

**CITY OF CHICAGO ZONING BOARD OF APPEALS**

**FRIDAY- March 21, 2025**

**121 N. LaSalle, Second Floor City Council Chambers**

**THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, SECOND FLOOR, CITY COUNCIL CHAMBERS.**

**PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS**

**Brian Sanchez, Chairman**

**Angela Brooks**

**Helen Shiller**

**Adrian Soto**

**Swathi Staley**

**Chairman Sanchez called the meeting to order at 9:03 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Brooks, Shiller, and Staley).**

**Motion to approve the minutes for the February 21, 2025 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley.**

**Motion to approve the agenda for the March 21, 2025 regular meeting of the Board made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley.**

<b>72-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Lamint, LLC	
<b>OWNER:</b>	Wicker Park Investments, LLC	
<b>PREMISES AFFECTED:</b>	2204 W. North Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	
	<b>Motion to approve made by Chairman. Second by Shiller.</b>	
	<b>Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).</b>	

<b>73-25-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 49</b>
<b>APPLICANT:</b>	Sal Becovic	
<b>OWNER:</b>	Becovic Residential, LLC Series 7737 Eastlake	
<b>PREMISES AFFECTED:</b>	7737 N. Eastlake Terrace	
<b>SUBJECT:</b>	Application for a variation to increase the floor area from 12,515 square feet to 13,868 square feet for a proposed three-story rear addition to an existing four-story multi-unit residence.	
	<b>Motion to approve made by Chairman. Second by Shiller.</b>	
	<b>Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).</b>	

<b>74-25-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 20</b>
<b>APPLICANT:</b>	Craig Yarbrough	
<b>OWNER:</b>	Click Development, LLC 6601 Evans OZB	
<b>PREMISES AFFECTED:</b>	6601-05 S. Evans Street	
<b>SUBJECT:</b>	Application for a variation to reduce the off-street accessory parking requirement from six spaces to five for a proposed four-story, seven dwelling unit building with a type "A" accessible unit located on the ground floor.	
	<b>Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).</b>	
 <b>75-25-Z</b>	 <b>ZONING DISTRICT: RS-3</b>	 <b>WARD: 47</b>
<b>APPLICANT:</b>	Jay Shamlott	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2458 W. Belle Plaine Avenue	
<b>SUBJECT:</b>	Application for a variation to increase the floor area for an accessory building of 686.7 square feet by 23.47 square feet for a total of 710.17 square feet for proposed additions on the existing two-story accessory building to establish an additional dwelling unit coach house with two parking spaces in the rear of the existing three-story, single-family residence.	
	<b>Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley(Soto absent).</b>	
 <b>76-25-S</b>	 <b>ZONING DISTRICT: B1-1</b>	 <b>WARD: 47</b>
<b>APPLICANT:</b>	Tressed to Kill, Inc.	
<b>OWNER:</b>	Southport Properties, LLC Series 163	
<b>PREMISES AFFECTED:</b>	2036 W. Montrose Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
	<b>Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).</b>	
 <b>77-25-S</b>	 <b>ZONING DISTRICT: B1-1</b>	 <b>WARD: 19</b>
<b>APPLICANT:</b>	Parlour Hair and Skin, LLC	
<b>OWNER:</b>	Robert Molinari	
<b>PREMISES AFFECTED:</b>	3537 W. 111th Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair establishment.	
	<b>Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).</b>	
 <b>78-25-S</b>	 <b>ZONING DISTRICT: B3-2</b>	 <b>WARD: 15</b>
<b>APPLICANT:</b>	ME Damen, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4703-11 S. Damen Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a drive-through facility with bypass lane to serve a proposed fast-food restaurant in an	

existing single-story building.

**Motion to approve made by Chairman. Second by Shiller.  
Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and  
Staley (Soto absent).**

**79-25-Z**

**ZONING DISTRICT: RS-2**

**WARD: 17**

**APPLICANT:**

Damario Bloodson

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

1258 W. 73rd Street

**SUBJECT:**

Application for a variation to reduce the front setback from the required 17.91' to 7.90', west side setback from 4' to 1.34' (east to be 3.80'), combined side yard setback from 7.5' to 5.14' for a proposed front porch for an existing two-story single-family residence.

**Motion to approve made by Chairman. Second by Shiller.  
Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and  
Staley (Soto absent).**

**80-25-Z**

**ZONING DISTRICT: RS-3**

**WARD: 11**

**APPLICANT:**

Peter Probst

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

1014 W. 32nd Place

**SUBJECT:**

Application for a variation to reduce the east and west setback from the required 2' to 0.40' and 1.92', combined side yard setback from 4.80' to 2.32', rear setback from 37.28' to 30.08' for a proposed rear two-story deck/ stairs and interior alterations in an existing two-story, four dwelling unit building.

**Motion to approve made by Chairman. Second by Shiller.  
Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and  
Staley (Soto absent).**

**81-25-Z**

**ZONING DISTRICT: RS-4**

**WARD: 11**

**APPLICANT:**

Peter Probst

**OWNER:**

Same as applicant

**PREMISES AFFECTED:**

1014 W. 32nd Place

**SUBJECT:**

Application for a variation to reduce the required diameter of 15' to 900 square feet of rear yard open space to zero for a proposed rear two-story deck / stairs and interior alterations in an existing two-story, four dwelling unit building.

**Motion to approve made by Chairman. Second by Shiller.  
Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and  
Staley (Soto absent).**

**82-25-S**

**ZONING DISTRICT: B3-2**

**WARD: 28**

**APPLICANT:**

Sauce Bros, LLC dba Peanut Park Trattoria

**OWNER:**

Taylor and Loomis, LLC

**PREMISES AFFECTED:**

1359 W. Taylor Street

**SUBJECT:**

Application for a special use to establish an outdoor rooftop patio.

Continued to May 16, 2025 at 9:00am.

**83-25-Z**  
**APPLICANT:** **ZONING DISTRICT: B2-3** **WARD: 35**  
Chicago Title and Land Trust Company as successor trustee (no. 319314)  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2510 W. George Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 1' for a proposed four-story, five-dwelling unit building located within a CTA bus line corridor with five parking spaces located on the ground floor.  
**Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).**

**84-25-Z**  
**APPLICANT:** **ZONING DISTRICT: B2-3** **WARD: 35**  
Chicago Title and Land Trust company as Successor Trustee (no. 31934)  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 2510 W. George Street  
**SUBJECT:** Application for a variation to increase the parking from three spaces to five spaces for proposed four-story, five-dwelling unit building located within a CTA bus line corridor with five parking spaces located on the ground floor.  
**Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).**

**85-25-Z**  
**APPLICANT:** **ZONING DISTRICT: RT-4** **WARD: 1**  
Volo Holdings, LLC 1087 Marshfield Series  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1087 N. Marshfield Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 7.63' to 7', rear setback from 39' to 25' for a proposed revision to permit # 101047504 to change the layout of the proposed three-car garage to include a roof deck serving a three-story, three-dwelling unit building.  
**Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).**

**86-25-Z**  
**APPLICANT:** **ZONING DISTRICT: RT-4** **WARD: 1**  
Volo Holdings, LLC 1087 Marshfield Series  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1087 N. Marshfield Avenue  
**SUBJECT:** Application for a variation to relocate the required 211 square feet of rear yard open space to a garage roof deck which is over 4' above grade to allow the revision of permit # 101047504 to change the layout of the proposed three-car garage to include a roof deck to serve a three-story three dwelling unit building.

**Motion to approve made by Chairman. Second by Shiller.  
Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and  
Staley (Soto absent).**

<b>87-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 45</b>
<b>APPLICANT:</b>	Cloontia, LLC-A	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5751 W. Higgins Avenue	
<b>SUBJECT:</b>	Application for a special use to expand an existing basement dwelling unit into an existing two-story, six dwelling unit mixed-use building to be converted to a five dwelling unit building. <b>Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).</b>	
<b>88-25-S</b>	<b>ZONING DISTRICT: C1-3</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	1507 Sedgwick, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1505-07 N. Sedgwick Street	
<b>SUBJECT:</b>	Application for a special use to increase the number of residential use below the second floor by converting four office spaces to four dwelling units to a five-dwelling unit building. <b>Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).</b>	
<b>89-25-Z</b>	<b>ZONING DISTRICT: C1-3</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	1507 Sedgwick, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1505-07 N. Sedgwick Street	
<b>SUBJECT:</b>	Application for a variation to reduce the number of street parking spaces from one to zero to convert a four-story office and residential building to a five-dwelling unit building. <b>Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).</b>	
<b>90-25-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Brian and April Runft	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2338 W. Charleston Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 28' to zero for a proposed 12' metal gate for an existing three-story, single-family residence. <b>Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and Staley (Soto absent).</b>	





and Staley.

**100-25-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: RM-5**  
6829 S Clyde, LLC  
Same as applicant  
6829 S. Clyde Avenue

**WARD: 5**

Application for a variation to reduce the required from our spaces to zero to convert an existing transit served four-story, six dwelling unit building to be converted to ten dwelling units.  
**Motion to approve made by Chairman. Second by Shiller.**  
**Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

**101-25-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: B2-3**  
3312 Lincoln, LLC  
Same as applicant  
1654 W. School Street / 3305 N. Paulina Street

**WARD: 32**

Application for a variation to reduce the rear yard setback from the required 30' to 6.13' for a proposed five-story, seventeen dwelling unit building with a thirteen-space garage located within 2,640' of a CTA rail station.  
**Motion to approve made by Chairman. Second by Shiller.**  
**Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

**102-25-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: B2-3**  
3312 Lincoln, LLC  
Same as applicant  
1654 W. School Street/ 3305 N. Paulina Street

**WARD: 32**

Application for a variation to increase the number of required off-street parking spaces for a transit served location from nine to thirteen for a proposed five-story, seventeen dwelling unit building with a thirteen-space garage which is located within 2,640' of a CTA rail station.  
**Motion to approve made by Chairman. Second by Shiller.**  
**Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

**103-25-Z**  
**APPLICANT:**  
**OWNER:**  
**PREMISES AFFECTED:**  
**SUBJECT:**

**ZONING DISTRICT: RS-3**  
John Tomlinson  
Same as applicant  
4837 N. Hamilton Avenue

**WARD: 47**

Application for a variation to reduce the north side setback from the required 2.4' to 0.7' (south to be 15.79'), combined side yard setback to be 16.49' for a proposed rear one-story addition to the existing three-story, single-family residence.  
**Motion to approve made by Chairman. Second by Shiller.**  
**Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**





amusement license to a restaurant to provide live entertainment venue (rear building) which is within 125' of a residential district. **Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

**Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting went into closed session at 11:08AM.**

**Motion to return to open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session at 11:20AM. Following the return to open session, the Board then voted on matters presented before them.**

**Motion to approve all continuance requests made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

**Motion to approve all written resolutions containing findings of fact consistent with the votes of the Board at its January 31, 2025 regular meeting made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

**Motion to approve all written resolutions containing findings of fact consistent with the votes of the Board at its February 21, 2025 regular meeting made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

**Motion to approve supplemental rule requiring intake meetings for two additional use types – group living uses and cannabis craft growers/infusers/processors. Supplemental rule is intended to streamline reviews for these use types.**

**At 11:28AM, Chairman made a motion to adjourn. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley).**

**Adjournment.**