

**CITY OF CHICAGO ZONING BOARD OF APPEALS**

**FRIDAY- May 16, 2025**

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

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

Approval of the agenda for the May 16, 2025 regular meeting of the Zoning Board of Appeals.

**9:00 A.M.**

<b>141-25-S</b>	<b>ZONING DISTRICT: B1-3</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Rejuven8, LLC	
<b>OWNER:</b>	2260-62 Clark, LLC	
<b>PREMISES AFFECTED:</b>	2262 N. Clark Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	

<b>142-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 41</b>
<b>APPLICANT:</b>	1845 Esthetics, LLC	
<b>OWNER:</b>	Henry Spunar	
<b>PREMISES AFFECTED:</b>	6780 N. Northwest Highway, Floor 1 Suite A	
<b>SUBJECT:</b>	Application for a special use to establish a tattoo (permanent makeup) facility.	

<b>143-25-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 18</b>
<b>APPLICANT:</b>	Lucy Gonzalez / D'vine Beauty, LLC	
<b>OWNER:</b>	Fidel Rangel	
<b>PREMISES AFFECTED:</b>	3846 W. 79th Street	
<b>SUBJECT:</b>	Application for a special use to establish a nail salon.	

<b>144-25-S</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Azura Beauty Salon, LLC	
<b>OWNER:</b>	Chicago Title and Land Trust	
<b>PREMISES AFFECTED:</b>	3340 S. Halsted Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	

<b>145-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Heffernan Builders, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4913 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed four-story, four-dwelling unit building with on-site parking which is located within a bus line corridor.	

<b>146-25-Z</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Heffernan Builders, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4913 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a variation to allow the on-site parking increase from two spaces to four for a proposed four-story, four-dwelling unit building with on-site parking located within bus line corridor.	

<b>147-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 35</b>
<b>APPLICANT:</b>	Martin & Eileen Newell	
<b>OWNER:</b>	Jose A Hernandez	
<b>PREMISES AFFECTED:</b>	3113 N. Kedzie Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use below the second floor for a proposed two-story, single-family residence which is located within 2,640' of a CTA rail station entrance.	
<b>148-25-Z</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 35</b>
<b>APPLICANT:</b>	Martin & Eileen Newell	
<b>OWNER:</b>	Jose A. Hernandez	
<b>PREMISES AFFECTED:</b>	3113 N. Kedzie Avenue	
<b>SUBJECT:</b>	Application for a variation to the building location standards of section 17-3-0504-B to allow the facade that is greater than 5' from the sidewalk for a proposed two-story, single-family residence that is located within 2,640' of a CTA rail station entrance.	
<b>149-25-S</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	MAAFA Redemption Project Inc.	
<b>OWNER:</b>	Marshall Hatch Jr.	
<b>PREMISES AFFECTED:</b>	4241 W. Washington Boulevard	
<b>SUBJECT:</b>	Application for a special use to establish a proposed community center in an existing two-story building.	
<b>150-25-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	MAAFA Redemption Project Inc.	
<b>OWNER:</b>	Marshall Hatch Jr.	
<b>PREMISES AFFECTED:</b>	4241 W. Washington Boulevard	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from 50' to 43.62' to convert an existing two-story religious assembly building to a community center with, new accessible ramp and new rear addition per plans.	
<b>151-25-S</b>	<b>ZONING DISTRICT: B3-5</b>	<b>WARD: 27</b>
<b>APPLICANT:</b>	Natural Clovers Spa, LLC	
<b>OWNER:</b>	Sona 345 North Avenue Realty, Inc.	
<b>PREMISES AFFECTED:</b>	345 W. North Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a massage establishment.	
<b>152-25-S</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 1</b>
<b>APPLICANT:</b>	Thomas and Mariana Mallidi	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1261 N. Wolcott Avenue	
<b>SUBJECT:</b>	Application for a special use to reduce the rear setback from the required 30.74' to 18.51' for a proposed exterior circular stair over 6' and a raised deck in the rear of an existing single-family residence.	

<b>153-25-Z</b>	<b>ZONING DISTRICT: B2-5</b>	<b>WARD: 25</b>
<b>APPLICANT:</b>	Moises Cervantes	
<b>OWNER:</b>	Moises & Francisca Cervantes	
<b>PREMISES AFFECTED:</b>	713 W. 19th Place	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 22.5' for a proposed two-story, two dwelling unit building with two on-site parking spaces located at the rear of the lot located within a CTA bus line corridor.	
 <b>154-25-Z</b>	 <b>ZONING DISTRICT: B2-3</b>	 <b>WARD: 25</b>
<b>APPLICANT:</b>	Moises Cervantes	
<b>OWNER:</b>	Moises and Francisca Cervantes	
<b>PREMISES AFFECTED:</b>	713 W. 19th Place	
<b>SUBJECT:</b>	Application for a variation to increase the parking from the required one space to two for a proposed two-story, two-dwelling unit building with two open parking spaces on site located at the rear of the lot located within a CTA bus corridor.	
 <b>155-25-Z</b>	 <b>ZONING DISTRICT: B2-3</b>	 <b>WARD: 25</b>
<b>APPLICANT:</b>	Moises Cervantes	
<b>OWNER:</b>	Moises & Francisca Cervantes	
<b>PREMISES AFFECTED:</b>	715 W. 19th Place	
<b>SUBJECT:</b>	Application for a variation to reduce the existing two, on-site parking spaces to zero for an existing two-story five-dwelling unit building located within a bus line corridor with the existing overall 4,054 square foot of lot area to be divided into two parcels with the new parcel to have 1,923.719 square feet of lot area.	
 <b>156-25-S</b>	 <b>ZONING DISTRICT: C3-1</b>	 <b>WARD: 29</b>
<b>APPLICANT:</b>	AG Bells II, LLC	
<b>OWNER:</b>	Old Second National Bank	
<b>PREMISES AFFECTED:</b>	6500 W. North Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a single lane-drive-through with bypass lane facility to serve a proposed one-story fast-food restaurant.	
 <b>157-25-Z</b>	 <b>ZONING DISTRICT: C3-1</b>	 <b>WARD: 29</b>
<b>APPLICANT:</b>	AG Bells II, LLC	
<b>OWNER:</b>	Old Second National Bank	
<b>PREMISES AFFECTED:</b>	6500 W. North Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required 60% transparency requirement by 25% along North Avenue for a proposed one-story restaurant with a single lane drive-through and by pass lane.	



<b>163-25-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	James Turner	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3359 S. Indiana Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,952 square feet for a proposed third dwelling unit in the basement of an existing two-story, two dwelling unit building to be converted to a three dwelling unit building.	
<b>164-25-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 3</b>
<b>APPLICANT:</b>	James Turner	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3359 S. Indiana Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 144 square feet to zero for a proposed third dwelling unit in the basement of an existing two-story, two dwelling unit to be converted to a three-dwelling unit building.	
<b>165-25-Z</b>	<b>ZONING DISTRICT: B1-2</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Katherine Delacey	
<b>OWNER:</b>	Katherine & Patrick DeLacey	
<b>PREMISES AFFECTED:</b>	1019 W. Webster Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 30' to 6.75' for a proposed rear two-story addition, a rear second story covered deck and third-story roof deck on an existing three-story building containing an office and two dwelling units with three unenclosed parking spaces.	
<b>166-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	OCN Management, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3340 N. Ashland Avenue	
<b>SUBJECT:</b>	Application for a special use to establish residential use on the ground floor of a one-story building with two dwelling units on the first floor.	
<b>167-25-S</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	Henry's Sober Living House	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	7735 S. Vernon Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a transitional residence in an existing three-story building.	

<b>168-25-Z</b>	<b>ZONING DISTRICT: RS-2</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	Henrys Sober Living House	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	7735 S. Vernon Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the number of required off-street parking spaces for a transit served location from three spaces to one for a propose transitional residence in an existing three-story building located within a qualifying CTA bus line corridor.	
 <b>169-25-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 17</b>
<b>APPLICANT:</b>	Lawndale Educational and Regional Network Charter School	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1700 W. 83rd Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.5' to 0.69'for a proposed two-story addition to an existing three-story school.	
 <b>170-25-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 17</b>
<b>APPLICANT:</b>	Lawndale Educational and Regional Network Charter School	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1700 W.83rd Street	
<b>SUBJECT:</b>	Application for a variation to increase the maximum floor area ratio from 1.2 to 1.64 for a proposed two-story addition to an existing three-story school.	
 <b>171-25-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 17</b>
<b>APPLICANT:</b>	Lawndale Educational and Regional Network Charter School	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1700 W. 83rd Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from 2,157 square feet to zero for a proposed two-story addition to an existing three-story school.	
 <b>172-25-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 17</b>
<b>APPLICANT:</b>	Lawndale Educational and Regional Network Charter School	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	1700 W. 83rd Street	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum length of the required loading space from 50' to 25' for a proposed two-story addition to an existing three-story school.	
 <b>173-25-S</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 17</b>
<b>APPLICANT:</b>	Lawndale Educational and Regional Network Charter School	
<b>OWNER:</b>	Gregory White	
<b>PREMISES AFFECTED:</b>	8255 S. Paulina Street	
<b>SUBJECT:</b>	Application for a special use to establish required accessory offsite parking for an existing school at 1700 W. 83rd street which is located not more than 600' from the use served for an existing three-story school with a proposed two-story addition to an existing three-story school.	

<b>174-25-S</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 17</b>
<b>APPLICANT:</b>	Lawndale Educational and Regional Network Charter Schools	
<b>OWNER:</b>	Gregory White	
<b>PREMISES AFFECTED:</b>	8255 S. Paulina Street	
<b>SUBJECT:</b>	Application for a special use to establish a non-accessory parking lot with twenty-four parking stalls.	

<b>175-25-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 17</b>
<b>APPLICANT:</b>	Lawndale Education and Regional Network Charter School	
<b>OWNER:</b>	Gregory White	
<b>PREMISES AFFECTED:</b>	8255 S. Paulina Street	
<b>SUBJECT:</b>	Application for a variation to waive the required 7' landscape setback with tree and shrubs along 83rd Street and to allow the ornamental metal fence to be installed at the property line instead of 5' from the property line along 83rd Street and to waive the required hose bibs for the required off-site parking lot at 1700 W. 83 <sup>rd</sup> Street.	

<b>176-25-Z</b>	<b>ZONING DISTRICT: RT-4</b>	<b>WARD: 17</b>
<b>APPLICANT:</b>	Lawndale Educational and Regional Network Charter School	
<b>OWNER:</b>	Gregory White	
<b>PREMISES AFFECTED:</b>	8255 S. Paulina Street	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 15' to 4.61' for a proposed non-accessory parking lot with twenty-four parking stalls.	

**177-25-S**                      **ZONING DISTRICT:** C2-1                      **WARD:** 48  
**APPLICANT:** Green & Kinnick, LLC  
**OWNER:** Shameem Ali  
**PREMISES AFFECTED:** 6320 N. Broadway  
**SUBJECT:** Application for a special use to establish an adult use cannabis dispensary.

## CONTINUANCES

<b>65-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 36</b>
<b>APPLICANT:</b>	944 N Damen, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	944 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a special use to establish business live / work for a proposed three-story, six dwelling unit building.	

<b>82-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 28</b>
<b>APPLICANT:</b>	Sauce Bros, LLC dba Peanut Park Trattoria	
<b>OWNER:</b>	Taylor and Loomis, LLC	
<b>PREMISES AFFECTED:</b>	1359 W. Taylor Street	
<b>SUBJECT:</b>	Application for a special use to establish an outdoor rooftop patio.	

<b>95-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Liberty Mart Inc. dba Bridgeport Shell	
<b>OWNER:</b>	Warsi Management, LLC	
<b>PREMISES AFFECTED:</b>	215 W. 31st Street	
<b>SUBJECT:</b>	Application for a special use to modify an existing gas station and expand an existing convenience store with a second-floor office.	

<b>96-25-Z</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Liberty Mart Inc. dba Bridgeport Shell	
<b>OWNER:</b>	Warsi Management, LLC	
<b>PREMISES AFFECTED:</b>	215 W. 31st Street	
<b>SUBJECT:</b>	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.	

<b>97-25-Z</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Liberty Mart Inc. dba Bridgeport Shell	
<b>OWNER:</b>	Warsi Management, LLC	
<b>PREMISES AFFECTED:</b>	215 W. 31st Street	
<b>SUBJECT:</b>	Application for a variation to reduce the perimeter landscape from seven feet to five feet long Wells Street, eliminate perimeter trees along Wells Street, eliminate the landscape setback, ornamental fencing, perimeter trees and shrub hedge along 31st street, eliminate six required interior trees and reduce the interior landscape area from 646 square feet to 140 square feet.	



**2:00 P.M.**

**178-25-S**  
**APPLICANT:** 1326 W George, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1326 W. George Street  
**SUBJECT:** Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building.

**WARD: 32**

**ZONING DISTRICT: B3-2**

**179-25-Z**  
**APPLICANT:** 1326 W George, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1326 W. George Street  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to 29.42' for the proposed expansion of a three-story, four-dwelling unit building with a three-story east side addition.

**WARD: 32**

**ZONING DISTRICT: B3-2**

**180-25-Z**  
**APPLICANT:** 1326 W George, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1326 W. George Street  
**SUBJECT:** Application for a variation to increase the parking requirement from two spaces to three spaces for a proposed three-story, four-dwelling unit building with an east side addition.

**WARD: 32**

**ZONING DISTRICT: B3-2**

**181-25-Z**  
**APPLICANT:** James Gorney  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3710 W. 113th Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 17.41' to 12.42', east side setback from 4' to 3.72' (west to be 11.46'), combined side yard setback to be 15.18' for a proposed second floor addition, front porch and rear deck on the existing one-story, single-family residence.

**WARD: 19**

**ZONING DISTRICT: RS-1**

**182-25-Z**  
**APPLICANT:** Aldo Vultaggio  
**OWNER:** Jessica Anne Vultaggio  
**PREMISES AFFECTED:** 3933 N. Leavitt Street  
**SUBJECT:** Application for a variation to reduce the north side setback from the required 2.4' to zero (south to be 2.87') combined side yard setback from 6' to 2.87', rear setback from 34.78' to 1.88' for an as built two-story single-family residence and accessory detached two-car garage with roof deck and one-story roof top deck access stair.

**WARD: 47**

**ZONING DISTRICT: RS-3**

<b>183-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 48</b>
<b>APPLICANT:</b>	Matiman108 Inc.	
<b>OWNER:</b>	1023 W. Argyle, LLC	
<b>PREMISES AFFECTED:</b>	1025-27 W. Argyle Street	
<b>SUBJECT:</b>	Application for a special use to establish a liquor store.	
<b>184-25-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 12</b>
<b>APPLICANT:</b>	Danny's Construction Group, Inc.	
<b>OWNER:</b>	Crescenta Real Property, LLC	
<b>PREMISES AFFECTED:</b>	2622-24 W. 36th Street	
<b>SUBJECT:</b>	Application for a variation to reduce the front setback from the required 16.32' to 10.25', east side setback from 2' to 0.5' (west from 2' to 1.6', combined side yard setback from 5' to 2.1' for the division of an improved zoning lot where an existing one-story single-family residence is to remain, and a two-story single-family residence is proposed for 2622 W. 36 <sup>th</sup> Street.	
<b>185-25-Z</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	Fam-LI Entertainment, LLC	
<b>OWNER:</b>	Maurice L. Neeley	
<b>PREMISES AFFECTED:</b>	4735 W. North Avenue	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license for a proposed tavern in a proposed one-story building which is located withing 125' of a residential zoning district.	
<b>186-25-S</b>	<b>ZONING DISTRICT: C2-3</b>	<b>WARD: 45</b>
<b>APPLICANT:</b>	5394 N. Milwaukee, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5394 N. Milwaukee Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hookah bar.	
<b>187-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	DJ Lipgloss Entertainment, LLC dba On the Ave	
<b>OWNER:</b>	Matias Pizarro	
<b>PREMISES AFFECTED:</b>	4903 W. Chicago Avenue	
<b>SUBJECT:</b>	Application for a special use to establish an indoor event venue with an occupancy of less than one hundred.	
<b>188-22-Z</b>	<b>ZONING DISTRICT: C1-2</b>	<b>WARD: 26</b>
<b>APPLICANT:</b>	The Hi-Lo c/o Issac Liberman	
<b>OWNER:</b>	IL Holdings, LLC 1108-10 N. California c/o Isaac Liberman	
<b>PREMISES AFFECTED:</b>	1108-10 N. California Avenue Floor 1	
<b>SUBJECT:</b>	Application for a variation to establish a public place of amusement license to provide ticket sales, private and public events located with 125' of a residential zoning district.	

