## 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.

#### 9:00 A.M.

## **A.M. CONTINUANCES**

409-24-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Aaron Topper
OWNER: Same as applicant
PREMISES AFFECTED: 2941 W. Morse Avenue

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

required 34.48' to 20.09', west side setback from 8.5' to 7.49' (east to be 18.04'), combined side setback shall be 25.53' for a proposed

two-story single-family residence with front patio and two

enclosed parking spaces.

Approved

410-24-Z ZONING DISTRICT: RS-2 WARD: 50

APPLICANT: Aaron Topper
OWNER: Same as applicant
PREMISES AFFECTED: 2941 W. Morse Avenue

**SUBJECT:** Application for a variation to increase the floor area ratio from .65

to .66 for a proposed two-story single-family residence with front

patio and two enclosed parking spaces.

• Approved

#### **REGULAR CALL**

446-24-S ZONING DISTRICT: B1-2 WARD: 1

**APPLICANT:** Noella's Salon and Spa Inc.

**OWNER:** Anna Colella

**PREMISES AFFECTED:** 1018 N. Ashland Avenue

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

Approved

**447-24-S APPLICANT:**ZONING DISTRICT: B3-3 WARD: 3

Darryl Bruce dba Life Stylez Barber & Beauty Shop

**OWNER:** James Shephard **PREMISES AFFECTED:** 75 E. 43rd Street

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

448-24-S ZONING DISTRICT: B3-2 WARD: 1

**APPLICANT:** Dan Ta dba Wicker Park Nail Spa

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2105 W. Division Street

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

Approved

449-24-S ZONING DISTRICT: B3-2 WARD: 33

**APPLICANT:** Jennifer Holly Padilla

**OWNER:** Troy one, LLC

PREMISES AFFECTED: 3137 W. Montrose Avenue

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

Approved

450-24-Z ZONING DISTRICT: RS-3 WARD: 37

APPLICANT: Jose Cazho Pinquil
OWNER: Same as applicant
PREMISES AFFECTED: 906 N. Karlov Avenue

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

required 21.28' to 12.97', north side setback from 2.4' to 1' (south to be 6.87') combined side setback to 7.87' for a proposed front porch, north side and rear second floor addition for an existing

two-story, two dwelling unit building.

Approved

451-24-S ZONING DISTRICT: B3-2 WARD: 32

**APPLICANT:** Holy Cobra, LLC

**OWNER:** 1875 N. Milwaukee, LLC **PREMISES AFFECTED:** 1875 N. Milwaukee Avenue

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

establishment.

Approved

452-24-S ZONING DISTRICT: M2-2 WARD: 37

**APPLICANT:** Grand Amoco Car Wash, Inc.

OWNER: Norko, LLC

**PREMISES AFFECTED:** 4400 W. North Avenue

**SUBJECT:** Application for a special use to expand a retail convenience store

that is accessory to a gas station and automated car wash.

453-24-Z ZONING DISTRICT: M2-2 WARD: 37

**APPLICANT:** Grand Amoco Car Wash, Inc.

OWNER: Norko, LLC

PREMISES AFFECTED: 4400 W. North Avenue

**SUBJECT:** Application for a variation to reduce the lot area from the required

20,000 square feet to 17,598 square feet for the proposed

expansion of a gas station convenience store and an automated car

wash.

• Approved

454-24-Z ZONING DISTRICT: M2-2 WARD: 37

**APPLICANT:** Grand Amoco Car Wash Inc.

OWNER: Norko, LLC

**PREMISES AFFECTED:** 4400 W. North Avenue

**SUBJECT:** Application for a variation to reduce the interior landscape area

from the required 1,022 square feet to 320 square feet and to reduce the number of interior trees from the required eight to three.

Approved

455-24-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Joseph Vartanian
OWNER: Same as applicant
PREMISES AFFECTED: 5320 N. Oriole Avenue

**SUBJECT:** Application 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.

Approved

456-24-S ZONING DISTRICT: B1-1 WARD: 47
APPLICANT: Public Building Commission of Chicago (PBC)

**OWNER:** Chicago Department of Transportation

PREMISES AFFECTED: 4666 N. Lincoln Avenue

**SUBJECT:** Application for a special use to establish a non-accessory parking

lot located on a retail pedestrian street.

Approved

457-24-S ZONING DISTRICT: RM-6.5 WARD: 43

**APPLICANT:** Mansueto Belden-Stratford, LLC

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 2300-12 N. Lincoln Park West

**SUBJECT:** Application for a special use to establish residential support service

use restaurant that is 8,372.7 square feet and located on the ground floor and portion of the second story of an existing sixteen story, two-hundred and nine dwelling unit building with an existing day care and residential support services use at the basement, first and

second stories.

458-24-S ZONING DISTRICT: RM-6.5 WARD: 43

**APPLICANT:** Mansueto Belden-Stratford, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2300-12 N. Lincoln Park West

**SUBJECT:** Application for a special use to establish a residential support

services at grade outdoor patio use serving a proposed residential support services restaurant in an existing sixteen story, twohundred and nine dwelling unit building with an existing day care and residential support services use at the basement, first and

second stories.

Approved

**459-24-S ZONING DISTRICT: B3-1 WARD: 29** 

APPLICANT: JMLL Investments, LLC OWNER: Trust No. 8002382159
PREMISES AFFECTED: 6214 W. North Avenue

**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.

Approved

**460-24-S ZONING DISTRICT: B3-1 WARD: 41** 

APPLICANT: Eda Salon & Spa, Inc.

OWNER: Higgins Rental, LLC

PREMISES AFFECTED: 7118 W. Higgins Avenue

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

Approved

461-24-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Jeffrey Martin Krol, Elizabeth Ann Reichter

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1815 W. Cortland Street

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

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.

Approved

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.

• Continued to January 17, 2025 at 2:00pm.

463-24-Z ZONING DISTRICT: B3-1 WARD: 3

APPLICANT: Wells Fargo Bank, N.A. OWNER: Allen & King, LLC

**PREMISES AFFECTED:** 3907 S. Dr. Martin Luther King Jr. Dr.

**SUBJECT:** Application for a variation to reduce the required transparent

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.

Approved

464-24-Z ZONING DISTRICT: B3-1 WARD: 3

APPLICANT: Wells Fargo Bank, N.A OWNER: Allen & King, LLC

**PREMISES AFFECTED:** 3907 S. Dr. Martin Luther King Jr. Dr.

**SUBJECT:** Application for a variation to allow vehicle access on King Drive

and Pershing Road for a proposed one-story bank with fourteen parking spaces which is located within 2,640 from a CTA rail

station.

• Approved

465-24-Z ZONING DISTRICT: B3-1 WARD: 3

**APPLICANT:** Wells Fargo Bank, N.A **OWNER:** Allen & King, LLC

**PREMISES AFFECTED:** 3907 S. Dr. Martin Luther King Jr, Drive

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

Drive from the required 9' to 3.6' for a proposed one-story bank with fourteen parking spaces which is located within 2,640' from a

CTA rail station.

Approved

**466-24-S ZONING DISTRICT: B3-2 WARD: 44** 

**APPLICANT:** Barber Rocks, LLC

**OWNER:** Eli Elgazar

**PREMISES AFFECTED:** 936 W. Diversey Parkway

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

Approved

467-24-Z ZONING DISTRICT: RS-3 WARD: 11

APPLICANT: Jorge Mancilla
OWNER: Same as applicant
PREMISES AFFECTED: 4201 S. Normal Avenue

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

required 5.58' to 1.58', north side setback from 2' to 0.58' (south to be 6.20' and combined side yard setback to be 6.78') for a proposed front porch, rear two-story stairs/landing in an existing two-story,

four dwelling unit building.

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.

• Continued to January 17, 2025 at 2:00pm.

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.

• Continued to January 17, 2025 at 2:00pm.

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.

• Continued to January 17, 2025 at 2:00pm.

471-24-S ZONING DISTRICT: B3-1 WARD: 18

APPLICANT: In the Clouds Tattoo, Inc.
OWNER: Victor M. Orozco-Lopez
PREMISES AFFECTED: 8356 S. Pulaski Road

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

parlor with piercing) in an existing commercial space.

472-24-S ZONING DISTRICT: B1-2 WARD: 50

APPLICANT: Yeshivas Kesser Yonah OWNER: Same as applicant

PREMISES AFFECTED: 6345 N. Monticello Avenue

**SUBJECT:** Application for a special use to allow the expansion of an existing

special use of an existing group living (dormitory) facility to be expanded into the existing first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear

of the property.

Approved

473-24-Z ZONING DISTRICT: B1-2 WARD: 50

**APPLICANT:** Yeshivas Kesser Yonah **OWNER:** Same as applicant

PREMISES AFFECTED: 6345 N. Monticello Avenue

**SUBJECT:** Application for a variation to reduce the required parking spaces

from seven to six spaces for the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the existing first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear of the

property.

Approved

474-24-Z ZONING DISTRICT: B1-2 WARD: 50

**APPLICANT:** Yeshivas Kesser Yonah **OWNER:** Same as applicant

PREMISES AFFECTED: 6345 N. Monticello Avenue

**SUBJECT:** Application for a variation to eliminate the 7' landscape setback

requirement (with one tree and a few shrubs) along N. Monticello Avenue for the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface

parking spaces located at the rear of the property.

Approved

475-24-Z ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: Michael Hollub
OWNER: Same as applicant
PREMISES AFFECTED: 833 S. Bishop Street

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

the required 2' to zero, (north side setback to be zero), combined side yard setback from 4' to zero for a proposed one-, two- and three-story addition and a new rear deck for the existing two-story

single-family residence.

476-24-Z ZONING DISTRICT: RT-4 WARD: 28

**APPLICANT:** Michael Hollub Same as applicant **PREMISES AFFECTED:** 833 S. Bishop Street

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

from 0.90 to 1.29 which is less than a 15% increase of the floor area in existence fifty years ago for a proposed one-, two- and three-story addition to the existing two-story single-family

residence.

Approved

477-24-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Jacob A Beidler

**OWNER:** Jacob Beidler & Deborah Witzburg

PREMISES AFFECTED: 1658 N. Leavitt Street

**SUBJECT:** Application 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.

Approved

478-24-S ZONING DISTRICT: B1-2 WARD: 1

**APPLICANT:** LA Nails Studio, LLC dba LA Nails Studio

**OWNER:** 1054-56 N. Ashland Holdings, LLC

**PREMISES AFFECTED:** 1054 N. Ashland Avenue

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

Approved

479-24-Z ZONING DISTRICT: RS-3 WARD: 36

**APPLICANT:** MK Construction & Builders, Inc.

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3013 N. Normandy Avenue

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

required 63.40' to 21' for a proposed two-story, single-family

residence and two-car garage.

Approved

480-24-Z ZONING DISTRICT: RS-3 WARD: 36

**APPLICANT:** MK Construction & Builders, Inc.

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 3015 N. Normandy Avenue

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

required 64.81' to 21' for a proposed two-story, single-family

residence with a two-car garage.

481-24-S ZONING DISTRICT: C1-2 WARD: 5

**APPLICANT:** KAP-JG, LLC and EKTwo, LLC

**OWNER:** Stacey Garrett

**PREMISES AFFECTED:** 6948-50 S. Stony Island Avenue

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary.

• Approved

482-24-S ZONING DISTRICT: C2-2 WARD: 21

**APPLICANT:** Unity Parenting & Counseling, Inc.

**OWNER:** Kiki Enterprises, LTD. **PREMISES AFFECTED:** 8907-23 S. Ashland Avenue

**SUBJECT:** Application for a special use to establish a transitional shelter.

Approved

**483-24-S ZONING DISTRICT: B3-1 WARD: 30** 

APPLICANT: Starbucks Corporation
OWNER: GMX Rega OC, LLC
PREMISES AFFECTED: 6000 W. Belmont Avenue

**SUBJECT:** Application for a special use to establish a drive through to serve a

proposed fast-food restaurant (Starbucks).

## 2:00 P.M.

## **CONTINUANCES**

173-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Lawndale Christian Health Center

**OWNER:** Edna's Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a community center on

the ground floor of an existing three-story, mixed-use building.

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

174-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Phoenix Recovery Center Services, LLC

**OWNER:** Edna's Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a transitional residence on

the second floor of an existing three-story, mixed-use building at

4000 W. Jackson Boulevard.

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

175-24-Z ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Edna's Circle **OWNER:** Same as applicant

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

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

containing dwelling units from the required 30' to 25' for a proposed second and third floor addition and rear exterior stair on

an existing three-story, mixed-use building.

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

266-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Phoenix Recovery Services

**OWNER:** Edna's Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a transitional residence on

the third floor of an existing three-story, mixed-use building.

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

267-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Phoenix Recovery Services

**OWNER:** Edna's Circle

**PREMISES AFFECTED:** 4000-04 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a transitional residence in

an existing two-story residential building at 4002 W. Jackson

Boulevard.

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

277-24-S ZONING DISTRICT: C2-1 WARD: 9

APPLICANT: S & S Mini Mart, Inc.

OWNER: 12701 Halsted, LLC

PREMISES AFFECTED: 12701-07 S. Halsted

**SUBJECT:** Application for a special use to establish a gas station with a

single-story convenience store.

Denied

278-24-Z ZONING DISTRICT: C2-1 WARD: 9

APPLICANT: S & S Mini Mart, Inc.

OWNER: 1270 Halsted, LLC

**PREMISES AFFECTED:** 12701-07 S. Halsted Street

**SUBJECT:** Application for a variation to reduce the minimum lot area from

20,000 square feet to 13,284 square feet for a proposed gas station

with a one-story convenience store.

Denied

368-24-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Dena Oaklander and Travis Meyer

**OWNER:** Same as applicant

PREMISES AFFECTED: 1936 N. Sedgwick Street

**SUBJECT:** Application for a variation to reduce the north and south side

setback from 2' to 0.35' and 1.74' and the combined setback from 4.08' to 2.09' for a proposed two-story rear addition and lower-level addition to connect the rear and principal building resulting in

a two-story single-family residence.

Approved

369-24-Z ZONING DISTRICT: RM-5 WARD: 43

**APPLICANT:** Dena Oaklander & Travis Meyer

**OWNER:** Same as applicant

PREMISES AFFECTED: 1936 N. Sedgwick Street

**SUBJECT:** Application for a variation to reduce the minimum required

diameter of 10' and 155 square feet of rear yard open space to zero square feet for a proposed rear two-story addition and lower-level addition to connect rear and principal buildings in a two-story,

single-family residence.

388-24-Z ZONING DISTRICT: RS-2 WARD: 19

**APPLICANT:** C.K. Construction, Inc.

OWNER: Sergio Amezquita & Lucia Nevarez Favela (11206) / Sharon

Starlow (11202 & 11208)

**PREMISES AFFECTED:** 11202-08 S. Christiana Avenue

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

required 20' to 16.4', north side setback from 4' to 1.3", (south to be 3.8'), combined side yard setback from 9' to 5.1' for the division of an improved zoning lot. The existing single-family residence at 11206 shall remain. Vacant lots at 11202 and 11208 are proposed.

• Dismissed on the Board's Own Motion.

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

Adjournment.