

**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.
 • **Approved**

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.
 • **Approved**

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.
 • **Approved**

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.
 • **Approved**

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.

- **Approved**

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.

- **Continued to May 16, 2025 at 9:00am.**

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.

- **Approved**

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.

- **Approved**

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.

- **Approved**

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.

- Continued to May 16, 2025 at 9:00am.

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.

- Continued to May 16, 2025 at 9:00am.

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.

- Approved

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.

- Approved

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.

- **Approved**

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.

- **Approved**

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.

- **Approved**

103-25-Z ZONING DISTRICT: RS-3 WARD: 47
APPLICANT: John Tomlinson
OWNER: Same as applicant
PREMISES AFFECTED: 4837 N. Hamilton Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2.4' to 0.7' (south to be 15.79'), combined side yard setback to be 16.49' for a proposed rear one-story addition to the existing three-story, single-family residence.

- **Approved**

104-25-Z ZONING DISTRICT: RM-4.5 WARD: 26
APPLICANT: Marcilia Bellgrau
OWNER: Same as applicant
PREMISES AFFECTED: 1908 N. Francisco Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to 0.73' (south to be 26.82'), combined side yard setback to be 27.55' for a proposed roof enclosure and second floor rear addition for an existing two-story single-family residence.

- **Approved**

