CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- July 18, 2025 121 N. LaSalle, Second Floor City Council Chambers

Approval of the minutes from the June 20, 2025, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the July 18, 2025 regular meeting of the Zoning Board of Appeals.

<u>9:00 A.M.</u>

249-25-A	ZONING DISTRICT: B3-2	WARD : 40
APPLICANT:	Outdoor Impact, Inc.	
OWNER:	Chicago Title and Land Trust Co.	Trust No. 110762-05
PREMISES AFFECTED:	5906 N. Clark Street	
SUBJECT:	Application for an appeal from the	decision of the office of the
	Zoning Administrator in refusing t	o permit the establishment of
	875 square foot off-premise advert	ising signs. The maximum
	allowed signage of all signage on t	he premises is 720 square feet.

• Decision of the Zoning Administrator upheld.

250-25-A	ZONING DISTRICT: B3-2	WARD: 40
APPLICANT:	Outdoor Impact, Inc.	
OWNER:	Chicago title and Land Trust Co. No 1	10762-05
PREMISES AFFECTED:	5906 N. Clark Street	
SUBJECT:	Application for an appeal from the decision of the office of the	
	Zoning Administrator in refusing to pe	ermit the establishment of
	875 square feet of off-premise advertise	sing signs. The maximum
	allowed signage of all signage on the	premises is 720 square feet.

• Decision of the Zoning Administrator upheld.

251-25-8	ZONING DISTRICT: B1-1	WARD: 13
APPLICANT:	Marco's Barber Shop, Inc.	
OWNER:	Eliseo Fernando Zamora	
PREMISES AFFECTED:	4106 W. 63rd Street	
SUBJECT:	Application for a special use to es	tablish a barber shop.
 Approved 		

252-25-S	ZONING DISTRICT: B3-2	WARD: 46
APPLICANT:	Chicago Conata Company, LLC	d/b/a Cornelia Broadway Barbers
OWNER:	Eria, LLC c/o Loula Dimas	
PREMISES AFFECTED:	652 W. Cornelia Avenue	
SUBJECT:	Application for a special use to e	stablish a barber shop.
• Approved		

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253-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: **ZONING DISTRICT: RT-4**

Jonathan Leopold Same as applicant

2323 N. Halsted Street

Application for a variation to reduce the north side setback from the required 2' to 0.17', south side setback from 2' to zero, combined side yard setback from 4.75' to 0.17', rear setback from 28.77' to 14.3' for a proposed second floor rear balcony and a first floor open rear deck to the existing two-story attached single family residence and for a proposed one car detached garage accessory building accessed by a public alley with an accessory roof top deck and accessory building rooftop access stair along the west elevation with an 8.75' high masonry wall abutting the north side of stairs.

• Continued to September 19, 2025 at 2:00pm.

254-25-Z	ZONING DISTRICT: RT-4	WARD: 43
APPLICANT:	Jonathan Leopold	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2323 N. Halsted Street	
SUBJECT:	Application for a variation to relocate	the rear yard open space to
	an accessory building roof top deck for	or a proposed one car
	detached garage with a roof top deck a	and access stairs along the
	west elevation for the existing two-sto	ory, single-family residence.

• Continued to September 19, 2025 at 2:00pm.

255-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4 Charles Benson Same as applicant 1427 W. Byron Street Application for a variation to reduce required 15' to zero, east and west s each, combined side yard setback fin new foundation wall system, lower carport with roof top deck with ope non-conforming two-story single far	tide setback from 2.12' to zero rom 5.3' to zero for a proposed basement slab and rear parking n stair access to an existing
256-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RT-4WARD: 46Charles BensonSame as applicant1427 W. Byron StreetApplication for a variation to relocate the required 256 square feetof rear yard open space to a roof top deck of a proposed rear twocar, car port with open stair access for the existing two-story singlefamily residence rear building.	

257-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-1WARD: 14Pure Elegance Hair Salon, LLCLuz Korzeniewski5141 S. Kedzie AvenueApplication for a special use to establish a hair salon / barber shop.
258-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-1WARD: 35Kick the budget, LLC dba My SpaSL Real Estate Management2925 W. Belmont AvenueApplication for a special use to establish a massage establishment.
259-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RM-4.5WARD: 43Chicago Title and Land trust Company, Trustee of trust No8002393597Same as applicant1942 N. Orchard StreetApplication for a variation to reduce the rear setback from therequired 38' to 21.67' for a proposed bridge connection to access aroof top deck on an existing five-car garage from a rear exteriorstair to an existing four-story, five dwelling unit building.
• Approved	
260-25-Z APPLICANT: OWNER:	ZONING DISTRICT: RM-4.5WARD: 43Chicago Title and Land Trust Company, Trustee of Trust No.8002393597Same as applicant
PREMISES AFFECTED: SUBJECT:	1942 N. Orchard Street Application for a variation to relocate the 409 square feet of rear yard open space to an existing five-car garage roof top deck for a proposed stair bridge connection from a rear exterior stair to an existing four-story, five dwelling unit building.
Approved	
261-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4WARD: 46847 W. Ainslie, LLCSame as applicant847 W. Ainslie StreetApplication for a variation to reduce the rear yard setback from therequired 33' to 21.32' for three proposed raised decks in the rear ofan existing four-story seven dwelling unit building.

262-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 45Peter SterniukSame as applicant5401-07 N. Northwest HighwayApplication for a variation to reduce the west side setback from therequired 2.24' to 2' (east to be 3.10') combined side yard setbackfrom 5.62' to 5.1' to allow the subdivision of an existing zoning lot.The two-story building at 5407 N. Northwest Highway shallremain. A two-story, two dwelling unit building is proposed for5401 N. Northwest Highway.
• Approved	5401 IV. IVOItilwest Highway.
263-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 45Peter SterniukSame as applicant5401-07 N. Northwest HighwayApplication for a variation to reduce the rear yard open space from the required 450 square feet to zero to allow the subdivision of an existing zoning lot. The existing building at 5407 N. Northwest Highway shall remain. A two-story, two dwelling unit building is proposed for 5401 N. Northwest Highway.
• Approved	
264-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3WARD: 45Peter SterniukSame as applicant5401 N. Northwest HighwayApplication for a variation to reduce the front setback from therequired 21.84' to 2', east side setback from 4' to zero (west to be2') combined side yard setback from 11.85 to 2' for a proposedtwo-story, two-dwelling unit building with a detached 2 car garageand one car open parking space.
• Approved	
265-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: PMD-9WARD: 28Collaborative Bridges, NFPWater Tower Lake III, LLC4223 W. Lake StreetApplication for a special use to convert approximately 2,655square feet of office space to medical services on the ground floorof an existing four-story building.

266-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RM-5 Livia and Michael Kiser Same as applicant 1856 N. Mohawk Street Application for a variation to reduce the required 33.32 to 23.80', north side setba proposed fourth floor addition and a rear connecting the detached garage and the t family residence.	ack from 3.84' to 1.30' for a cone-story addition
267-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B1-2 Glow 072. LLC Minh Nguyen 5856 N. Broadway Application for a special use to establish	WARD: 48 a nail salon.
268-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RS-2 Anthony Rosen Same as applicant 5659 S. Oak Park Avenue Application for a variation to reduce the the required 4' to 3' (north to be 10') com be 13', rear setback from 35.14' to zero to detached garage with unfinished and uni the existing two-story, single-family rest	bined side yard setback to o allow an as-built two car nhabitable attic storage for
269-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-2 DNW Luxe Hair, LLC Joe & Sara Oliveri 4823 W. Irving Park Road Application for a special use to establish	WARD: 45
270-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Continued to Septem	ZONING DISTRICT: B3-1 3602 Cicero Inc. Same as applicant 3601 N. Cicero Avenue Application for a special use to establish multi-tenant building (strip center), inclu mart and three additional retail tenant sp transit served location. aber 19, 2025 at 2:00pm.	iding a gas station / mini

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271-25-Z	ZONING DISTRICT: B3-1	WARD: 30
APPLICANT:	3602 Cicero Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3601 N. Cicero Avenue	
SUBJECT:	Application for a variation to allow greater than 5' from a portion of th (proposed setback of $8.6' +/-$) for a center, including a gas station / mi	e Cicero Avenue sidewalk proposed gas station with strip
	tenant spaces.	

• Continued to September 19, 2025 at 2:00pm.

272-25-Z	ZONING DISTRICT: B3-1	WARD: 30
APPLICANT:	3602 Cicero Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3601 N. Cicero Avenue	
SUBJECT:	Application for a variation to allow Avenue and one driveway along A station with strip center, including three additional tenant spaces.	ddison Street for a proposed gas

• Continued to September 19, 2025 at 2:00pm.

273-25-8	ZONING DISTRICT: B3-2	WARD: 33
APPLICANT:	N & B Luxury Barbershop, LLC	
OWNER:	Vesna Velasquez	
PREMISES AFFECTED:	3907 W. Lawrence Avenue	
SUBJECT:	Application for a special use to establ	ish a barber shop.
J		

• Approved

274-25-S **ZONING DISTRICT: B3-2 WARD: 44** Apex Spa Inc. dba A Plus Spa c/o Qiuyu " Candice" Zhang **APPLICANT:** Qiuyu " Candice" Zhang **OWNER: PREMISES AFFECTED:** 1109 W. Belmont Avenue, Ste # 1 Application for a special use to establish a massage establishment. **SUBJECT:**

• Approved

275-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:	ZONING DISTRICT: RS-3 Juan Castillo Same as applicant 1647 N. Keeler Avenue Application for a variation to expand the has existed for more than fifty years by enclosure of the existing side and rear of conversion of the enclosed porches to has of the existing attic to a habitable third so new third story dormer addition and a no deck and stair for the existing three-stor building.	414.05 square feet for the pen porches and the abitable space, conversion story and construction of a ew side two-story open
Annroved		

Approved

276-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RS-3 Juan Castillo Same as applicant 1647 N. Keeler Avenue Application for a variation to reduce the the required 2' to zero (south to be 1.06 setback from 5' to 1.06', rear setback fr enclosure of the existing side and rear conversion of the enclosed porch porch conversion of the existing attic to a hall construction of a new third story dormet two-story open deck and stair for the en-	5), combined side yard rom 37.5' to 30.9' for the open porches and nes to habitable space, bitable third story and er addition and a new side
277-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: DX-12 KJF Properties, LLC Same as applicant 444 N. Wabash Avenue Application for a variation to allow alto on-site open space requirements of sec thirty-four dwelling units on the second existing five-story building with a lowe containing retail uses and a general res within 2,640' from a CTA rail station.	tion 17-4-0410 to establish d through fifth floor in an er level and basement
278-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: DX-12 KJF Properties Same as applicant 444 N. Wabash Avenue Application for a variation to reduce th from one to zero to establish thirty-fou second through fifth floors in an existin lower-level basement containing retail restaurant which is located within 2,64	r dwelling units on the ng five-story building with a uses and a general
279-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C2-1 Fun Cheng Fun Cheng & Joe Cheng 5949 W. North Avenue Application for a special use to establis through to serve a proposed restaurant.	

280-25-S	ZONING DISTRICT: RT-4	WARD: 24
APPLICANT:	Firehouse Community Arts Center	of Chicago
OWNER:	CP2 LLC-1	
PREMISES AFFECTED:	1922 S. Avers Avenue	
SUBJECT:	Application for a special use to est	ablish a transitional housing
	facility for eight justice involved in	ndividuals.
 Approved 		

281-25-S	ZONING DISTRICT: B3-5	WARD: 44
APPLICANT:	Pilot Project Brewing, LLC	
OWNER:	Mr Clark 3473 Operating, LLC	
PREMISES AFFECTED:	3473 N. Clark Street	
SUBJECT:	Application for a special use to establi	1 1
	in an existing five-story, mixed-use bu	ilding.

Continued to October 17, 2025 at 2:00pm.

282-25-S	ZONING DISTRICT: C1-2	WARD: 32
APPLICANT:	RDM 1840 WNA, LLC	
OWNER:	Firoz 1 LLC, Series 1840-42 W. No	orth Ave. Building
PREMISES AFFECTED:	1840-42 W. North Avenue	
SUBJECT:	Application for a special use to esta	blish an outdoor rooftop patio
	on the second floor of an existing b	uilding.

• Continued to September 19, 2025 at 2:00pm.

283-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	Pitch Ventures, LLC Same as applicant 1122 N. Hoyne Avenue Application for a variation to reduce the north side setback from the required 2' to 0.38' (south to be 2.55'), combined side yard setback from 5' to 2.93', rear yard setback from 31.08' to 22' to extend the existing parapet walls up for a new roof top deck and rooftop stair enclosure addition to the existing three-story, two dwelling unit building with a proposed rear three-story open porch with a proposed bridge connection from the porch landing to a proposed roof top deck on a new detached two-car garage.	
284-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RT-4WARD: 1Pitch Ventures, LLCSame as applicant1122 N. Hoyne AvenueApplication for a variation to relocate the 168.35 square feet ofrear yard open space to a deck or patio that is greater than 4' fromgrade for a proposed rear three-story open porch with new bridgeconnection from porch landing to a new roof deck on a proposedtwo car garage to serve the existing three-story, two dwelling unitbuilding.	

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A.M. CONTINUANCES

193-25-8	ZONING DISTRICT: B3-2	WARD: 28
APPLICANT:	Corey A. Sumler/ The Take Down Hair	Salon
OWNER:	Mohammed Iftekaruddin	
PREMISES AFFECTED:	5040 W. Madison Street	
SUBJECT:	Application for a special use to establish	1 a hair salon.
A 1		

2:00 P.M.

286-25-S	ZONING DISTRICT: B3-2	WARD: 29
APPLICANT:	Renuevate Hair Salon & Spa Inc.	
OWNER:	Gloria Villareal	
PREMISES AFFECTED:	7024 W. Belmont Avenue	
SUBJECT:	Application for a special use to estab	olish a hair salon.
Approved		

287-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:

ZONING DISTRICT: B3-1WARD: 38N'luxe Beauty Lounge, LLCIrving Properties, Inc.5844 W. Irving Park RoadApplication for a special use to establish a hair and nail salon.

• Approved

288-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:

ZONING DISTRICT: B3-1WARD: 45Jose Orellana - Jose's Barber Shop, LLCMilbert Corners, LLC4202 N. Milwaukee AvenueApplication for a special use to establish a barber shop.

• Approved

289-25-Z APPLICANT: OWNER:

PREMISES AFFECTED: SUBJECT:

• Approved

290-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:

ZONING DISTRICT: RS-3WARD: 27LaRoyce HawkinsTrustee Chicago Title and Land Trust Co. #8002390811 dtd1/17/23711 N. Throop StreetApplication for a variation to reduce the rear setback from therequired 28' to 26.88' for a proposed rear raised deck.

ZONING DISTRICT: B3-2

ZONING DISTRICT: B3-2WARD: 11Heart and Thorn Tattoo, LLCBokster Properties, LLC3203 S. Halsted StreetApplication for a special use to establish a body art / tattooestablishment.

• Approved

291-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:

Henry Tam Same as applicant 2552-54 S. Normal Avenue Application for a special use to allow a proposed four-story, fourteen dwelling unit building (with a type 1 map amendment) within 660' of an existing freight terminal use at 436 W. 25th Place.

WARD: 11

• Approved

ZONING DISTRICT: B2-3

292-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B2-3 WARD: 11 Henry Tam Same as applicant 2552-54 S. Normal Avenue Application for a variation to increase the number of required off- street parking spaces from seven to fourteen for a proposed four- story, fourteen dwelling unit building with an attached eleven car garage and three unenclosed parking spaces accessed by a public alley which is located within 2,640' of a CTA rail station.
293-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B2-3WARD: 11Henry TamSame as applicant2552-54 S. Normal AvenueApplication for a variation to reduce the number of required on-sitebicycle parking spaces from fourteen to seven for a proposed four- story fourteen dwelling unit building with an attached five bicycle stall garage accessory building and two unenclosed bicycle stall accessed by a public alley which is located within 2,640' of a CTA rail station.
294-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-1WARD: 28La Familia Barber Shop, LLCJorge Jimenez2412 W. Cermak RoadApplication for a special use to establish a hair salon and barbershop.
295-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-3WARD: 22Chicago Title and Trust Company Trust No. 98-7927Same as applicant4501-59 S. Cicero AvenueApplication for a special use to expand an existing special use toallow the construction of two new three-story enclosed stair waysto an existing three-story hotel (north building).
296-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-1WARD: 21Joliet Fuel & Mini Mart, Inc.Same as applicant10644 S. Halsted StreetApplication for a special use to modify the existing gas station and convenience store.

297-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: B3-1WARD: 21Joliet Fuel & Mini Mart, Inc.Same as applicant10644 S. Halsted StreetApplication for a variation to reduce the required minimum lot areafrom 20,000 square feet to 19, 854 +/ - square feet to allow formodifications to an existing gas station and convenience store.
298-25-S APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: C1-2WARD: 28Mismo Holdings, LLCSame as applicant1134 S. California AvenueApplication for a special use to establish residential use below thesecond floor for a proposed three-story, three-dwelling unitbuilding with three unenclosed parking spaces.
299-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RS-1WARD: 39Thu NguyenSame as applicant5728 N. Rogers AvenueApplication for a variation to increase the floor area ratio from .5to .52 for a proposed second story addition and front rooftop deckwhich will follow the existing exterior wall lines below and aproposed rear second story addition to an existing two-story,single-family residence and attached garage.
300-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: RS-1 WARD: 39 Thu Nguyen Same as applicant 5728 N. Rogers Avenue Application for a variation reduce the front setback from the required21.67' to 18.72', east side setback from 5' to 4.37' (west to be 28.3'), combined side yard setback to be 32.67' for a proposed second floor addition and a front roof top deck on an existing two-story single-family residence with an attached garage.
301-25-Z APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT: • Approved	ZONING DISTRICT: M1-2WARD: 5Pro Windows and Doors, LLCSame as applicant7300 S. Kimbark AvenueApplication for a variation to reduce the front setback of S.Kimbark Avenue from the required 15' to zero for a proposed 12'tall solid fence at the property line adjacent to the existing parking.

302-25-8	ZONING DISTRICT: B3-3	WARD: 47
APPLICANT:	4147, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	4147 N. Western Avenue	
SUBJECT:	Application for a special use to establish residential use below the	
	second floor for a proposed five-stor	ry, five-dwelling unit building.

Continued to September 19, 2025 at 2:00pm.

303-25-8	ZONING DISTRICT: B3-1 WARD:	30
APPLICANT:	The PNC Financial Services Group, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5426 W. Belmont Avenue	
SUBJECT:	Application for a special use to establish a financia	al services
	facility with drive-through facilities, including two	drive-through
	lanes (ATM and VAT system) and a bypass lane, f	for a proposed
	bank in a proposed one-story commercial building	

Approved

304-25-S	ZONING DISTRICT: B3-2	WARD: 8
APPLICANT:	Sweety Patel, President Pushpa Liqu	or Inc.
OWNER:	Sweety Patel, Pushpa Realty, LLC	
PREMISES AFFECTED:	8810 S. Stony Island	
SUBJECT:	Application for a special use to expa	nd an existing liquor store
	with a proposed one-story addition v	vith thirty-two parking spaces.

Approved •

305-25-Z

OWNER:

SUBJECT:

APPLICANT:

ZONING DISTRICT: RT-4 WARD: 25 Eagle Capital Properties, LLC Same as applicant 1118 W. 19th Street PREMISES AFFECTED: Application for a variation to reduce the rear setback from the required 28.8' to 22.5' for a proposed two-story, two dwelling unit building.

Approved •

306-25-Z **APPLICANT: OWNER: PREMISES AFFECTED: SUBJECT:**

ZONING DISTRICT: RS-3 WARD: 22 Lilia Escobar Lilia Escobar and Eusebio Escobar 2717 S. Spaulding Avenue Application for a variation to reduce the front setback from the required 8' to 1.4', north side setback from 2' to zero (south to be 3.17'), combined side yard setback from 5' to 3.17'rear setback from 37.5' to 3.4' for an as built third floor addition and three-story front stair and a proposed one-story addition to an existing two-car detached garage for the existing three-story, three dwelling unit building to be converted to a two dwelling unit building with a type A ground floor unit and duplexed second and third floors.

Approved

307-25-S	ZONING DISTRICT: M1-1	WARD: 26
APPLICANT:	Jamie Dejuras	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3340 W. North Avenue	
SUBJECT:	Application for a special use to esta	blish a single lane drive-
	through to serve a proposed one-sto	ry fast-food restaurant.
Approved		

308-25-Z	ZONING DISTRICT: RS-3	WARD: 35
APPLICANT:	Hatima Barma	
OWNER:	Reserved Space Inc.	
PREMISES AFFECTED:	2254 N. Avers Avenue	
SUBJECT:	Application for a variation to reduce	the north side setback from
	2.4' to .66' (south to be 4.41'), combined side yard setback from 6'	
	to 5.07' for a proposed rear two-story open raised decks to an	
	existing two-story, two dwelling uni	t building to be converted to

three dwelling units by adding a new garden level dwelling unit

• Continued to September 19, 2025 at 2:00pm.

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 build	ling to provide sober living and
	recovery services for up to thirteen	male adults at the subject site.
• Annuoud		

• Approved

178-25-S	ZONING DISTRICT: B3-2	WARD: 32
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.	

• Continued to September 19, 2025 at 2:00pm.

179-25-Z	ZONING DISTRICT: B3-2	WARD: 32
APPLICANT:	1326 W George, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1326 W. George Street	
SUBJECT:	Application for a variation to reduce the	
	required 30' to 29.42' for the proposed expansion of a three-story,	
	four-dwelling unit building with a three	e-story east side addition.

• Continued to September 19, 2025 at 2:00pm.

180-25-Z	ZONING DISTRICT: B3-2	WARD: 32
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	
• Continued to Septem	nber 19, 2025 at 2:00pm.	
-		
233-25-S	ZONING DISTRICT: B1-2	WARD: 21
APPLICANT:	None Diagana	
OWNER:	Kamel Mohammad	
PREMISES AFFECTED:	1450 W. 95th Street	
SUBJECT:	Application for a special use to establish a hair service	
	establishment.	
• Approved		
235-25-Z	ZONING DISTRICT: B3-1	WARD: 30
APPLICANT:	Casper Inc. dba Los Limones Mexican Restaurant	
OWNER:	Parkway Bank as Trustee under trust number 16916	
PREMISES AFFECTED:	3246-48 N. Central Avenue	
SUBJECT:	Application for a variation to establish a public place of	
	amusement license to provide live music, DJ and charging at the	
	door for an existing business which is located within 125' of a	
	residential zoning district.	
• Continued to Septen	nber 19, 2025 at 2:00pm.	
I	/ I	

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its June 20, 2025 regular meeting.

Adjournment