Approval of the minutes from the January 19, 2024, regular meeting of the Zoning Board of Appeals (“Board”).

Approval of the agenda for the February 16, 2024, regular meeting of the Board.

9:00 A.M.

45-24-Z
APPLICANT: PH Chicago, LLC
OWNER: Bonita M. Webb
PREMISES AFFECTED: 1854 N. Howe Street
SUBJECT: Application for a variation to reduce the north and south side setbacks from 2’ to 1’ each, combined side yard setback from 4.4’ to 2’ for a proposed three-story, single-family residence with rooftop deck partially covered pergola 10’ high, rooftop stair way and elevator enclosure and first floor open rear deck 4’ high.

• Continued to April 19, 2024 at 2:00pm

46-24-Z
APPLICANT: Baleria Garcia Frutos & Cesar Frutos
OWNER: Same as applicant
PREMISES AFFECTED: 6640 S. Kedvale Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 14.84’ to 8.83’, north side setback from 4’ to 2.85’, combined side yard setback from 9’ to 5.57’, rear setback from 35.1’ to 3.01’ for a proposed rear one-story addition with first floor covered open rear deck and new covered open front porch on the existing two-story single-family residence and to erect a new detached two car garage with accessory attic storage which is 16.54’ in height.

• Continued to April 19, 2024 at 2:00pm

47-24-Z
APPLICANT: Daniel Varanauski
OWNER: Daniel E. Varanauski Living Trust, Tatyana Varan Living Trust
PREMISES AFFECTED: 650 W. Wrightwood Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 50’ to 1’, reduce the east and west side setback from 2’ to zero each, combined side yard setback from 5’ to zero for a proposed detached two car garage with storage area and three enclosed bicycle spaces to serve an existing four-story, three dwelling unit building.

• Approved
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**48-24-S**  
**APPLICANT:** In His Image Barber Lounge, LLC  
**OWNER:** Wunderlich Properties, LLC  
**PREMISES AFFECTED:** 5240 W. Belmont Avenue  
**SUBJECT:** Application for a special use to establish a barber shop.  
- **Approved**

**49-24-Z**  
**APPLICANT:** Vanessa Beckhoff Ferrero  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 911-13 N. Mozart Street  
**SUBJECT:** Application for a variation to reduce the north side setback from the required 2' to zero (south to be 3.3') combined side yard setback from 5' to 3.3' to allow the division of an improved zoning lot. The existing four-story, three dwelling unit shall remain. A vacant lot is proposed at 913 N. Mozart Street.  
- **Approved**

**50-24-S**  
**APPLICANT:** Pedro's & Family Barber Shop, LLC  
**OWNER:** Revocable Living Trust of Stanley Wrobel  
**PREMISES AFFECTED:** 3858 W. Fullerton Avenue  
**SUBJECT:** Application for a special use to establish a hair salon.  
- **Approved**

**51-24-S**  
**APPLICANT:** ML Nail Spa Operating, LLC  
**OWNER:** 53rd Woodlawn Kimbark Shopping Center, Inc.  
**PREMISES AFFECTED:** 1218 E. 53rd Street  
**SUBJECT:** Application for a special use to establish a nail salon.  
- **Approved**

**52-24-Z**  
**APPLICANT:** Stefan Macy  
**OWNER:** Stefan Macy and Lauen Demaurex  
**PREMISES AFFECTED:** 1046 N. Wood Street  
**SUBJECT:** Application for a variation to allow the expansion of the floor area that has been in existence for fifty years by 518.1 square feet for a proposed third story dormer addition and conversion of the existing attic into a finished third story for the existing two-story, four dwelling unit building to be converted to a five dwelling unit building.  
- **Approved**
53-24-S  
APPLICANT: Cornerstone Community Outreach  
OWNER: 1140 W. Wilson Flats, LLC  
PREMISES AFFECTED: 1132-40 W. Wilson Avenue  
SUBJECT: Application for a special use to establish a transitional shelter to occupy forty efficiency units in an existing three-story, mixed-use retail building.  
- Not approved for failure to receive three affirmative votes

54-24-Z  
APPLICANT: 2035 W. Race Ave, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2035 W. Race Avenue  
SUBJECT: Application for a variation to reduce the west side setback from the required 2' to zero (east to be 3.02', combined side yard setback from 4.8' to 3.02'), for a proposed rear, two-story addition, rear one-story open deck and new detached two car garage with roof deck and access stair for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.  
- Approved

55-24-Z  
APPLICANT: 2035 W. Race Ave, LLC  
OWNER: Same as applicant  
PREMISES AFFECTED: 2035 W. Race Avenue  
SUBJECT: Application for a variation to relocate the 225 square feet of rear yard open space to a deck or patio that is greater than 4' from grade for a proposed rear, two-story addition, rear one-story open deck and new detached two car garage with roof deck and access stair for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.  
- Approved

56-24-Z  
APPLICANT: 2035 W. Race Avenue  
OWNER: Same as applicant  
PREMISES AFFECTED: 2035 W. Race Avenue  
SUBJECT: Application for variation to expand the existing floor area in existence for 50 years by 283.2 square feet for a proposed rear, two-story addition, rear one-story open deck and new detached two car garage with roof deck and access stair for the existing two-story, two dwelling unit building to be deconverted to a single-family residence.  
- Approved
57-24-S
APPLICANT: Metro Salon Irving Park, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2024 W. Irving Park Road
SUBJECT: Application for a special use to establish a hair and nail salon.
• Approved

58-24-S
APPLICANT: Timeout at Shannon's, LLC
OWNER: Five Thirty-One Partners, LLC
PREMISES AFFECTED: 6700 W. North Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
• Approved

59-24-Z
APPLICANT: Michael Bojda and Mateusz Bojda
OWNER: Same as applicant
PREMISES AFFECTED: 2428 W. Erie Street
SUBJECT: Application for a variation to reduce the west side setback from 2' to 1' (east to be 3'), combined side setback to be 4' for a proposed rear two-story, single-family residence.
• Continued to April 19, 2024 at 2:00pm

60-24-Z
APPLICANT: Michael Bojda and Mateusz Bojda
OWNER: Same as applicant
PREMISES AFFECTED: 2432 W. Erie Street
SUBJECT: Application for a variation to reduce the east side setback from the required 2' to 0.12' (west to be 2.86') combined side yard setback from 4.8' to 2.8' to allow the division of an improved zoning lot. The existing three-story, three dwelling unit building at 2432 W. Erie Street shall remain. A single-family residence is proposed at 2428 W. Erie Street.
• Continued to April 19, 2024 at 2:00pm

61-24-Z
APPLICANT: Michael Bojda and Mateusz Bojda
OWNER: Same as applicant
PREMISES AFFECTED: 2432 W. Erie Street
SUBJECT: Application for a variation to reduce the rear yard open space from 194 square feet to zero to divide an improved zoning lot. The existing three-story, three dwelling unit shall remain at 2432 W. Erie Street. A single-family residence is proposed at 2428 W. Erie Street.
• Continued to April 19, 2024 at 2:00pm
62-24-Z
APPLICANT: Dresden Development Company, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2222 N. Halsted Street
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to 0.21', south side setback from 2' to zero, combined side yard setback from 5' to 0.21', rear setback from 37.5' to 22.83' for a proposed fourth floor upper story addition with roof top deck and pergola. A four-story rear addition with elevator and five-story open rear egress stair with open rear decks over 4' high for the existing three story, three dwelling unit building being renovated and a new two-car garage with three enclosed bicycle spaces and accessory building roof top deck and bridge connection to an open rear deck.

• Approved

63-24-Z
APPLICANT: Dresden Development Company, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2222 N. Halsted Street
SUBJECT: Application for a variation to relocate the required 164 square feet of rear yard open space to an accessory rooftop deck for a proposed fourth floor upper story addition with roof top deck and pergola. A four-story rear addition with elevator and five-story open rear egress stair with open rear decks over 4' high for the existing three story, three dwelling unit building being renovated and a new two-car garage with three enclosed bicycle spaces and accessory building roof top deck and bridge connection to an open rear deck.

• Approved

64-24-Z
APPLICANT: Kasper Development
OWNER: Same as applicant
PREMISES AFFECTED: 4243 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the minimum front setback along Honore Street from the required 35.82' to 2', reduce the north side setback from 2.4' to zero (south side to be zero), combined side setback from 6' to zero, reduce the unobstructed open space width required along north and south property lines from 10.66' to zero and for a proposed two-story single-family residence with detached three-car garage with roof top deck and access stair on a through lot.

• Approved
65-24-Z
APPLICANT: Kasper Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4243 N. Wolcott Avenue
SUBJECT: Application for a variation to reduce the front property line along N. Honore Street to prevent obstruction of the sidewalk by parked cars from the required 20' to 2' for a proposed two-story single-family residence with detached three-car garage with roof top deck and access stair on a through lot.

- Approved

66-24-S
APPLICANT: The Dog Bar, LLC
OWNER: 2457 Montrose, LLC
PREMISES AFFECTED: 2457 W. Montrose Avenue
SUBJECT: Application for a special use to establish a tavern with rear outdoor patio.

- Continued to April 19, 2024 at 2:00pm

67-24-Z
APPLICANT: Lynn Paulson
OWNER: Same as applicant
PREMISES AFFECTED: 2906 N. Major Avenue
SUBJECT: Application for a variation to increase the floor area ratio from the maximum 0.65 to 0.68 (2,512.03 square feet total) for a proposed one-story rear addition to the existing two-story, two dwelling unit building being converted to a single-family residence.

- Approved

68-24-Z
APPLICANT: Lynn Paulson
OWNER: Same as applicant
PREMISES AFFECTED: 2906 N. Major Avenue
SUBJECT: Application for a variation to reduce the north side setback from 4' to 1.85', south side setback from 4' to 3.21', combined side yard setback from 9' to 5.06' for a proposed one-story rear addition to the existing two-story, two dwelling unit building being converted to a single-family residence.

- Approved

69-24-Z
APPLICANT: Lynn Paulson
OWNER: Same as applicant
PREMISES AFFECTED: 2906 N. Major Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed rear, one story addition to the existing two-story, two dwelling unit building being converted to a single-family residence.

- Approved
70-24-Z
APPLICANT: Knight Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2712 W. 24th Place
SUBJECT: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,979.12 for a proposed two-story, three-dwelling unit building.

- Approved

71-24-Z
APPLICANT: Knight Investments, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2712 W. 24th Place
SUBJECT: Application for a variation to reduce the rear yard open space from the required 195 square feet to 193.91 square feet for a proposed two-story, three dwelling unit building.

- Approved

72-24-Z
APPLICANT: 1801 W. Grace Street
OWNER: Same as applicant
PREMISES AFFECTED: 1805 W. Grace Street
SUBJECT: Application for a variation to reduce the rear setback from the required 30’ to 12’ for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off-street required accessory parking spaces on the ground floor.

- Approved

73-24-Z
APPLICANT: 1801 W Grace, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1805 W. Grace Street
SUBJECT: Application for a variation to reduce the off-street loading space from the required one to zero for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off-street parking spaces on the ground floor.

- Approved

74-24-Z
APPLICANT: 1801 W Grace, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1805 W. Grace Street
SUBJECT: Application for a variation to allow a driveway to access required off-street accessory parking on a pedestrian street for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off-street required accessory parking spaces on the ground floor.

- Approved
75-24-Z
APPLICANT: 1801 Grace, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1805 W. Grace Street
SUBJECT: Application for a variation to allow a front building facade to be setback more than 5' from the sidewalk for a proposed five-story, sixty-two dwelling unit building with roof top deck and thirty-one off-street required accessory parking spaces on the ground floor.

- Approved

76-24-S
APPLICANT: Sejul Donuts, Inc. d/b/a/ Dunkin Donuts
OWNER: IPG Realty- Cicero, Inc.
PREMISES AFFECTED: 3843 N. Cicero Avenue
SUBJECT: Application for a special use to establish a drive-through lane to serve a proposed fast-food restaurant.

- Approved

77-24-Z
APPLICANT: Sejul Donuts, Inc. d/b/a Dunkin Donuts
OWNER: IPG Realty-Cicero Inc.
PREMISES AFFECTED: 3843 N. Cicero Avenue
SUBJECT: Application for a variation to reduce the interior trees from the required five to four, to allow non typ. canopy trees to be installed in fulfillment of required interior trees and to reduce partly 7' landscape along Cicero Avenue to 3'-11" and to reduce setback trees from two to one for a proposed drive through facility to serve a fast-food restaurant.

- Withdrawn

78-24-S
APPLICANT: Volunteers of America of Illinois, an Illinois not for profit corporation
OWNER: A C Motel, LLC
PREMISES AFFECTED: 5230 N. Lincoln Avenue
SUBJECT: Application for a special use to convert an existing motel into a fifty-bed transitional residence with twelve general parking spaces, one agency fleet vehicle dedicated space and eight bicycle spaces.

- Approved
79-24-Z
APPLICANT: Guidepost A, LLC
OWNER: RLS Edison Park, LLC
PREMISES AFFECTED: 6701-09 N. Northwest Highway
SUBJECT: Application for a variation to reduce the number of off-street parking spaces for a transit serve location from four parking spaces to zero for the establishment of a day care center in an existing two-story building that is located within 2,640’ of a CTA rail station.

• Approved

80-24-Z
APPLICANT: Guidepost A, LLC
OWNER: RLS Edison Park, LLC
PREMISES AFFECTED: 6701-09 N. Northwest Highway
SUBJECT: Application for a variation to reduce the number of off-street loading spaces from seven to six for the establishment of a day care in an existing two-story building.

• Approved

2:00 P.M.

CONTINUANCES

293-23-Z
APPLICANT: 1423-1425-1427 N Sedgwick Street, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1421 N. Sedgwick Avenue
SUBJECT: Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30’ to 6.92’ for a proposed six-story, twenty-three dwelling unit building with nine parking spaces and rear raised decks.

• Approved

294-23-Z
APPLICANT: 1423-1425-1427 N. Sedgwick Street, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1421 N. Sedgwick Avenue
SUBJECT: Application for a variation to eliminate the one required 10’ x 25’ loading berth for a proposed six-story, twenty-three dwelling unit building with nine parking spaces and rear raised decks.

• Approved
325-23-Z  
APPLICANT: Kenneth Donner  
OWNER: Same as applicant  
PREMISES AFFECTED: 7645 S. St. Lawrence Avenue  
SUBJECT: Application for a variation to reduce the south side setback from the required 6' to 5.46' (north to be 2.62'), combined side yard setback from 18' to 8.11' for a proposed swimming pool in the rear of an existing single-family residence.

- Continued to May 17, 2024 at 2:00pm

338-23-S  
APPLICANT: Racine Product, Inc.  
OWNER: Chicago Title Land Trust Company u/t/a September 29, and known as Trust no. 8002384418  
PREMISES AFFECTED: 8137-47 Racine Avenue  
SUBJECT: Application for a special use to establish a cannabis infuser.

- Approved

398-23-S  
APPLICANT: Green & Randle, LLC / Nature's Grace & Wellness, LLC (co-applicants)  
OWNER: 2605 W Cermak, LLC  
PREMISES AFFECTED: 2601-07 W. Cermak Road  
SUBJECT: Application for a special use to establish an adult use cannabis dispensary.

- Denied

435-23-S  
APPLICANT: 2410 Prop Limited  
OWNER: Terrapin Investments, LLC  
PREMISES AFFECTED: 2435-55 E. 95th Street  
SUBJECT: Application for a special use to establish a one-story gas station with a mini mart.

- Not approved for failure to receive three affirmative votes

438-23-S  
APPLICANT: He IZ King, Inc. dba Nom Cuts Barber and Beauty Salon  
OWNER: United Bros, LLC  
PREMISES AFFECTED: 242 E. 35th Street  
SUBJECT: Application for a special use to establish a barber shop.

- Approved

439-23-S  
APPLICANT: Murphy's Lounge 2017 dba Blaq's  
OWNER: Shawn Frison  
PREMISES AFFECTED: 7628 S. Cottage Grove Avenue  
SUBJECT: Application for a special use to establish an outdoor patio to serve an existing tavern.

- Continued to April 19, 2024 at 2:00pm
441-23-S  ZONING DISTRICT: C1-2  WARD: 25
APPLICANT: Maricela Guzman
OWNER: Same as applicant
PREMISES AFFECTED: 2008 W. 18th Street
SUBJECT: Application for a special use to establish residential use below the second floor to convert the existing unfinished first story into habitable space for the existing two-story, single-family residence.

• Approved

446-23-S  ZONING DISTRICT: B3-3  WARD: 28
APPLICANT: Furry Paws Chicago, Inc.
OWNER: John Gardner
PREMISES AFFECTED: 4225-29 W. Madison Street
SUBJECT: Application for a special use to establish a proposed three-story, eight-unit mixed use building with first floor boarding kennel and grooming and five parking spaces located at the rear.

• Withdrawn

450-23-S  ZONING DISTRICT: B3-1  WARD: 35
APPLICANT: Consignment Lounge, LLC
OWNER: 3520 W. Diversey, LLC
PREMISES AFFECTED: 3520 W. Diversey Avenue
SUBJECT: Application for a special use to allow the expansion of an existing special use with a proposed roof cover outdoor patio to serve an existing tavern use on the ground floor of an existing two-story building.

• Approved

453-23-S  ZONING DISTRICT: B3-2  WARD: 26
APPLICANT: McDonald's Corporation
OWNER: VNL Investments, LLC
PREMISES AFFECTED: 3229-45 W. North Avenue
SUBJECT: Application for a special use to establish a dual lane drive-through facility for an existing fast-food restaurant.

• Continued to March 15, 2024 at 2:00pm

454-23-S  ZONING DISTRICT: C2-1  WARD: 31
APPLICANT: McDonald's Corporation
OWNER: Same as applicant
PREMISES AFFECTED: 2307-17 N. Cicero Avenue
SUBJECT: Application for a special use to establish a dual lane drive-through to serve an existing fast-food restaurant.

• Continued to March 15, 2024 at 2:00pm
460-23-S  
APPLICANT: Shaan Howard, LLC  
OWNER: Knox Square Partners, LLC  
PREMISES AFFECTED: 2321 W. Howard Street  
SUBJECT: Application for a special use to establish a single lane drive-through facility to serve a proposed fast-food restaurant.  
• Continued to April 19, 2024 at 2:00pm

461-23-Z  
APPLICANT: Shaan Howard, LLC  
OWNER: Knox Square Properties, LLC  
PREMISES AFFECTED: 2321 W. Howard Street  
SUBJECT: Application for a variation to reduce the perimeter landscape setback from the required 7’ to zero along Claremont Avenue for a proposed fast-food restaurant.  
• Continued to April 19, 2024 at 2:00pm

468-23-Z  
APPLICANT: GLI Management and Consulting, LLC Series 7931 Eberhart  
OWNER: Same as applicant  
PREMISES AFFECTED: 7931 S. Eberhart Avenue  
SUBJECT: Application for a variation to reduce the minimum lot area from the required 4,000 square feet to 3,728.4 square feet for the conversion of an existing three-story, three dwelling unit building to a four dwelling unit building.  
• Approved

41-24-S  
APPLICANT: Big City Ventures Infuser, LLC dba Smokiez Edibles  
OWNER: Grand Properties Franklin, LLC  
PREMISES AFFECTED: 3300 W. Franklin Boulevard  
SUBJECT: Application for a special use to establish a cannabis infuser facility.  
• Approved

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its January 19, 2024 regular meeting.

Adjournment.