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 <u>IN-PERSON</u> MEETING. THERE WILL BE <u>NO</u> 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.

72-25-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Lamint, LLC

OWNER: Wicker Park Investments, LLC

PREMISES AFFECTED: 2204 W. North Avenue

SUBJECT: Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas — Chairman, Brooks, Shiller, and

Staley (Soto absent).

73-25-Z ZONING DISTRICT: RT-4 WARD: 49

APPLICANT: Sal Becovic

OWNER: Becovic Residential, LLC Series 7737 Eastlake

PREMISES AFFECTED: 7737 N. Eastlake Terrace

SUBJECT: 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.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and

Staley (Soto absent).

74-25-Z ZONING DISTRICT: RT-4 WARD: 20

APPLICANT: Craig Yarbrough

OWNER: Click Development, LLC 6601 Evans OZB

PREMISES AFFECTED: 6601-05 S. Evans Street

SUBJECT: Application for a variation to reduce the off-street accessory

parking requirement from six spaces to five for a proposed fourstory, seven dwelling unit building with a type "A" accessible unit

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).

75-25-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Jay Shamblott **OWNER:** Same as applicant

PREMISES AFFECTED: 2458 W. Belle Plaine Avenue

SUBJECT: 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.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and

Staley(Soto absent).

76-25-S ZONING DISTRICT: B1-1 WARD: 47

APPLICANT: Tressed to Kill, Inc.

OWNER: Southport Properties, LLC Series 163

PREMISES AFFECTED: 2036 W. Montrose Avenue

SUBJECT: Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and

Staley (Soto absent).

77-25-S ZONING DISTRICT: B1-1 WARD: 19

APPLICANT: Parlour Hair and Skin, LLC

OWNER: Robert Molinari **PREMISES AFFECTED:** 3537 W. 111th Street

SUBJECT: Application for a special use to establish a hair establishment.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and

Staley (Soto absent).

78-25-S ZONING DISTRICT: B3-2 WARD: 15

APPLICANT: ME Damen, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 4703-11 S. Damen Avenue

SUBJECT: 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 ZONING DISTRICT: B2-3 WARD: 35

APPLICANT: 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 ZONING DISTRICT: B2-3 WARD: 35

APPLICANT: 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 ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 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 ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: 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).

87-25-S ZONING DISTRICT: B3-1 WARD: 45

APPLICANT: Cloontia, LLC-A OWNER: Same as applicant

PREMISES AFFECTED: 5751 W. Higgins Avenue

SUBJECT: Application for a special use to expand an existing basement

dwelling unit into an existing two-story, six dwelling unit mixeduse building to be converted to a five dwelling unit building. Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and

Staley (Soto absent).

88-25-S ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 1507 Sedgwick, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1505-07 N. Sedgwick Street

SUBJECT: 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.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and

Staley (Soto absent).

89-25-Z ZONING DISTRICT: C1-3 WARD: 27

APPLICANT: 1507 Sedgwick, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1505-07 N. Sedgwick Street

SUBJECT: 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.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and

Staley (Soto absent).

90-25-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Brian and April Runft **OWNER:** Same as applicant

PREMISES AFFECTED: 2338 W. Charleston Avenue

SUBJECT: 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.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and

Staley (Soto absent).

91-25-S ZONING DISTRICT: B3-1 WARD: 26

APPLICANT: Mem Ken, LLC
OWNER: Emman Randazzo
PREMISES AFFECTED: 2620 W. North Avenue

SUBJECT: Application for a special use to establish a massage facility.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Brooks, Shiller, and

Staley (Soto absent).

92-25-S ZONING DISTRICT: B3-2 WARD: 33

APPLICANT: AP Barber Studio Inc.

OWNER: Monzie, LLC

PREMISES AFFECTED: 4408 N. Kedzie Avenue

SUBJECT: Application for a special use to establish a barber shop.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas — Chairman, Brooks, Shiller, and

Staley (Soto absent).

At 9:59AM. Soto arrived and was present for the remainder of the hearings.

93-25-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Eric Eichler and Andrea Oulehlova

OWNER: Same as applicant

PREMISES AFFECTED: 3128 N. Oakley Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 22.27' to 19.7', south side back from 4.07' to 2' (north to be 4.085'), combined side yard setback from 10.17' to 6.08' for a proposed rear two-story addition with a second-story roof top deck and two enclosed parking spaces for the existing two-story, single-

family residence.

Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

94-25-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Eric Eichler and Andrea Oulehlova

OWNER: Same as applicant

PREMISES AFFECTED: 3128 N. Oakley Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 225 square feet to zero for a proposed rear two-story addition with a second-floor roof top deck and two enclosed parking spaces for the existing two-story, single-family residence. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

95-25-S ZONING DISTRICT: B3-1 WARD: 11

APPLICANT: Liberty Mart Inc. dba Bridgeport Shell

OWNER: Warsi Management, LLC

PREMISES AFFECTED: 215 W. 31st Street

SUBJECT: Application for a special use to modify an existing gas station and

expand an existing convenience store with a second-floor office.

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

96-25-Z ZONING DISTRICT: B3-1 WARD: 11

APPLICANT: Liberty Mart Inc. dba Bridgeport Shell

OWNER: Warsi Management, LLC

PREMISES AFFECTED: 215 W. 31st Street

SUBJECT: Application for a variation to reduce the minimum lot area from

the required 20,000 square feet to 12,500 square feet +/- to allow modifications to a gas station and the expansion of an existing

convenience store with second floor office. Continued to May 16, 2025 at 9:00am.

97-25-Z ZONING DISTRICT: B3-1 WARD: 11

APPLICANT: Liberty Mart Inc. dba Bridgeport Shell

OWNER: Warsi Management, LLC

PREMISES AFFECTED: 215 W. 31st Street

SUBJECT: Application for a variation to reduce the perimeter landscape from

the required 7' to 5' along Wells Street, eliminate perimeter trees along Wells Street, eliminate landscape setback, ornamental fencing, perimeter trees and shrub hedge along 31st street, eliminate five required interior trees and reduce the interior

landscape from 646 square feet to 286 square feet.

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

98-25-Z ZONING DISTRICT: RM-5 WARD: 5

APPLICANT: 6829 S. Clyde, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 6829 S. Clyde Avenue

SUBJECT: Application for a variation to reduce the south side setback from

the required 5' to zero, rear setback from 37.60' to 26.58' to allow bicycle parking in the side setback and erect a partial four-story rear enclosed porch to an existing transit served four-story, six dwelling unit building to be converted to a ten dwelling unit

building.

Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

99-25-Z ZONING DISTRICT: RM-5 WARD: 5

APPLICANT: 6829 S Clyde, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 6829 S. Clyde Avenue

SUBJECT: Application for a variation to reduce the rear yard open space from

the required 460.64 square feet to 367.38 square feet for a transit served four-story, six dwelling unit building to be converted to a

ten dwelling unit building.

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

100-25-Z ZONING DISTRICT: RM-5 WARD: 5

APPLICANT: 6829 S Clyde, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 6829 S. Clyde Avenue

SUBJECT: 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 ZONING DISTRICT: B2-3 WARD: 32

APPLICANT: 3312 Lincoln, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1654 W. School Street / 3305 N. Paulina Street

SUBJECT: 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 ZONING DISTRICT: B2-3 WARD: 32

APPLICANT: 3312 Lincoln, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 1654 W. School Street/ 3305 N. Paulina Street

SUBJECT: 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 ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: John Tomlinson **OWNER:** Same as applicant

PREMISES AFFECTED: 4837 N. Hamilton Avenue

SUBJECT: 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.

104-25-Z ZONING DISTRICT: RM-4.5 WARD: 26

APPLICANT: Marcilia Bellgrau **OWNER:** Same as applicant

PREMISES AFFECTED: 1908 N. Francisco Avenue

SUBJECT: Application for a variation to reduce the north side setback from

the required 2' to 0.73' (south to be 26.82'), combined side yard setback to be 27.55' for a proposed roof enclosure and second floor rear addition for an existing two-story single-family residence.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

105-25-Z ZONING DISTRICT: B3-2 WARD: 38

APPLICANT: Milada Chlubnova **OWNER:** Same as applicant

PREMISES AFFECTED: 6708-12 W. Belmont Avenue

SUBJECT: Application for a variation to reduce the rear setback from the

required 30' to 18.47' for a proposed rear second floor enclosed access addition to serve the existing second floor residential use to an existing two-story building with six dwelling units located on the second floor and general restaurant to be expanded within the

first floor.

Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto,

and Staley.

106-25-S ZONING DISTRICT: B3-2 WARD: 46

APPLICANT: the 4621 Club, Ltd dba Max's Place

OWNER: 4621 Clark, LLC **PREMISES AFFECTED:** 4621 N. Clark Street

SUBJECT: Application for a special use to expand an existing special use to

allow the establishment of a tavern in an existing accessory

building.

Continued to June 20, 2025 at 9:00am.

At 10:47AM, Chairman made a motion to recess until 11:00 AM. Second by Shiller. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 11:00 AM.

At 11:04 AM, Chairman made a motion to reconvene the meeting. Second by Staley. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 11:04AM.

107-25-Z ZONING DISTRICT: B3-5 WARD: 35

APPLICANT: Stadium Sports Inc.

OWNER: F & B Group Holdings Corp.

PREMISES AFFECTED: 3420 W. Grace Street

SUBJECT: Application for a variation to establish a public place of

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.