

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 Pinquill
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.
 • **Approved**

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.

- **Approved**

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.

- **Approved**

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.

- Approved

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.

- **Approved**

476-24-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 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.

- **Approved**

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.

- **Approved**

388-24-Z

ZONING DISTRICT: RS-2

WARD: 19

APPLICANT:

C.K. Construction, Inc.

OWNER:

Sergio Amezcuita & 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.