

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- August 15, 2025

121 N. LaSalle, 10th Floor, Room 1003-A

Approval of the minutes from the July 18, 2025, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the August 15, 2025 regular meeting of the Zoning Board of Appeals.

9:00 A.M.

309-25-Z

ZONING DISTRICT: B2-3

WARD: 27

APPLICANT:

Ali Manesh

OWNER:

Same as applicant

PREMISES AFFECTED:

1361 W. Chicago Avenue

SUBJECT:

Application for a variation to reduce the rear setback from the required 30' to 3' on floors containing dwelling units for a proposed four-story, five dwelling unit building with first floor retail, two covered parking spaces and five bicycle spaces located within 2,640 of a CTA rail station.

310-25-S

ZONING DISTRICT: B3-2

WARD: 1

APPLICANT:

Daybrk Tattoo Studio, LLC

OWNER:

Jaime Rodriguez

PREMISES AFFECTED:

2423 W. North Avenue

SUBJECT:

Application for a special use to establish a body art / tattoo shop.

311-25-S

ZONING DISTRICT: B3-1.5

WARD: 47

APPLICANT:

Akzhol Anarbek Uuulu / Ala-too KG, LLC

OWNER:

1700 Lawrence Properties, LLC

PREMISES AFFECTED:

1702 W. Lawrence Avenue

SUBJECT:

Application for a special use to establish a hair salon.

312-25-S

ZONING DISTRICT: B1-1

WARD: 26

APPLICANT:

Dee Yasia Nathaly Ortiz Sales

OWNER:

Daniel Pappas

PREMISES AFFECTED:

2738 W. North Avenue

SUBJECT:

Application for a special use to establish a hair salon and barber shop.

313-25-S

ZONING DISTRICT: B1-1

WARD: 31

APPLICANT:

Mayra Rojo / Silvia Aguilar- Love Beauty Hair by M & S, LLC

OWNER:

Chris Verzevoulis / Troy Commercial Real Estate Ltd.

PREMISES AFFECTED:

5124 W. Belmont Avenue

SUBJECT:

Application for a special use to establish a hair salon.

314-25-S

ZONING DISTRICT: B1-1

WARD: 19

APPLICANT:

PHDS Consulting, LLC d/b/a Professional Hair Doctors

OWNER:

Old National Bank as Trustee #13153 Dated September 22, 1995

PREMISES AFFECTED:

11820 S. Western Avenue

SUBJECT:

Application for a special use to establish a hair salon.

315-25-S	ZONING DISTRICT: B3-5	WARD: 27
APPLICANT:	Stas Spa, LLC	
OWNER:	Recon Properties, LLC	
PREMISES AFFECTED:	943 N. Crosby Street	
SUBJECT:	Application for a special use to establish a nail salon.	
316-25-S	ZONING DISTRICT: B3-2	WARD: 26
APPLICANT:	Calaveras Barbershop & SMP, LLC	
OWNER:	Humboldt 1, LLC	
PREMISES AFFECTED:	3005 W. Armitage Avenue	
SUBJECT:	Application for a special use to establish a body art service (micro hair pigmentation).	
317-25-S	ZONING DISTRICT: B3-2	WARD: 36
APPLICANT:	Meraki Room Chicago, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	935-39 N. Damen Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
318-25-S	ZONING DISTRICT: DX-7	WARD: 34
APPLICANT:	World of Astrology Boutique and More, LLC	
OWNER:	Haymarket Building Corporation	
PREMISES AFFECTED:	650 W. Randolph Street Second Floor	
SUBJECT:	Application for a special use to establish a fortune telling service.	
319-25-Z	ZONING DISTRICT: RS-3	WARD: 35
APPLICANT:	Andrew Simpson	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3107 N. Lawndale Avenue	
SUBJECT:	Application for a variation to increase the building height from the maximum 30' to 32.83' for a proposed third floor dormer addition to an existing three-story. two dwelling unit building.	
320-25-Z	ZONING DISTRICT: DC-16	WARD: 42
APPLICANT:	Washington Franklin, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	309 W. Washington Street	
SUBJECT:	Application for a variation to reduce the number of required off-street parking spaces for a transit served location from forty-two to zero to convert office spaces on floors two through thirteen to eighty-four residential units (seventy-two dwelling units and twelve efficiency units) in an existing thirteen-story office building with ground floor retail space to be located within 2,640 of a CTA rail station.	

326-25-Z	ZONING DISTRICT: RS-3	WARD: 49
APPLICANT:	Chicago Board of Education for the City of Chicago	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3320 W. Hirsch Street	
SUBJECT:	Application for a variation to reduce the front setback from 20' to 9.5', side setback from 30.75' to 6.87' for a proposed addition of new recreational equipment and unenclosed parking spaces to an existing school.	
327-25-Z	ZONING DISTRICT: RT-4	WARD: 28
APPLICANT:	Maria Carchi	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4325 W. Maypole Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,781 square feet to convert an existing two-story, two-dwelling unit building to a three-dwelling unit building.	
328-25-Z	ZONING DISTRICT: RS-3	WARD: 4
APPLICANT:	David Odulate	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3411 S. Prairie Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 13.85' to 12.75', north side setback from 2' to zero, south side setback from 2' to zero, combined side yard setback from 3.91' to zero for a proposed two-story, single-family residence with rear patio and detached two-car garage.	
329-25-Z	ZONING DISTRICT: RT-3.5	WARD: 44
APPLICANT:	Angelo Corso	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3709 N. Janssen Avenue	
SUBJECT:	Application for a variation to increase the maximum floor area ratio that has been in existence for fifty years from 1.05 to 1.13 for a proposed third floor addition and a rear two-story addition for a converted three-story, single-family residence.	
330-25-Z	ZONING DISTRICT: RS-3	WARD: 44
APPLICANT:	Angelo Corso	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3709 N. Janssen Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 2' to .09', combined side yard setback from 5' to 3.14' for a proposed 3rd floor addition and rear two story addition for a converted three-story, single-family residence.	

331-25-Z	ZONING DISTRICT: RS-3	WARD: 47
APPLICANT:	High Tech Development Group, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2042 W. Berteau Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 47.77' to 14.0' for a proposed single-family residence.	
 332-25-Z	 ZONING DISTRICT: C1-3	 WARD: 25
APPLICANT:	Fox Pilsen 4, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2006 S. Blue Island Avenue	
SUBJECT:	Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to zero for a proposed four-story, nine dwelling unit building with ground floor retail and four-car garage.	
 333-25-Z	 ZONING DISTRICT: C1-3	 WARD: 25
APPLICANT:	Fox Pilsen 4, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2006 S. Blue Island Avenue	
SUBJECT:	Application for a variation to reduce the ground floor commercial area from 1,029 square feet to 900 square feet for a proposed four-story, nine-dwelling unit building with ground floor retail use and a four-car garage.	
 334-25-Z	 ZONING DISTRICT: C1-3	 WARD: 25
APPLICANT:	Fox Pilsen 4, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2006 S. Blue Island Avenue	
SUBJECT:	Application for a variation to reduce the required parking space from nine to four for a proposed four-story, nine-dwelling unit building with ground floor retail and four-car garage. This is a transit served location.	
 335-25-Z	 ZONING DISTRICT: C1-3	 WARD: 25
APPLICANT:	Fox Pilsen 4, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2006 S. Blue Island Avenue	
SUBJECT:	Application for a variation to allow driveway access from a public street for a proposed four-story, nine-dwelling unit building with ground floor retail and a four-car garage.	
 336-25-Z	 ZONING DISTRICT: RS-3	 WARD: 1
APPLICANT:	Joseph Hooker & Darcy Ladd	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2609 W. Logan Boulevard	
SUBJECT:	Application for a variation to reduce the rear setback from the required 46.52' to 44.73' for a proposed rear deck with second story overhanging addition for an existing two-story single-family residence.	

337-25-Z	ZONING DISTRICT: RT-4	WARD: 1
APPLICANT:	Kamil Kowalkowski and Piotr Kowalkowski	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1821 W. Haddon Avenue	
SUBJECT:	Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,760 square feet to convert an existing two-story two unit building to three dwelling unit building.	

338-25-Z	ZONING DISTRICT: RS-3	WARD: 11
APPLICANT:	Sharon Weaver	
OWNER:	Same as applicant	
PREMISES AFFECTED:	501 W. 42nd Street	
SUBJECT:	Application for a variation to reduce the front setback from 19.35' to 15', east side setback from 2' to 0.5' (west to be 0.94'), combined side yard setback from 3.89' to 1.44' for a proposed one-story, single-family residence.	

339-25-Z	ZONING DISTRICT: RM-5	WARD: 43
APPLICANT:	The Townhouses of Lehmann Court Condominium Association	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2717 N. Lehmann Court	
SUBJECT:	Application for a variation to reduce the front setback from the required 14.05' to 4.54' for a proposed one-story common area building.	

2:00 P.M

340-25-S	ZONING DISTRICT: B3-3	WARD: 45
APPLICANT:	Vital Health 888, LLC d/b/a/ Panda 2 Massage Spa	
OWNER:	JCT Investments, LLC	
PREMISES AFFECTED:	4816 W. Irving Park Road	
SUBJECT:	Application for a special use to establish a massage establishment.	

341-25-S	ZONING DISTRICT: B1-3	WARD: 17
APPLICANT:	Primo Center for Women and Children	
OWNER:	Christ True Vine Coptic Church / Pastor Herman Johnson Jr.	
PREMISES AFFECTED:	7756 S. Morgan Street	
SUBJECT:	Application for a special use to establish a 124-bed transitional residence for women and children with accessory office spaces within an existing church building.	

CONTINUANCES

209-25-S	ZONING DISTRICT: RS-3	WARD: 6
APPLICANT:	Hardin House, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7139 S. Emerald Avenue	
SUBJECT:	Application for a special use to establish a transitional residence for a maximum of thirteen adults in an existing three-story building with a detached two-car garage.	

210-25-Z	ZONING DISTRICT: M1-3	WARD: 28
APPLICANT:	Brandon Styza	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2609 W. Gladys Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12' to zero for a proposed trash enclosure to serve a proposed two-story office building with a two-car garage within and accessed from a proposed front driveway.	

231-25-S	ZONING DISTRICT: B3-2	WARD: 36
APPLICANT:	NCA Properties, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1858 W. Grand Avenue	
SUBJECT:	Application for a special use to establish an indoor event venue.	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its July 18, 2025 regular meeting.

Adjournment.