

**CITY OF CHICAGO ZONING BOARD OF APPEALS  
FRIDAY- May 17, 2024  
121 N. LaSalle, Second Floor City Council Chambers**

Approval of the minutes from the April 19, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the May 17, 2024, regular meeting of the Zoning Board of Appeals.

**9:00 A.M.**

**AM CONTINUANCES**

**85-24-A**                              **ZONING DISTRICT: RS-3**                              **WARD: 32**  
**APPLICANT:** Leah Moskoff  
**OWNER:** Cullen J. Davis  
**PREMISES AFFECTED:** 2133-35 W. Charleston Street  
**SUBJECT:** Application for an objector's appeal from the decision of the office of the Zoning Administrator in granting an administrative adjustment to the property at 2133-35 W. Charleston Street.

- **Continued to September 20, 2024 at 9:00am**

**129-24-A**                              **ZONING DISTRICT: PD-981**                              **WARD: 2**  
**APPLICANT:** G.P Green House, LLC  
**OWNER:** Schatz Building, LLC  
**PREMISES AFFECTED:** 620 N. Fairbanks Ct.  
**SUBJECT:** Application for an appeal from decision of the office of the Zoning Administrator in revoking a denial to apply for a special use for an adult use cannabis dispensary. The office of the Zoning Administrator has determined there is a school within 500' of the subject site.

- **Continued to August 16, 2024 at 9:00am**

**REGULAR CALL**

**181-24-S**                              **ZONING DISTRICT: B3-1**                              **WARD: 23**  
**APPLICANT:** Legacy Barber Studio, Inc.  
**OWNER:** Francisco Gallegos  
**PREMISES AFFECTED:** 5181 S. Archer Avenue  
**SUBJECT:** Application for a special use to establish a hair salon.

- **Approved**

**182-24-S**                              **ZONING DISTRICT: B1-2**                              **WARD: 48**  
**APPLICANT:** Rad Hair Chicago, LLC Rachel Dennis Manager  
**OWNER:** Le Thi Le  
**PREMISES AFFECTED:** 5820 N. Broadway  
**SUBJECT:** Application for a special use to establish a hair salon.

- **Approved**

**183-24-S**                                    **ZONING DISTRICT:** B3-2                                    **WARD: 50**  
**APPLICANT:**                                    Tay Vo dba Western Nail Bar  
**OWNER:**    AAIM Howard & Western, LLC  
**PREMISES AFFECTED:**                    7574 N. Western Avenue  
**SUBJECT:**    Application for a special use to establish a nail salon.

- **Approved**

**184-24-S**                                    **ZONING DISTRICT:** B1-2                                    **WARD: 48**  
**APPLICANT:**                                    Daleena Tran dba Glamour Nails  
**OWNER:**    Country Holdings 2 LLC  
**PREMISES AFFECTED:**                    6234 N. Broadway  
**SUBJECT:**    Application for a special use to establish a nail salon.

- **Approved**

**185-24-S**                                    **ZONING DISTRICT:** B1-1                                    **WARD: 14**  
**APPLICANT:**                                    Adolfo Vega dba A V Beauty Salon  
**OWNER:**    Adolfo Vega  
**PREMISES AFFECTED:**                    3352 W. 63rd Steet  
**SUBJECT:**    Application for a special use to establish a nail salon and hair salon.

- **Approved**

**186-24-Z**                                    **ZONING DISTRICT:** B3-1                                    **WARD: 45**  
**APPLICANT:**                                    JT Pawn, LLC  
**OWNER:**    Skil Plaza, LLC  
**PREMISES AFFECTED:**                    5546 N. Milwaukee Avenue  
**SUBJECT:**    Application for a variation to establish a public place of amusement license to provide car race simulators/ arcade gaming including four rigs, no entrance fee within 125' of a residential zoning district.

- **Approved**

**187-24-S**                                    **ZONING DISTRICT:** B3-2                                    **WARD: 29**  
**APPLICANT:**                                    Chicago Transit Authority  
**OWNER:**    Union Pacific Railroad Company  
**PREMISES AFFECTED:**                    351 N. Austin Boulevard  
**SUBJECT:**    Application for a special use to expand the existing transit station building/ platform.

- **Approved**

**188-24-S**                                    **ZONING DISTRICT:** B3-1                                    **WARD: 30**  
**APPLICANT:**                                    Raven Ink Tattoo, LLC  
**OWNER:**    Sherrie Anemone  
**PREMISES AFFECTED:**                    6251 W. Belmont Avenue  
**SUBJECT:**    Application for a special use to establish a body art service (tattoo)

parlor).

- **Approved**

**189-24-S**                                 **ZONING DISTRICT:** M3-3                         **WARD: 32**  
**APPLICANT:** Vision Quest, LLC  
**OWNER:** Hawthorne, LLC  
**PREMISES AFFECTED:** 1750 N. Kingsbury Street  
**SUBJECT:** Application for a special use to establish a sports and recreation participant facility (physical fitness center) on the first floor of an existing two-story commercial building.

- **Approved**

**190-24-S**                                 **ZONING DISTRICT:** B1-2 / B3-1                         **WARD: 17**  
**APPLICANT:** White Castle System Inc.  
**OWNER:** Ingram Family Limited Partnership  
**PREMISES AFFECTED:** 1400 W. 79th Street  
**SUBJECT:** Application for a special use to establish a dual lane drive-through to serve an existing one-story fast-food restaurant being renovated with seventeen accessory unenclosed off-street accessory parking spaces on-site.

- **Approved with conditions**

**191-24-Z**                                 **ZONING DISTRICT:** B3-1                         **WARD: 17**  
**APPLICANT:** White Castle System, Inc.  
**OWNER:** Ingram Family Limited Partnership  
**PREMISES AFFECTED:** 1400 W. 79th Street  
**SUBJECT:** Application for a variation to eliminate the 7' setback ( with trees and shrubs) along W. 79th Street and along Loomis Boulevard and to allow 4' high ornamental metal fence to be installed at the property line ( along 79th Street and S. Loomis Boulevard) for the existing restaurant.

- **Approved with conditions**

**192-24-Z**                                 **ZONING DISTRICT:** RS-2                         **WARD: 38**  
**APPLICANT:** Maria Dolores Montes and Rodrigo Montes  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6331 W. Waveland Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 9.89' to 7.53', reduce the east side from 4' to 1.68' ( west to be 5.08') combined side yard setback from 9.9' to 6.76', rear setback from 34.79' to 3.57' for a proposed one-story front porch, one-story rear open deck with an above ground pool and rear one car carport and two car garage per the as built conditions to serve the existing single family residence.

- **Approved**

**193-24-Z**                                 **ZONING DISTRICT:** RS-2                         **WARD: 38**  
**APPLICANT:** Maria Dolores Montes and Rodrigo Montes

**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 6331 W. Waveland Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard open space from the required 400 square feet to zero for a proposed one-story rear open deck with an above ground pool and rear one-car carport and two car garage per the as built conditions to serve the existing single-family residence.

- **Approved**

**194-24-Z** **ZONING DISTRICT:** RS-3 **WARD:** 40  
**APPLICANT:** ABI Invest II, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1915 W. Balmoral Avenue  
**SUBJECT:** Application for a variation to reduce the front setback from the required 25.78' to 12.98', the combined side yard setback to zero to allow for the division of a lot. The existing two-story single-family residence shall remain at 1915 Balmoral. The newly created lot shall be vacant.

- **Withdrawn**

**195-24-Z** **ZONING DISTRICT:** RS-2 **WARD:** 21  
**APPLICANT:** Alvin Ball Jr. and Brigitte Brantley-Ball  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 9123 S. Racine Avenue  
**SUBJECT:** Application for a variation to reduce the north side setback from the required 4' to 2.33' ( south side setback to be 4.12') combined side yard setback from 9' to 6.45' for the as-built second story addition and an as built and an as built second story addition on the existing one-story, single-family residence with attic and basement.

- **Approved**

**196-24-S** **ZONING DISTRICT:** B3-2 **WARD:** 30  
**APPLICANT:** DJM EG JV 1, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3718 W. Belmont Avenue  
**SUBJECT:** Application for a special use to expand an existing residential use below the second floor of an existing multi-unit residential building.

- **Approved**

**197-24-Z** **ZONING DISTRICT:** RT-4 **WARD:** 43  
**APPLICANT:** 810 Altgeld, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 810 W. Altgeld Street  
**SUBJECT:** Application for a variation to reduce the lot area per unit from the required 3,000 to 2749.55 for a proposed addition of a third dwelling unit in the basement of an existing two-story, two dwelling unit building with basement converted to a third dwelling

unit.

- **Approved**

**198-24-S**                                    **ZONING DISTRICT:** B3-2                                    **WARD:** 34  
**APPLICANT:** Taylor Street Tattoo, LLC  
**OWNER:** Pirate Life Properties, LLC  
**PREMISES AFFECTED:** 1150 W. Taylor Street  
**SUBJECT:** Application for a special use to expand an existing body art services ( tattoo parlor) into the second story by converting the second story dwelling unit to a body art service. in the existing two-story, mixed-use building.

- **Approved**

**199-24-Z**                                    **ZONING DISTRICT:** RT-4                                    **WARD:** 25  
**APPLICANT:** Lukaven Development  
**OWNER:** Norma Arellanez Iniestra  
**PREMISES AFFECTED:** 2122 W. 18th Place  
**SUBJECT:** Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,977 square feet for a proposed three-story, three dwelling unit building and three parking space pad.

- **Approved**

**200-24-Z**                                    **ZONING DISTRICT:** B3-2                                    **WARD:** 39  
**APPLICANT:** H & N Bryn Mawr, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3220-22 W. Bryn Mawr Avenue  
**SUBJECT:** Application for a variation to establish a public place of amusement license to provide karaoke within 125' of a residential zoning district.

- **Approved**

**201-24-Z**                                    **ZONING DISTRICT:** B2-3                                    **WARD:** 46  
**APPLICANT:** 4701 N Clark St., Inc.  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4713 N. Clark Street  
**SUBJECT:** Application for a variation to reduce the rear setback on floors containing dwelling units from the required 30' to 21.32' for a proposed five-story, thirty-six dwelling unit building with eighteen parking spaces, thirty-nine bicycle spaces and one loading space located within 2,640' from a Metra rail station.

- **Continued to July 19, 2024 at 2:00pm**

**202-24-Z**                                    **ZONING DISTRICT:** RS-3                                    **WARD:** 1  
**APPLICANT:** Katherine Lambert  
**OWNER:** Christopher & Katherine Lambert  
**PREMISES AFFECTED:** 2721 N. Albany Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from the required 2' to 0.75' (south to be 3.58'), combined side yard setback from 5' to 4.33' for a proposed rear two-story addition and second floor dormer addition and rear open deck to the existing two-story single-family residence.

- **Approved**

**203-24-S** **ZONING DISTRICT:** C1-2 **WARD: 35**  
**APPLICANT:** JP Morgan Chase  
**OWNER:** C-K Sun Valley, LLC  
**PREMISES AFFECTED:** 2934 N. Milwaukee Avenue  
**SUBJECT:** Application for a special use to establish an automated bank teller drive-through facility.

- **Approved**

**204-24-Z** **ZONING DISTRICT:** B3-3 **WARD: 48**  
**APPLICANT:** Astrit Mehmeti  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1215-19 W. Devon Avenue  
**SUBJECT:** Application for a variation to reduce the rear yard setback on floors containing dwelling units from the required 30' to 0.1' for a proposed two-story addition to an existing one and two-story, mixed-use building.

- **Approved**

**205-24-Z** **ZONING DISTRICT:** B2-3 **WARD: 32**  
**APPLICANT:** Bresani, LLC- Series C, an Illinois Limited Liability Company  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 3352 N. Ashland Avenue  
**SUBJECT:** Application for a variation to reduce the rear setback from the required 30' to zero, the rear garage feature setback from 2' to zero for a proposed carport to serve an existing four-story, eight dwelling unit building.

- **Approved**

**206-24-Z** **ZONING DISTRICT:** DR-3 **WARD: 27**  
**APPLICANT:** Cabrini, LLC  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 505 W. Elm Street  
**SUBJECT:** Application for a variation to reduce the front setback from 12' to zero, rear setback from 30' to zero for the proposed division of a lot, convert the existing church to seven dwelling units.

- **Continued to July 19, 2024 at 2:00pm**

**207-24-Z** **ZONING DISTRICT:** DR-3 **WARD: 27**  
**APPLICANT:** Cabrini, LLC  
**OWNER:** Same as applicant



**PREMISES AFFECTED:** 2445 W. 24th Street  
**SUBJECT:** Application for a variation to reduce the front setback from the required 14.88' to zero, west side setback from 2' to 0.34' ( east to be 2.01'), combined side yard setback from 4.8' to 2.35' for a proposed third floor addition, front porch with stair over 6' and 5' solid wood fence in the front of an existing two-story single-family residence.

- Continued to June 21, 2024 at 2:00pm

**213-24-Z**   **ZONING DISTRICT:** RS-3                         **WARD:** 32  
**APPLICANT:** Brian and Andrea Clifford  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1808 W. Melrose Street  
**SUBJECT:** Application for a variation to reduce the rear yard setback from the required 29.74' to 2', west side setback from 2.08' to zero ( east to be 4.2'), combined side yard setback from 5.2' to 4.2' for a proposed two-car detached garage accessed by a public alley with an accessory building rooftop deck with 9'high pergola and an 11.42' high rooftop access stair on east elevation serving an existing single family residence.

- Approved

**214-24-Z**   **ZONING DISTRICT:** RS-3                         **WARD:** 32  
**APPLICANT:** Brian and Andrea Clifford  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 1808 Melrose Street  
**SUBJECT:** Application for a variation to relocate the minimum required 225 square feet of rear yard open space to an accessory building roof top deck in order to allow the construction of a new two-story car detached garage accessed by a public alley.

- Approved

**215-24-S**   **ZONING DISTRICT:** B3-5                         **WARD:** 44  
**APPLICANT:** Josh Lubin Incorporated  
**OWNER:** 2815-25 N. Sheffield Building, LLC  
**PREMISES AFFECTED:** 953 W. Wolfram Street  
**SUBJECT:** Application for a variation to establish a hair salon.

- Approved

**216-24-Z**   **ZONING DISTRICT:** RS-3                         **WARD:** 15  
**APPLICANT:** Xinli Yu  
**OWNER:** Same as applicant  
**PREMISES AFFECTED:** 4362 S. Emerald Avenue  
**SUBJECT:** Application for a variation to reduce the minimum lot area per unit from 5,000 to 4,687.5 for a proposed two-story. two dwelling unit building.





