### CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- November 15, 2024 121 N. LaSalle, 10<sup>th</sup> Floor, Room 1003 A

Approval of the minutes from the October 18, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the November 15, 2024, regular meeting of the Zoning Board of Appeals.

#### <u>9:00 A.M.</u>

**SUBJECT:** 

## A.M. CONTINUANCES

409-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RS-2</b> Aaron Topper Same as applicant 2941 W. Morse Avenue Application for a variation to reduc required 34.48' to 20.09', west side to be 18.04'), combined side setbac two-story single-family residence we enclosed parking spaces.	setback from 8.5' to 7.49' (east k shall be 25.53' for a proposed
410-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RS-2</b> Aaron Topper Same as applicant 2941 W. Morse Avenue Application for a variation to increator .66 for a proposed two-story sing patio and two enclosed parking spat	gle-family residence with front

446-24-S	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 1</b>
APPLICANT:	Noella's Salon and Spa Inc.	
<b>OWNER:</b>	Anna Colella	
<b>PREMISES AFFECTED:</b>	1018 N. Ashland Avenue	
SUBJECT:	Application for a special use to esta	ablish a hair salon.
447-24-S	ZONING DISTRICT: B3-3	WARD: 3
APPLICANT:	Darryl Bruce dba Life Stylez Barber & Beauty Shop	
OWNER:	James Shephard	a ce beauty bliop
PREMISES AFFECTED:	75 E. 43rd Street	

Application for a special use to establish a barber shop.

448-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> Dan Ta dba Wicker Park Nail Spa Same as applicant 2105 W. Division Street Application for a special use to establis	WARD: 1 h a nail salon.
449-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> Jennifer Holly Padilla Troy one, LLC 3137 W. Montrose Avenue Application for a special use to establis	WARD: 33 h a massage establishment.
450-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 37Jose Cazho PinquilSame as applicant906 N. Karlov AvenueApplication for a variation to reduce the front setback from therequired 21.28' to 12.97', north side setback from 2.4' to 1' (southto be 6.87') combined side setback to 7.87' for a proposed frontporch, north side and rear second floor addition for an existingtwo-story, two dwelling unit building.	
451-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> Holy Cobra, LLC 1875 N. Milwaukee, LLC 1875 N. Milwaukee Avenue Application for a special use to establishest.	WARD: 32 h a tattoo services
452-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: M2-2</b> Grand Amoco Car Wash, Inc. Norko, LLC 4400 W. North Avenue Application for a special use to expand that is accessory to a gas station and au	
453-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: M2-2</b> Grand Amoco Car Wash, Inc. Norko, LLC 4400 W. North Avenue Application for a variation to reduce th 20,000 square feet to 17,598 square feet expansion of a gas station convenience wash.	t for the proposed

454-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: M2-2WARD: 37Grand Amoco Car Wash Inc.Norko, LLC4400 W. North AvenueApplication for a variation to reduce the interior landscape areafrom the required 1,022 square feet to 320 square feet and toreduce the number of interior trees from the required eight to three.	
455-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-2WARD: 41Joseph VartanianSame as applicant5320 N. Oriole AvenueApplication for a variation to reduce the front setback from the required 21.38' to 16.43' for a proposed front porch for the existing two-story, single-family residence.	
456-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-1WARD: 47Public Building Commission of Chicago (PBC)Chicago Department of Transportation4666 N. Lincoln AvenueApplication for a special use to establish a non-accessory parkinglot located on a retail pedestrian street.	
457-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-6.5WARD: 43Mansueto Belden-Stratford, LLCSame as applicant2300-12 N. Lincoln Park WestApplication for a special use to establish residential support serviceuse restaurant that is 8,372.7 square feet and located on the groundfloor and portion of the second story of an existing sixteen story,two-hundred and nine dwelling unit building with an existing daycare and residential support services use at the basement, first andsecond stories.	
458-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-6.5WARD: 43Mansueto Belden-Stratford, LLCSame as applicant2300-12 N. Lincoln Park WestApplication for a special use to establish a residential supportservices at grade outdoor patio use serving a proposed residentialsupport services restaurant in an existing sixteen story, two-hundred and nine dwelling unit building with an existing day careand residential support services use at the basement, first andsecond stories.	

459-24-S **ZONING DISTRICT: B3-1 WARD: 29 APPLICANT:** JMLL Investments, LLC **OWNER:** Trust No. 8002382159 6214 W. North Avenue **PREMISES AFFECTED: SUBJECT:** Application for a special use to convert an existing ground floor retail use tenant space into a proposed pawn shop use in an existing two-story, mixed-use building. 460-24-S **ZONING DISTRICT: B3-1 WARD: 41 APPLICANT:** Eda Salon & Spa, Inc. Higgins Rental, LLC **OWNER:** 7118 W. Higgins Avenue **PREMISES AFFECTED:** Application for a special use to establish a hair and nail salon. **SUBJECT:** 461-24-Z **ZONING DISTRICT: RS-3 WARD: 32 APPLICANT:** Jeffrey Martin Krol, Elizabeth Ann Reichter Same as applicant **OWNER: PREMISES AFFECTED:** 1815 W. Cortland Street Application for a variation to reduce the west side setback from the **SUBJECT:** required 2' to 1.33' (east to be 19.50'), combined side yard setback to be 20.83', rear setback from 35' to 19.58' for a proposed new stair bridge connection that will access a proposed roof deck and pergola on an existing detached two car garage from an existing rear open stair to an existing two-story, single-family residence. 462-24-Z **ZONING DISTRICT: RS-3 WARD: 25 APPLICANT:** Decolores, LLC Sergio Reyes & Priscilla Reyes **OWNER:** PREMISES AFFECTED: 1626 S. Halsted Street Application for a variation to reduce the rear setback from the SUBJECT: required 16' to 5' in order to expand an existing restaurant. 463-24-Z **ZONING DISTRICT: B3-1** WARD: 3 **APPLICANT:** Wells Fargo Bank, N.A. Allen & King, LLC **OWNER:** 3907 S. Dr. Martin Luther King Jr. Dr. **PREMISES AFFECTED:** Application for a variation to reduce the required transparent **SUBJECT:** window area by 25% along Martin Luther King Jr. Dr and 22% along Pershing Road (not to exceed 25%) for a proposed one-story bank with fourteen parking spaces which is located within 2,640 feet from a CTA rail station. **ZONING DISTRICT: B3-1** 464-24-Z WARD: 3 Wells Fargo Bank, N.A **APPLICANT:** Allen & King, LLC **OWNER: PREMISES AFFECTED:** 3907 S. Dr. Martin Luther King Jr. Dr. Application for a variation to allow vehicle access on King Drive SUBJECT: and Pershing Road for a proposed one-story bank with fourteen parking spaces which is located within 2,640 from a CTA rail station.

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465-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-1</b> Wells Fargo Bank, N.A Allen & King, LLC 3907 S. Dr. Martin Luther King Jr, Dri Application for a variation to reduce th Drive from the required 9' to 3.6' for a with fourteen parking spaces which is CTA rail station.	e front setback along King proposed one-story bank
466-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> Barber Rock, LLC Eli Elgazar 936 W. Diversey Parkway Application for a special use to establis	WARD: 44
467-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT:</b> RS-3 Jorge Mancilla Same as applicant 4201 S. Normal Avenue Application for a variation to reduce the required 5.58' to 1.58', north side setbac be 6.20' and combined side yard setbac front porch, rear two-story stairs/ landi four dwelling unit building.	ck from 2' to 0.58' (south to ck to be 6.78') for a proposed
468-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: C1-3</b> Anwer Tamras Same as applicant 1463 W. Montrose Avenue Application for a special use to establis second floor for a proposed three-story dwelling units at the rear of an existing building which is located within 1,320 roadway segment.	addition containing three g three-story, mixed-use
469-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: C1-3</b> Anwer Tamras Same as applicant 1463 W. Montrose Application for a variation to reduce the required 30' to 2.41' for a proposed real containing three new dwelling units at mixed-use building that is located with corridor roadway segment.	r three-story addition an existing three-story,

470-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: C1-3</b> Anwer Tamras Same as applicant 1463 W. Montrose Avenue Application for a variation to reduce the street parking spaces for a transit served parking spaces to zero for a proposed re containing three new dwelling units at a mixed-use building that is located with corridor roadway segment.	d location from three ear three-story addition an existing three-story,
471-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-1</b> In the Clouds Tattoo, Inc. Victor M. Orozco-Lopez 8356 S. Pulaski Road Application for a special use to establis parlor with piercing) in an existing com	-
472-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: B1-2WARD: 50Yeshivas Kesser YonahSame as applicant6345 N. Monticello AvenueApplication for a special use to allow the expansion of an existingspecial use of an existing group living (dormitory) facility to beexpanded into the existing first floor of an existing three-storybuilding with twenty-eight bicycle parking spaces located withinthe building and six open surface parking spaces located at the rearof the property.	
473-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B1-2</b> Yeshivas Kesser Yonah Same as applicant 6345 N. Monticello Avenue Application for a variation to reduce the from seven to six spaces for the expans use of an existing group living (dormited into the existing first floor of an existin twenty-eight bicycle parking spaces loce and six open surface parking spaces loce property.	ion of an existing special ory) facility to be expanded g three-story building with eated within the building

474-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B1-2</b> Yeshivas Kesser Yonah Same as applicant 6345 N. Monticello Avenue Application for a variation to eliminate requirement (with one tree and a few shi Avenue for the expansion of an existing group living (dormitory) facility to be ex of an existing three-story building with parking spaces located within the building parking spaces located at the rear of the	rubs) along N. Monticello special use of an existing xpanded into the first floor twenty-eight bicycle ng and six open surface
475-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RT-4</b> Michael Hollub Same as applicant 833 S. Bishop Street Application for a variation to reduce the the required 2' to zero, (north side setback side yard setback from 4' to zero for a pr three-story addition and a new rear deck single-family residence.	ck to be zero), combined roposed one-, two- and
476-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RT-4</b> Michael Hollub Same as applicant 833 S. Bishop Street Application for a variation to increase th from 0.90 to 1.29 which is less than a 15 area in existence fifty years ago for a pro- three-story addition to the existing two-s- residence.	5% increase of the floor oposed one-, two- and
477-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 32Jacob A BeidlerJacob Beidler & Deborah Witzburg1658 N. Leavitt StreetApplication for a variation to reduce the south side back from the required 3' to zero (north to be 0.48'), combined side yard setback from 7.5' to 0.48', rear setback from 34.93' to 1.15' for an as built three-car detached garage with roof deck with new screen fences on parapet walls at sides and new roof structure over the roof top deck and an as built one story open deck all accessory to the existing three-story, single-family residence.	
478-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B1-2</b> LA Nails Studio, LLC dba LA Nails Stu 1054-56 N. Ashland Holdings, LLC 1054 N. Ashland Avenue Application for a special use to establish	

479-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RS-3</b> MK Construction & Builders, Inc. Same as applicant 3013 N. Normandy Avenue Application for a variation to reduce the required 63.40' to 21' for a proposed two residence and two-car garage.	
480-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RS-3</b> MK Construction & Builders, Inc. Same as applicant 3015 N. Normandy Avenue Application for a variation to reduce the required 64.81' to 21' for a proposed two residence with a two-car garage.	
481-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: C1-2</b> KAP-JG, LLC and EKTwo, LLC Stacey Garrett 6948-50 S. Stony Island Avenue Application for a special use to establish dispensary.	WARD: 5
482-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: C2-2</b> Unity Parenting & Counseling, Inc. Kiki Enterprises, LTD. 8907-23 S. Ashland Avenue Application for a special use to establish	WARD: 21
483-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-1</b> Starbucks Corporation GMX Rega OC, LLC 6000 W. Belmont Avenue Application for a special use to establish proposed fast-food restaurant (Starbucks	-

## <u>2:00 P.M.</u>

# **CONTINUANCES**

173-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> Lawndale Christian Health Center Edna's Circle 4000-04 W. Jackson Boulevard Application for a special use to establish the ground floor of an existing three-stor	•
174-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> Phoenix Recovery Center Services, LLC Edna's Circle 4000-04 W. Jackson Boulevard Application for a special use to establish the second floor of an existing three-stor 4000 W. Jackson Boulevard.	a transitional residence on
175-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> Edna's Circle Same as applicant 4000-04 W. Jackson Boulevard Application for a variation to reduce the containing dwelling units from the requir proposed second and third floor addition an existing three-story, mixed-use buildi	red 30' to 25' for a and rear exterior stair on
266-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> Phoenix Recovery Services Edna's Circle 4000-04 W. Jackson Boulevard Application for a special use to establish the third floor of an existing three-story,	
267-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: B3-2</b> Phoenix Recovery Services Edna's Circle 4000-04 W. Jackson Boulevard Application for a special use to establish an existing two-story residential building Boulevard	
277-24-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: C2-1</b> S & S Mini Mart, Inc. 12701 Halsted, LLC 12701-07 S. Halsted Application for a special use to establish single-story convenience store.	<b>WARD: 9</b> a gas station with a

278-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: C2-1</b> S & S Mini Mart, Inc. 1270 Halsted, LLC 12701-07 S. Halsted Street Application for a variation to reduce the 20,000 square feet to 13,284 square feet with a one-story convenience store.	
368-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RM-5</b> Dena Oaklander and Travis Meyer Same as applicant 1936 N. Sedgwick Street Application for a variation to reduce the setback from 2' to 0.35' and 1.74' and th 4.08' to 2.09' for a proposed two-story re level addition to connect the rear and pr a two-story single-family residence.	e combined setback from ear addition and lower-
369-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RM-5</b> Dena Oaklander & Travis Meyer Same as applicant 1936 N. Sedgwick Street Application for a variation to reduce the diameter of 10' and 155 square feet of re square feet for a proposed rear two-story addition to connect rear and principal bu single-family residence.	ear yard open space to zero y addition and lower-level
388-24-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	<b>ZONING DISTRICT: RS-2</b> C.K. Construction, Inc. Sergio Amezquita & Lucia Nevarez Fav Starlow (11202 & 11208) 11202-08 S. Christiana Avenue Application for a variation to reduce the required 20' to 16.4', north side setback 3.8'), combined side yard setback from 9 an improved zoning lot. The existing sir 11206 shall remain. Vacant lots at 11205	front setback from the from 4' to 1.3", (south to be 9' to 5.1' for the division of ngle-family residence at

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its October 18, 2024 regular meeting.

Adjournment.