

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- January 31, 2025

121 N. LaSalle, Second Floor City Council Chambers

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO 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 9:13 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 December 20, 2024 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

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

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.

Motion to approve made by Chairman. Second by Staley.

Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

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.

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

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.

Motion to approve made by Chairman. Second by Staley.

**Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,
and Staley.**

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.

Motion to approve made by Chairman. Second by Staley.

**Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,
and Staley.**

5-25-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 establish a public place of amusement license for a proposed first floor entertainment small venue which is located within 125' of a residential district.

Motion to approve made by Chairman. Second by Staley.

**Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,
and Staley.**

6-25-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 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

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

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

Motion to approve all written resolutions containing findings of fact consistent with the votes of the Board at its December 20, 2024 regular meeting made by the Chairman. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

At 3:19PM, Chairman made a motion to adjourn. Second by Staley. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley).

Adjournment.