplace for an existing two-story, single-family

residence.

## **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.

• Continued to February 21, 2024 at 2:00pm.

## **CONTINUED CASES**

462-24-Z ZONING DISTRICT: RS-3 WARD: 25

**APPLICANT:** Decolores, LLC

**OWNER:** Sergio Reyes & Priscilla Reyes

PREMISES AFFECTED: 1626 S. Halsted Street

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

required 16' to 5' in order to expand an existing restaurant.

• Withdrawn

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.

Approved

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.

# • Approved

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

Adjournment.