

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

9:00 A.M.

Approval of the minutes from the February 21, 2025, regular meeting of the Zoning Board of Appeals.

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

72-25-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Lamint, LLC
OWNER: Wicker Park Investments, LLC
PREMISES AFFECTED: 2204 W. North Avenue
SUBJECT: Application for a special use to establish a nail salon.

73-25-Z **ZONING DISTRICT: RT-4** **WARD: 49**
APPLICANT: Sal Becovic
OWNER: Becovic Residential, LLC Series 7737 Eastlake
PREMISES AFFECTED: 7737 N. Eastlake Terrace
SUBJECT: Application for a variation to increase the floor area from 12,515 square feet to 13,868 square feet for a proposed three-story rear addition to an existing four-story multi-unit residence.

74-25-Z **ZONING DISTRICT: RT-4** **WARD: 20**
APPLICANT: Craig Yarbrough
OWNER: Click Development, LLC 6601 Evans OZB
PREMISES AFFECTED: 6601-05 S. Evans Street
SUBJECT: Application for a variation to reduce the off-street accessory parking requirement from six spaces to five for a proposed four-story, seven dwelling unit building with a type "A" accessible unit located on the ground floor.

75-25-Z **ZONING DISTRICT: RS-3** **WARD: 47**
APPLICANT: Jay Shablott
OWNER: Same as applicant
PREMISES AFFECTED: 2458 W. Belle Plaine Avenue
SUBJECT: Application for a variation to increase the floor area for an accessory building of 686.7 square feet by 23.47 square feet for a total of 710.17 square feet for proposed additions on the existing two-story accessory building to establish an additional dwelling unit coach house with two parking spaces in the rear of the existing three-story, single-family residence.

76-25-S	ZONING DISTRICT: B1-1	WARD: 47
APPLICANT:	Tressed to Kill, Inc.	
OWNER:	Southport Properties, LLC Series 163	
PREMISES AFFECTED:	2036 W. Montrose Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
77-25-S	ZONING DISTRICT: B1-1	WARD: 19
APPLICANT:	Parlour Hair and Skin, LLC	
OWNER:	Robert Molinari	
PREMISES AFFECTED:	3537 W. 111th Street	
SUBJECT:	Application for a special use to establish a hair establishment.	
78-25-S	ZONING DISTRICT: B3-2	WARD: 15
APPLICANT:	ME Damen, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4703-11 S. Damen Avenue	
SUBJECT:	Application for a special use to establish a drive-through facility with bypass lane to serve a proposed fast-food restaurant in an existing single-story building.	
79-25-Z	ZONING DISTRICT: RS-2	WARD: 17
APPLICANT:	Damario Bloodson	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1258 W. 73rd Street	
SUBJECT:	Application for a variation to reduce the front setback from the required 17.91' to 7.90', west side setback from 4' to 1.34' (east to be 3.80'), combined side yard setback from 7.5' to 5.14' for a proposed front porch for an existing two-story single-family residence.	
80-25-Z	ZONING DISTRICT: RS-3	WARD: 11
APPLICANT:	Peter Probst	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1014 W. 32nd Place	
SUBJECT:	Application for a variation to reduce the east and west setback from the required 2' to 0.40' and 1.92', combined side yard setback from 4.80' to 2.32', rear setback from 37.28' to 30.08' for a proposed rear two-story deck/ stairs and interior alterations in an existing two-story, four dwelling unit building.	
81-25-Z	ZONING DISTRICT: RS-4	WARD: 11
APPLICANT:	Peter Probst	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1014 W. 32nd Place	
SUBJECT:	Application for a variation to reduce the required diameter of 15' to 900 square feet of rear yard open space to zero for a proposed rear two-story deck / stairs and interior alterations in an existing two-story, four dwelling unit building.	

82-25-S **ZONING DISTRICT: B3-2** **WARD: 28**
APPLICANT: Sauce Bros, LLC dba Peanut Park Trattoria
OWNER: Taylor and Loomis, LLC
PREMISES AFFECTED: 1359 W. Taylor Street
SUBJECT: Application for a special use to establish an outdoor rooftop patio,

83-25-Z **ZONING DISTRICT: B2-3** **WARD: 35**
APPLICANT: Chicago Title and Land Trust Company as successor trustee (no. 319314)
OWNER: Same as applicant
PREMISES AFFECTED: 2510 W. George Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 1' for a proposed four-story, five-dwelling unit building located within a CTA bus line corridor with five parking spaces located on the ground floor.

84-25-Z **ZONING DISTRICT: B2-3** **WARD: 35**
APPLICANT: Chicago Title and Land Trust company as Successor Trustee (no. 31934)
OWNER: Same as applicant
PREMISES AFFECTED: 2510 W. George Street
SUBJECT: Application for a variation to increase the parking from three spaces to five spaces for proposed four-story, five-dwelling unit building located within a CTA bus line corridor with five parking spaces located on the ground floor.

85-25-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Volo Holdings, LLC 1087 Marshfield Series
OWNER: Same as applicant
PREMISES AFFECTED: 1087 N. Marshfield Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 7.63' to 7', rear setback from 39' to 25' for a proposed revision to permit # 101047504 to change the layout of the proposed three-car garage to include a roof deck serving a three-story, three-dwelling unit building.

86-25-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Volo Holdings, LLC 1087 Marshfield Series
OWNER: Same as applicant
PREMISES AFFECTED: 1087 N. Marshfield Avenue
SUBJECT: Application for a variation to relocate the required 211 square feet of rear yard open space to a garage roof deck which is over 4' above grade to allow the revision of permit # 101047504 to change the layout of the proposed three-car garage to include a roof deck to serve a three-story three dwelling unit building.

87-25-S	ZONING DISTRICT: B3-1	WARD: 45
APPLICANT:	Cloontia, LLC-A	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5751 W. Higgins Avenue	
SUBJECT:	Application for a special use to expand an existing basement dwelling unit into an existing two-story, six dwelling unit mixed-use building to be converted to a five dwelling unit building.	
88-25-S	ZONING DISTRICT: C1-3	WARD: 27
APPLICANT:	1507 Sedgwick, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1505-07 N. Sedgwick Street	
SUBJECT:	Application for a special use to increase the number of residential use below the second floor by converting four office spaces to four dwelling units to a five-dwelling unit building.	
89-25-Z	ZONING DISTRICT: C1-3	WARD: 27
APPLICANT:	1507 Sedgwick, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1505-07 N. Sedgwick Street	
SUBJECT:	Application for a variation to reduce the number of street parking spaces from one to zero to convert a four-story office and residential building to a five-dwelling unit building.	
90-25-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Brian and April Runft	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2338 W. Charleston Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required 28' to zero for a proposed 12' metal gate for an existing three-story, single-family residence.	
91-25-S	ZONING DISTRICT: B3-1	WARD: 26
APPLICANT:	Mem Ken, LLC	
OWNER:	Emman Randazzo	
PREMISES AFFECTED:	2620 W. North Avenue	
SUBJECT:	Application for a special use to establish a massage facility.	
92-25-S	ZONING DISTRICT: B3-2	WARD: 33
APPLICANT:	AP Barber Studio Inc.	
OWNER:	Monzie, LLC	
PREMISES AFFECTED:	4408 N. Kedzie Avenue	
SUBJECT:	Application for a special use to establish a barber shop.	

93-25-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Eric Eichler and Andrea Oulehlova
OWNER: Same as applicant
PREMISES AFFECTED: 3128 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 22.27' to 19.7', south side back from 4.07' to 2' (north to be 4.085'), combined side yard setback from 10.17' to 6.08' for a proposed rear two-story addition with a second-story roof top deck and two enclosed parking spaces for the existing two-story, single-family residence.

94-25-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Eric Eichler and Andrea Oulehlova
OWNER: Same as applicant
PREMISES AFFECTED: 3128 N. Oakley Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 225 square feet to zero for a proposed rear two-story addition with a second-floor roof top deck and two enclosed parking spaces for the existing two-story, single-family residence.

95-25-S **ZONING DISTRICT: B3-1** **WARD: 11**
APPLICANT: Liberty Mart Inc. dba Bridgeport Shell
OWNER: Warsi Management, LLC
PREMISES AFFECTED: 215 W. 31st Street
SUBJECT: Application for a special use to modify an existing gas station and expand an existing convenience store with a second-floor office.

96-25-Z **ZONING DISTRICT: B3-1** **WARD: 11**
APPLICANT: Liberty Mart Inc. dba Bridgeport Shell
OWNER: Warsi Management, LLC
PREMISES AFFECTED: 215 W. 31st Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 12,500 square feet +/- to allow modifications to a gas station and the expansion of an existing convenience store with second floor office.

97-25-Z **ZONING DISTRICT: B3-1** **WARD: 11**
APPLICANT: Liberty Mart Inc. dba Bridgeport Shell
OWNER: Warsi Management, LLC
PREMISES AFFECTED: 215 W. 31st Street
SUBJECT: Application for a variation to reduce the perimeter landscape from the required 7' to 5' along Wells Street, eliminate perimeter trees along Wells Street, eliminate landscape setback, ornamental fencing, perimeter trees and shrub hedge along 31st street, eliminate five required interior trees and reduce the interior landscape from 646 square feet to 286 square feet.

98-25-Z	ZONING DISTRICT: RM-5	WARD: 5
APPLICANT:	6829 S. Clyde, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6829 S. Clyde Avenue	
SUBJECT:	Application for a variation to reduce the south side setback from the required 5' to zero, rear setback from 37.60' to 26.58' to allow bicycle parking in the side setback and erect a partial four-story rear enclosed porch to an existing transit served four-story, six dwelling unit building to be converted to a ten dwelling unit building.	
99-25-Z	ZONING DISTRICT: RM-5	WARD: 5
APPLICANT:	6829 S Clyde, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6829 S. Clyde Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 460.64 square feet to 367.38 square feet for a transit served four-story, six dwelling unit building to be converted to a ten dwelling unit building.	
100-25-Z	ZONING DISTRICT: RM-5	WARD: 5
APPLICANT:	6829 S Clyde, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6829 S. Clyde Avenue	
SUBJECT:	Application for a variation to reduce the required from our spaces to zero to convert an existing transit served four-story, six dwelling unit building to be converted to ten dwelling units.	
101-25-Z	ZONING DISTRICT: B2-3	WARD: 32
APPLICANT:	3312 Lincoln, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1654 W. School Street / 3305 N. Paulina Street	
SUBJECT:	Application for a variation to reduce the rear yard setback from the required 30' to 6.13' for a proposed five-story, seventeen dwelling unit building with a thirteen-space garage located within 2,640' of a CTA rail station.	
102-25-Z	ZONING DISTRICT: B2-3	WARD: 32
APPLICANT:	3312 Lincoln, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1654 W. School Street/ 3305 N. Paulina Street	
SUBJECT:	Application for a variation to increase the number of required off-street parking spaces for a transit served location from nine to thirteen for a proposed five-story, seventeen dwelling unit building with a thirteen-space garage which is located within 2,640' of a CTA rail station.	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its February 21, 2025 regular meeting.

Approval of supplemental rule requiring intake meetings for two additional use types – group living uses & cannabis craft growers/infusers/processors. Supplemental rule is intended to streamline reviews for these use types.

Adjournment.