

CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY- April 19, 2024
121 N. LaSalle, Second Floor City Council Chambers

9:00 A.M.

Approval of the minutes from the March 15, 2024, regular meeting of the Zoning Board of Appeals (“Board”).

Approval of the agenda for the April 19, 2024, regular meeting of the Board.

Special Use Extension Request

133-23-S	ZONING DISTRICT: B3-1	WARD: 18
APPLICANT:	PG6 Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2443 W. 71st Street	
SUBJECT:	Application for a special use to establish a tavern.	
	<ul style="list-style-type: none">• Approved	

Regular Call

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.	
	<ul style="list-style-type: none">• Continued to May 17, 2024 at 9:00am	

130-24-Z	ZONING DISTRICT: RS-3	WARD: 37
APPLICANT:	Leonardo Morocho	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1020 N. Springfield Avenue	
SUBJECT:	Application for a variation to reduce the south side setback from the required 2' to zero (north to be zero), combined side yard setback from 5' to zero, rear setback from 37.51' to 3.7' for an as built two car carport with 15' wide overhead door and 8' tall by 8.5' wide sliding metal gate all accessory to the existing two-story, two dwelling unit building.	
	<ul style="list-style-type: none">• Approved	

131-24-S **ZONING DISTRICT: B1-1** **WARD: 13**
APPLICANT: C23 Nail & spa, LLC c/o Reyna C. Rivera
OWNER: Jacobo Properties, LLC c/o Salvador Jacobo
PREMISES AFFECTED: 4241 W. 63rd Street
SUBJECT: Application for a special use to establish a nail salon.

- **Approved**

132-24-S **ZONING DISTRICT: B3-5** **WARD: 32**
APPLICANT: The Pink Sweet, Inc.
OWNER: Glen C. Turenne
PREMISES AFFECTED: 1925 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a hair salon.

- **Approved**

133-24-Z **ZONING DISTRICT: RS-3** **WARD: 26**
APPLICANT: Nathalia Henry
OWNER: Same as applicant
PREMISES AFFECTED: 3720 W. Concord Place
SUBJECT: Application for a variation to reduce the west side setback from the required 2' to zero (east to be 8.49'), combined side yard setback shall be 8.49' for a proposed rear one-story addition, rear open deck to an existing single-family residence.

- **Approved**

134-24-Z **ZONING DISTRICT: C2-2** **WARD: 29**
APPLICANT: Batter & Berries, LLC Craig Richardson
OWNER: Juan & Only, LLC Juan Teague
PREMISES AFFECTED: 5924 W. Chicago Avenue
SUBJECT: Application for a variation to establish a public place of amusement license for a restaurant which is within 125' of a residential district.

- **Approved**

135-24-Z **ZONING DISTRICT: RT-3.5** **WARD: 33**
APPLICANT: Timothy Friese
OWNER: Same as applicant
PREMISES AFFECTED: 3016 N. Troy Street
SUBJECT: Application for a variation to reduce the north side setback from the required 2' to zero (south to be 2'), combined side yard setback from 5' to 2' for an as built third story addition and a new rear second story deck and stairs on the existing three-story, single-family residence an and rear first story deck to convert to two dwelling units.

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

136-24-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: 1824 North Kedzie Condominium
OWNER: Same as applicant
PREMISES AFFECTED: 1824 N. Kedzie Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to 14.71', rear setback from 50' to zero, north side setback from 2' to zero (south to be zero), combined side yard setback from 5' to zero for an as built location of the third story four dwelling unit building to allow a 10.25' tall rolling gate at the rear.

- **Approved**

137-24-S **ZONING DISTRICT: C1-3** **WARD: 25**
APPLICANT: Victory Outreach City Church Chicago
OWNER: 1814 Ashland, LLC
PREMISES AFFECTED: 1812-14 S. Ashland Avenue
SUBJECT: Application for a special use to establish a religious assembly facility.

- **Approved**

138-24-S **ZONING DISTRICT: B3-1** **WARD: 25**
APPLICANT: Styles Parlor, LLC
OWNER: Jose Anaya
PREMISES AFFECTED: 2458 S. Spaulding Avenue
SUBJECT: Application for a special use to establish a hair salon.

- **Approved**

139-24-Z **ZONING DISTRICT: RT-4** **WARD: 4**
APPLICANT: Cody Nicholson and Patricia Renkiewicz
OWNER: Same as applicant
PREMISES AFFECTED: 4203 S. Langley Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 15' to zero, north side setback from 2' to zero for a proposed front open masonry porch with no access decorative open balcony at the second level to an existing two-story, two dwelling unit building.

- **Approved**

140-24-Z **ZONING DISTRICT: RT-3.5** **WARD: 1**
APPLICANT: Nadiya and Vasyly Voytanovych
OWNER: Same as applicant
PREMISES AFFECTED: 2235 W. Cortez Street
SUBJECT: Application for a variation to reduce the rear yard open space from the required 500 square feet to zero for an as built rear one-story addition and an as built three-story enclosed porch for the existing three-story, six dwelling unit building to be deconverted to a five dwelling unit building.

- **Approved**

141-24-Z ZONING DISTRICT: RT-3.5 WARD: 1
APPLICANT: Nadiya and Vasyl Votanovych
OWNER: Same as applicant
PREMISES AFFECTED: 2235 W. Cortez Street
SUBJECT: Application for a variation to reduce the rear setback from the required 37.43' to 0.33', east side setback from 2.64' to 1.24' (east setback to be 6.05') for the as built rear one-story addition and as built three-story enclosed porch of an existing three-story, six dwelling unit building to be deconverted to a five dwelling unit building.

- **Approved**

142-24-Z ZONING DISTRICT: RT-3.5 WARD: 1
APPLICANT: Nadiya an Vasyl Voytanovych
OWNER: Same as applicant
PREMISES AFFECTED: 2235 W. Cortez Street
SUBJECT: Application for a variation to increase the non-conforming floor area in existence for at least 50 years of 6,685.59 square feet by 781.33 square feet for an as built rear one-story addition and an as built three-story enclosed porch on an existing three-story, six dwelling unit building to be deconverted to a five dwelling unit building.

- **Approved**

143-24-S ZONING DISTRICT: B3-2 WARD: 36
APPLICANT: 838 N Damen, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 838 N. Damen Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story, two dwelling unit building.

- **Approved**

144-24-S ZONING DISTRICT: C2-2 WARD: 3
APPLICANT: Saint Matthew Baptist Church Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 4511 S. State Street
SUBJECT: Application for a special use to expand an existing religious assembly into a proposed one-story addition with renovated fourteen car off-street accessory parking lot.

- **Approved**

145-24-Z **ZONING DISTRICT: RT-4** **WARD: 4**
APPLICANT: Jesse Kilgore Jr. & Barbara Yearby-Kilgore
OWNER: Same as applicant
PREMISES AFFECTED: 4401 S. Berkley Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 28' to 19.56', south side setback from 2.03' to zero, (north to be 0.83'), combined side yard setback from 5.08' to 0.83' for a proposed rear deck to the existing single-family residence.

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

146-24-Z **ZONING DISTRICT: RS-1** **WARD: 19**
APPLICANT: Peter and Regina Kramer
OWNER: Same as applicant
PREMISES AFFECTED: 9301 S. Hamilton Avenue
SUBJECT: Application for a variation to reduce the rear setback from the required 50' to 47.23' feet for proposed support columns for a new roof top terrace to the existing two-story, single-family residence.

- Approved

147-24-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Dean T. Economos
OWNER: Same as applicant
PREMISES AFFECTED: 1845 W. 21st Place
SUBJECT: Application for a variation to reduce the rear setback from the required 37.64' to 3', east setback from 2' to zero (west to be zero), combined side yard setback from 5' to zero for a proposed three-car detached garage with roof deck and access bridge.

- Approved

148-24-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: Dean T. Economos
OWNER: Same as applicant
PREMISES AFFECTED: 1845 W. 21st Place
SUBJECT: Application for a variation to relocate the required rear yard open space of 203 square feet to roof deck on a proposed three-car garage with access bridge.

- Approved

149-24-Z **ZONING DISTRICT: RS-2** **WARD: 39**
APPLICANT: Michael Voloudakis & Khamsin Tahiri
OWNER: Same as applicant
PREMISES AFFECTED: 4527 N. Kilbourn Avenue
SUBJECT: Application for a variation to reduce the north side setback from the required 5' to 3.05' (south to be 5'), combined side yard setback from 15' to 8.05' for a proposed new third story addition, rear second story addition and roof deck above, a rear attached two-car garage and a new rear deck with stairs and pergola on the existing three-story, single-family residence.

- Approved

155-24-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: AMP Ventures- Kimball, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4300 N. Kimball Avenue
SUBJECT: Application for a variation to make a zoning certification of the total density, not to exceed more than one unit above its original construction in order to establish a three-story, six dwelling unit mixed use building.

- **Approved**

156-24-Z **ZONING DISTRICT: RS-3** **WARD: 33**
APPLICANT: AMP Ventures-Kimball, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 4300 N. Kimball Avenue
SUBJECT: Application for a variation to reduce the rear yard open space from the required 1,350 square feet to 560 square feet to establish a three-story, six dwelling unit mixed use building.

- **Approved**

157-24-S **ZONING DISTRICT: B3-3** **WARD: 43**
APPLICANT: Wells Fargo Bank, N.A
OWNER: 2420 Halsted Land Owner, LLC
PREMISES AFFECTED: 2411 N. Lincoln Avenue
SUBJECT: Application for a special use to permit the conversion of an existing ground floor retail use tenant space to a new financial service use (bank) in an existing five-story mixed use building on a pedestrian street within 600' of another financial service use (bank).

- **Approved**

158-24-S **ZONING DISTRICT: C1-2** **WARD: 32**
APPLICANT: Wells Fargo Bank N.A.
OWNER: Dynamic Enterprises, Inc.
PREMISES AFFECTED: 3162 N. Clybourn Avenue
SUBJECT: Application for a special use to establish a single-story financial services facility (bank) with a drive through automatic teller machine.

- **Approved**

159-24-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Aaron I. Benson & Merav S. Benson
OWNER: Same as applicant
PREMISES AFFECTED: 2042 W. Fletcher Street
SUBJECT: Application for a variation to reduce the front setback from the required 12' to 5.50', east side setback from 2.4' to 1.75' for a proposed one-story addition and a front open porch to an existing two-story single-family residence.

- **Approved**

160-24-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 establish an outdoor patio to serve an existing tavern.

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

2:00 P.M.

161-24-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: C1-3
2334 Adams, LLC
Same as applicant
2342 W. Adams Street

WARD: 27

Application for a special use to establish residential use below the second floor to convert an existing five-story, thirty-one dwelling unit building to thirty-three dwelling units by converting the existing ground floor retail use to two dwelling units.

- **Approved**

162-24-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: C1-3
2334 Adams, LLC
Same as applicant
2342 W. Adams Street

WARD: 27

Application for a variation to reduce the minimum lot area from the required 13,200 square feet to 12,703 square feet for the conversion of an existing five-story, thirty-one dwelling unit building to thirty-three dwelling units by converting the existing ground floor retail use to two dwelling units.

- **Approved**

163-24-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: C1-3
2334 Adams, LLC
Same as applicant
2342 W. Adams Street

WARD: 27

Application for a variation to reduce the required parking spaces from the required to zero to convert an existing five-story, thirty-one-dwelling unit building to a thirty-three dwelling unit building which is a transit served location.

- **Approved**

164-24-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B3-1
6154 Restaurant, Inc.
6154 Milwaukee, LLC
6154 N. Milwaukee Avenue

WARD: 39

Application for a variation to establish a public place of amusement license to provide DJ, karaoke, live band, private and public events within 125' of a residential zoning district.

- **Approved**

169-24-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: TA Development, LLC
OWNER: Yvonne Wilk & Teresa Keshta
PREMISES AFFECTED: 2626 W. 21st Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,964 square for a proposed two-story, three dwelling unit building.

- **Approved**

170-24-Z **ZONING DISTRICT: RT-4** **WARD: 25**
APPLICANT: TA Development
OWNER: Yvonne Wilk & Teresa Keshta
PREMISES AFFECTED: 2632 W. 21st Street
SUBJECT: Application for a variation to reduce the minimum lot area from the required 3,000 square feet to 2,964 square feet for a proposed two-story, three dwelling unit building.

- **Approved**

171-24-S **ZONING DISTRICT: B3-3** **WARD: 43**
APPLICANT: Michigan State University Federal Credit Union
OWNER: 800 Altgeld, LLC
PREMISES AFFECTED: 2500 N. Halsted Street
SUBJECT: Application for a special use to establish a financial service use (credit union) on the ground floor of an existing four-story, mixed-use building on a pedestrian street within 600' of another financial service.

- **Approved**

172-24-S **ZONING DISTRICT: B3-3** **WARD: 28**
APPLICANT: Razor red Grooming Solutions, LLC
OWNER: KV Western, LLC
PREMISES AFFECTED: 600 S. Western Avenue, Unit # 2
SUBJECT: Application for a special use to establish a barber shop.

- **Approved**

173-24-S **ZONING DISTRICT: B3-2** **WARD: 28**
APPLICANT: Edna's Circle
OWNER: Same as applicant
PREMISES AFFECTED: 4000-04 W. Jackson Boulevard
SUBJECT: Application for a special use to establish a community center on the ground floor of an existing three-story, mixed-use building.

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

174-24-S **ZONING DISTRICT: B3-2** **WARD: 28**
APPLICANT: Edna's Circle
OWNER: Same as applicant
PREMISES AFFECTED: 4000-04 W. Jackson Boulevard
SUBJECT: Application for a special use to establish a transitional residence in an existing three-story, mixed-use building and adjacent two-story residential building.

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

175-24-Z **ZONING DISTRICT: B3-2** **WARD: 28**
APPLICANT: Edna's Circle
OWNER: Same as applicant
PREMISES AFFECTED: 4000-04 W. Jackson Boulevard
SUBJECT: Application for a variation to reduce the rear yard setback on floor containing dwelling units from the required 30' to 25' for a proposed second and third floor addition and rear exterior stair on an existing three-story, mixed-use building.

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

176-24-S **ZONING DISTRICT: B3-2** **WARD: 44**
APPLICANT: Chicago Haircuts & Shaves, LLC
OWNER: Belway Development, LLC
PREMISES AFFECTED: 611 W. Belmont Avenue
SUBJECT: Application for a special use to establish a barber shop.

- **Approved**

177-24-Z **ZONING DISTRICT: RS-3** **WARD: 36**
APPLICANT: Chicago Board of Education for the City of Chicago
OWNER: Public Building Commission of Chicago
PREMISES AFFECTED: 2148 N. Long Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to zero for a proposed parking lot which will have three-hundred and two parking spaces with six spaces dedicated for drivers ed vehicles and twenty bicycle parking spaces to serve an existing high school.

- **Approved**

178-24-Z **ZONING DISTRICT: RS-3** **WARD: 36**
APPLICANT: Chicago Board of Education for the City of Chicago
OWNER: Public Building Commission of Chicago
PREMISES AFFECTED: 2148 N. Long Avenue
SUBJECT: Application for a variation to reduce the 7' landscape setback from the required 7' along Long Avenue to 6'-7" (south parking) and to zero (north parking) and to eliminate the landscape setback along Grand Avenue and to allow more than fifteen parking stalls in one row without the landscape island with tree for the existing high school building with existing north and proposed south on-site parking lots.

- **Approved**

