

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.

- **Approved**

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.

- **Approved**

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.

- **Approved**

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.

- **Approved**

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.

- **Approved**

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.	
• Approved		

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.	
• Approved		

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).	
• Approved		

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.	
• Approved		

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.	
• Approved		

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.	
• Approved		

WARD: 42

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.

- WARD: 42**

Application for a variation to reduce the required 10;' x 25' loading berth to zero to convert office spaces on floors two through thirteen to eighty-four residential units with 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.

- WARD: 42**

Application for a variation to reduce the on-site open space from the required 3,024 square feet to zero to convert office spaces on floors two through thirteen to eighty-four residential units with (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.

- WARD: 43**

Application for a variation to reduce the parking setback from the front property line on Kenmore Avenue to prevent obstruction of the side walk by parked cars from 20' to 2' for a proposed three-story, two-dwelling unit building with a detached two car garage.

- 3

WARD: 43

- **Approved**

WARD: 19

C.K. Construction Inc. Attn Matthew Klabisch

Thomas Gahagan (11206) and Sharon Stislow (11202 & 11208)

11202-08 S. Christiana Avenue

Application for a variation to reduce the front setback from the required 4' to 1.3' (south to be 3.8'), combined side yard from 9' to 5.1' for the division of an improved zoning lot. The existing single-family residence at 11206 S. Christiana will remain. A vacant lot will be created at 11202 and 11208 S. Christiana Avenue.

- **Approved**

WARD: 49

Chicago Board of Education for the City of Chicago

Same as applicant

3320 W. Hirsch Street

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.

- **Approved**

WARD: 28

Maria Carchi

Same as applicant

4325 W. Maypole Avenue

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.

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Withdrawn**

- **Approved**

WARD: 11

Sharon Weaver

Same as applicant

501 W. 42nd Street

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.

- **Approved**

WARD: 43

The Townhouses of Lehmann Court Condominium Association

Same as applicant

2717 N. Lehmann Court

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.

- **Approved**

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.	
• Approved		

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.	
• Approved		

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.	
• Approved		

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.	
• Approved		

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.	
• Approved		

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

Adjournment.