CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- May 16, 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 Helen Shiller Adrian Soto Swathi Staley

Chairman Sanchez called the meeting to order at 9:08 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with four members present (Chairman, Shiller, Soto, and Staley).

Motion to approve the minutes for the April 18, 2025 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

Motion to approve the agenda for the May 16, 2025 regular meeting of the Board made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Shiller, Soto, and Staley.

9:00 A.M.

141-25-S ZONING DISTRICT: B1-3 WARD: 43

APPLICANT: Rejuven8, LLC

OWNER: 2260-62 Clark, LLC

PREMISES AFFECTED: 2262 N. Clark Street

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, Shiller, Soto, and Staley.

142-25-S ZONING DISTRICT: B3-1 WARD: 41

APPLICANT: 1845 Esthetics, LLC **OWNER:** Henry Spunar

PREMISES AFFECTED: 6780 N. Northwest Highway, Floor 1 Suite A **SUBJECT:** Application for a special use to establish a tattoo

(permanent makeup) facility.

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

143-25-S ZONING DISTRICT: B1-1 WARD: 18

APPLICANT: Lucy Gonzalez / D'vine Beauty, LLC

OWNER: Fidel Rangel

PREMISES AFFECTED: 3846 W. 79th Street

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, Shiller, Soto, and Staley.

ZONING DISTRICT: B1-2 WARD: 11 144-25-S

APPLICANT: Azura Beauty Salon, LLC OWNER: Chicago Title and Land Trust

3340 S. Halsted Street PREMISES AFFECTED:

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

> Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

ZONING DISTRICT: B3-2 WARD: 47 145-25-S

APPLICANT: Heffernan Builders, LLC

Same as applicant OWNER: PREMISES AFFECTED: 4913 N. Damen Avenue

Application for a special use to establish residential use below the SUBJECT:

> second floor for a proposed four-story, four-dwelling unit building with on-site parking which is located within a bus line corridor. Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

146-25-Z **ZONING DISTRICT: B3-2 WARD: 47**

APPLICANT: Heffernan Builders, LLC

Same as applicant **OWNER:** 4913 N. Damen Avenue PREMISES AFFECTED:

Application for a variation to allow the on-site parking increase SUBJECT:

> from two spaces to four for a proposed four-story, four-dwelling unit building with on-site parking located within bus line corridor. Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

ZONING DISTRICT: B3-1 WARD: 35 147-25-S

Martin & Eileen Newell **APPLICANT:**

Jose A Hernandez OWNER: PREMISES AFFECTED: 3113 N. Kedzie Avenue

Application for a special use to establish residential use below the **SUBJECT:**

> second floor for a proposed two-story, single-family residence which is located within 2,640' of a CTA rail station entrance. Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

ZONING DISTRICT: B3-1 WARD: 35 148-25-Z

Martin & Eileen Newell **APPLICANT: OWNER:** Jose A. Hernandez PREMISES AFFECTED: 3113 N. Kedzie Avenue

Application for a variation to the building location standards of **SUBJECT:**

> 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.

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

149-25-S ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: MAAFA Redemption Project Inc.

OWNER: Marshall Hatch Jr.

PREMISES AFFECTED: 4241 W. Washington Boulevard

SUBJECT: Application for a special use to establish a proposed community

center in an existing two-story building.

Motion to approve made by Chairman. Second by Shiller. Motion carried 3-0; yeas – Chairman, Shiller, and Soto (Staley

recused).

150-25-Z ZONING DISTRICT: RT-4 WARD: 28

APPLICANT: MAAFA Redemption Project Inc.

OWNER: Marshall Hatch Jr.

PREMISES AFFECTED: 4241 W. Washington Boulevard

SUBJECT: 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.

Motion to approve made by Chairman. Second by Shiller. Motion carried 3-0; yeas — Chairman, Shiller, and Soto (Staley

recused).

151-25-S ZONING DISTRICT: B3-5 WARD: 27

APPLICANT: Natural Clovers Spa, LLC

OWNER: Sona 345 North Avenue Realty, Inc.

PREMISES AFFECTED: 345 W. North Avenue

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

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

152-25-Z ZONING DISTRICT: RS-3 WARD: 1

APPLICANT: Thomas and Mariana Mallidi

OWNER: Same as applicant

PREMISES AFFECTED: 1261 N. Wolcott Avenue

SUBJECT: Application for a variation 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.

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

153-25-Z ZONING DISTRICT: B2-5 WARD: 25

APPLICANT: Moises Cervantes

OWNER: Moises & Francisca Cervantes

PREMISES AFFECTED: 713 W. 19th Place

SUBJECT: 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.

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

154-25-Z ZONING DISTRICT: B2-3 WARD: 25

APPLICANT: Moises Cervantes

OWNER: Moises and Francisca Cervantes

PREMISES AFFECTED: 713 W. 19th Place

SUBJECT: 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.

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

155-25-Z ZONING DISTRICT: B2-3 WARD: 25

APPLICANT: Moises Cervantes

OWNER: Moises & Francisca Cervantes

PREMISES AFFECTED: 715 W. 19th Place

SUBJECT: 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 two be divided into two parcels with

the new parcel to have 1,923.719 square feet of lot area.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

156-25-S ZONING DISTRICT: C3-1 WARD: 29

APPLICANT: AG Bells II. LLC

OWNER: Old Second National Bank **PREMISES AFFECTED:** 6500 W. North Avenue

SUBJECT: 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.

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

157-25-Z ZONING DISTRICT: C3-1 WARD: 29

APPLICANT: AG Bells II, LLC

OWNER: Old Second National Bank **PREMISES AFFECTED:** 6500 W. North Avenue

SUBJECT: 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.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley. 158-25-Z

ZONING DISTRICT: C3-1

AG Bells II. LLC

OWNER:

APPLICANT:

Old Second National Bank

PREMISES AFFECTED:

6500 W. North Avenue

SUBJECT:

Application for a variation to allow the building facade along the sidewalk to be greater than 5' along Natchez Avenue (proposed setback of 21') for a proposed one-story restaurant with a single

lane drive-through and a bypass lane.

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

159-25-Z

ZONING DISTRICT: C3-1

WARD: 29

WARD: 29

APPLICANT:

AG Bells II, LLC

OWNER:

Old Second National Bank

PREMISES AFFECTED: 6500 W. North Avenue

SUBJECT:

Application for a variation to allow one driveway along W. North Avenue and two driveways along N. Natchez Avenue for a proposed one-story restaurant with a single lane drive through and

bypass lane.

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

160-25-S

ZONING DISTRICT: PMD-11

WARD: 11

APPLICANT:

Everclean CW LLC 11 AMK Illinois, Ltd.

PREMISES AFFECTED:

2412-88 W. Archer Avenue

SUBJECT:

OWNER:

Application for a special use to expand an existing car wash. Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

161-25-Z

ZONING DISTRICT: RS-3

WARD: 47

APPLICANT:

Nathan LaPorte

OWNER:

Todd M. LaPorte Revocable Trust

PREMISES AFFECTED:

1451 W. Pensacola Avenue

SUBJECT:

Application for a variation to increase the building height from the maximum 30' to 31.7' for a proposed third floor dormer and third floor addition for the existing three-story single-family residence. Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley.

162-25-Z

ZONING DISTRICT: RS-3

WARD: 47

APPLICANT:

Nathan LaPorte

OWNER:

Todd M. La Porte Revocable Trust

PREMISES AFFECTED: 1451 W. Pensacola Avenue

SUBJECT:

Application for a variation to reduce the west side setback from the required 2' to 0.62' (east to be 1.97') combined side yard setback from 5' to 2.59' for a proposed third floor dormer and basement and attic rear additions for an existing three-story single-family

residence.

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

163-25-Z

ZONING DISTRICT: RT-4

WARD: 3

APPLICANT:

James Turner

OWNER:

Same as applicant PREMISES AFFECTED: 3359 S. Indiana Avenue

SUBJECT:

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 twostory, two dwelling unit building to be converted to a three

dwelling unit building.

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

164-25-Z

ZONING DISTRICT: RT-4

WARD: 3

APPLICANT:

PREMISES AFFECTED:

James Turner

OWNER:

Same as applicant 3359 S. Indiana Avenue

SUBJECT:

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.

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

165-25-Z

ZONING DISTRICT: B1-2

WARD: 43

APPLICANT:

Katherine Delacey

OWNER:

Katherine & Patrick DeLacev

PREMISES AFFECTED: 1019 W. Webster Avenue

SUBJECT:

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.

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

166-25-S

ZONING DISTRICT: B3-2

WARD: 32

APPLICANT:

OCN Management, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

3340 N. Ashland Avenue

SUBJECT:

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.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas - Chairman, Shiller, Soto, and Staley. 167-25-S ZONING DISTRICT: RS-2 WARD: 6

APPLICANT: Henry's Sober Living House

OWNER: Same as applicant PREMISES AFFECTED: 7735 S. Vernon Avenue

SUBJECT: Application for a special use to establish a transitional residence in

an existing three-story building.

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

168-25-Z ZONING DISTRICT: RS-2 WARD: 6

APPLICANT: Henrys Sober Living House

OWNER: Same as applicant **PREMISES AFFECTED:** 7735 S. Vernon Avenue

SUBJECT: 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.

Withdrawn

169-25-Z ZONING DISTRICT: RT-4 WARD: 17

APPLICANT: Lawndale Educational and Regional Network Charter School

OWNER: Same as applicant **PREMISES AFFECTED:** 1700 W. 83rd Street

SUBJECT: 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.

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

170-25-Z ZONING DISTRICT: RT-4 WARD: 17

APPLICANT: Lawndale Educational and Regional Network Charter School

OWNER: Same as applicant **PREMISES AFFECTED:** 1700 W.83rd Street

SUBJECT: 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.

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

171-25-Z ZONING DISTRICT: RT-4 WARD: 17

APPLICANT: Lawndale Educational and Regional Network Charter School

OWNER: Same as applicant **PREMISES AFFECTED:** 1700 W. 83rd Street

SUBJECT: 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.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley. 172-25-Z ZONING DISTRICT: RT-4 WARD: 17

APPLICANT: Lawndale Educational and Regional Network Charter School

OWNER: Same as applicant **PREMISES AFFECTED:** 1700 W. 83rd Street

SUBJECT: 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.

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

At 10:22AM, Chairman made a motion to recess until 10:30 AM. Second by Shiller. Motion carried 4-0: yeas — Chairman, Shiller, Soto, and Staley. The Board then stood in recess until 10:22 AM.

At 10:30AM, Chairman made a motion to reconvene the meeting. Second by Staley. Motion carried 4-0: yeas – Chairman, Shiller, Soto, and Staley. The Board then reconvened at 10:30AM.

173-25-S ZONING DISTRICT: RT-4 WARD: 17

APPLICANT: Lawndale Educational and Regional Network Charter School

OWNER: Gregory White

PREMISES AFFECTED: 8255 S. Paulina Street

SUBJECT: 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.

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

174-25-S ZONING DISTRICT: RT-4 WARD: 17

APPLICANT: Lawndale Educational and Regional Network Charter Schools

OWNER: Gregory White

PREMISES AFFECTED: 8255 S. Paulina Street

SUBJECT: Application for a special use to establish a non-accessory parking

lot with twenty-four parking stalls.

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

175-25-Z ZONING DISTRICT: RT-4 WARD: 17

APPLICANT: Lawndale Education and Regional Network Charter School

OWNER: Gregory White

PREMISES AFFECTED: 8255 S. Paulina Street

SUBJECT: 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.

83rd Street.

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

176-25-Z ZONING DISTRICT: RT-4 WARD: 17

APPLICANT: Lawndale Educational and Regional Network Charter School

OWNER: Gregory White

PREMISES AFFECTED: 8255 S. Paulina Street

SUBJECT: 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.

Withdrawn

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.

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

CONTINUANCES

65-25-S ZONING DISTRICT: B3-2 WARD: 36

APPLICANT: 944 N Damen, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 944 N. Damen Avenue

SUBJECT: Application for a special use to establish business live / work for a

proposed three-story, six dwelling unit building.

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

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.

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

Motion to approve made by Chairman. Second by Shiller.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

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.

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

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

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.

Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, 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 4-0; yeas – Chairman, Shiller, Soto, and Staley. Meeting went into closed session at 10:40AM.

Motion to return to open session made by the Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley. Meeting returned to open session at 10:46AM. 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 4-0; yeas – Chairman, Shiller, Soto, and Staley.

Motion to approve all withdrawal requests made by the Chairman. Second by Shiller. Motion carried 4-0; yeas — Chairman, Shiller, Soto, and Staley.

At 10:52AM, Chairman made a motion to recess until 2:00 PM. Second by Shiller. Motion carried 4-0: yeas – Chairman, Shiller, Soto, and Staley. The Board then stood in recess until 2:00 PM.

At 2:07 PM, Chairman made a motion to reconvene the meeting. Second by Shiller. Motion carried 4-0: yeas – Chairman, Shiller, Soto, and Staley. The Board then reconvened at 2:07 PM.

2:00 P.M.

178-25-S

ZONING DISTRICT: B3-2

APPLICANT: OWNER:

1326 W George, LLC 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.

Continued to July 18, 2025 at 2:00pm.

179-25-Z

ZONING DISTRICT: B3-2

WARD: 32

WARD: 32

APPLICANT:

1326 W George, LLC Same as applicant

OWNER: 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.

Continued to July 18, 2025 at 2:00pm.

180-25-Z

ZONING DISTRICT: B3-2

WARD: 32

APPLICANT:

1326 W George, LLC

OWNER: PREMISES AFFECTED:

Same as applicant 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.

Continued to July 18, 2025 at 2:00pm.

181-25-Z

ZONING DISTRICT: RS-1

WARD: 19

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.

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

182-25-Z

ZONING DISTRICT: RS-3

WARD: 47

APPLICANT:

PREMISES AFFECTED:

Aldo Vultaggio

OWNER:

Jessica Anne Vultaggio

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.

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

183-25-S ZONING DISTRICT: B3-2 WARD: 48

APPLICANT: Matiman108 Inc.

OWNER: 1023 W. Argyle, LLC

PREMISES AFFECTED: 1025-27 W. Argyle Street

SUBJECT: Application for a special use to establish a liquor store.

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

184-25-Z ZONING DISTRICT: RS-3 WARD: 12

APPLICANT: Danny's Construction Group, Inc. **OWNER:** Crescenta Real Property, LLC

PREMISES AFFECTED: 2622-24 W. 36th Street

SUBJECT: 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. 36th Street.

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

185-25-Z ZONING DISTRICT: C1-1 WARD: 37

APPLICANT: Fam-LI Entertainment, LLC

OWNER: Maurice L. Neeley PREMISES AFFECTED: 4735 W. North Avenue

SUBJECT: 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.

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

186-25-S ZONING DISTRICT: C2-3 WARD: 45

APPLICANT: 5394 N. Milwaukee, LLC

OWNER: Same as applicant

PREMISES AFFECTED: 5394 N. Milwaukee Avenue

SUBJECT: Application for a special use to establish a hookah bar.

Motion to approve with additional condition made by Chairman. Second by Shiller. Motion carried 4-0; yeas –

Chairman, Shiller, Soto, and Staley.

187-25-S ZONING DISTRICT: B3-1 WARD: 37 APPLICANT:DJ Lipgloss Entertainment, LLC dba On the Ave

OWNER: Matias Pizarro

PREMISES AFFECTED: 4903 W. Chicago Avenue

SUBJECT: Application for a special use to establish an indoor event venue

with an occupancy of less than one hundred. Continued to June 20, 2025 at 2:00pm.

188-22-Z ZONING DISTRICT: C1-2 WARD: 26

APPLICANT: The Hi-Lo c/o Issac Liberman

OWNER: IL Holdings, LLC 1108-10 N. California c/o Isaac Liberman

PREMISES AFFECTED: 1108-10 N. California Avenue Floor 1

SUBJECT: 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.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

189-25-S ZONING DISTRICT: C2-1 WARD: 22

APPLICANT: BP Products North America, Inc.

OWNER: Same as applicant

PREMISES AFFECTED: 4832-4852 W. 47th Street

SUBJECT: Application for a special use to establish an electric vehicle

charging station.

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

190-25-S ZONING DISTRICT: B2-5 WARD: 27

APPLICANT: Diplomat Owner, LLC

OWNER: 440 Morgan, LLC dba 450 Morgan, LLC

PREMISES AFFECTED: 440-50 N. Morgan Street / 1000-10 W. Hubbard Street

SUBJECT: Application for a special use to establish residential use to be

located within 660 feet of an existing use listed in 17-3-0307-1

(wholesaling or warehousing operation).

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

CONTINUANCES

58-25-S ZONING DISTRICT: RT-4 WARD: 6

APPLICANT: Next Steps recovery Support & Services, LLC

OWNER: Next Steps, NFP **PREMISES AFFECTED:** 7033 S. Yale Ave.

SUBJECT: Application for a special use to establish a transitional residence

within an existing three-story building to provide sober living and recovery services for up to thirteen male adults at the subject site.

Continued to July 18, 2025 at 2:00pm.

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 4-0; yeas – Chairman, Shiller, Soto, and Staley. Meeting went into closed session at 3:15 PM.

Motion to return to open session made by the Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley. Meeting returned to open session

at 3:27PM. 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 4-0; yeas – Chairman, Shiller, Soto, and Staley.

Motion to approve all written resolutions containing findings of fact consistent with the votes of the Board at its April 18, 2025 regular meeting made by the Chairman. Second by Staley. Motion carried 4-0; yeas — Chairman, Shiller, Soto, and Staley.

At 3:30PM, Chairman made a motion to adjourn. Second by Shiller. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

Adjournment.