

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 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
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.

144-25-S **ZONING DISTRICT: B1-2** **WARD: 11**
APPLICANT: Azura Beauty Salon, LLC
OWNER: Chicago Title and Land Trust
PREMISES AFFECTED: 3340 S. Halsted 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.

145-25-S **ZONING DISTRICT: B3-2** **WARD: 47**
APPLICANT: Heffernan Builders, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4913 N. Damen Avenue
SUBJECT: 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.
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
OWNER: Same as applicant
PREMISES AFFECTED: 4913 N. Damen Avenue
SUBJECT: 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

147-25-S **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: Martin & Eileen Newell
OWNER: Jose A Hernandez
PREMISES AFFECTED: 3113 N. Kedzie Avenue
SUBJECT: 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

148-25-Z **ZONING DISTRICT: B3-1** **WARD: 35**
APPLICANT: Martin & Eileen Newell
OWNER: Jose A. Hernandez
PREMISES AFFECTED: 3113 N. Kedzie Avenue
SUBJECT: 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.

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).	

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.	

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 to 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.

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

163-25-Z
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 two-story, 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
APPLICANT: James Turner
OWNER: Same as applicant
PREMISES AFFECTED: 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
APPLICANT: Katherine Delacey
OWNER: Katherine & Patrick DeLacey
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
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.

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	

CONTINUANCES

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.	

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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

Continued to June 20, 2025 at 2:00pm.

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.

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 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.