

121 N. LaSalle, Second Floor City Council Chambers

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

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| 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 to permit the establishment of 875 square foot off-premise advertising signs. The maximum allowed signage of all signage on the premises is 720 square feet. | |
| | <ul style="list-style-type: none">• Decision of the Zoning Administrator upheld. | |

- **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 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 to permit the establishment of 875 square feet of off-premise advertising signs. The maximum allowed signage of all signage on the premises is 720 square feet.

- **Decision of the Zoning Administrator upheld.**

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|---------------------------|-----------------------------------------------------------|-----------------|
| 251-25-S | 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 establish a barber shop. | |

- **Approved**

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|---------------------------|-------------------------------------------------------------|-----------------|
| 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 establish a barber shop. | |

- **Approved**

WARD: 43

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

WARD: 43

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

WARD: 46

- **Approved**

WARD: 46

- **Approved**

WARD: 45

Application for a variation to reduce the west side setback from the required 2.24' to 2' (east to be 3.10') combined side yard setback from 5.62' to 5.1' to allow the subdivision of an existing zoning lot. The two-story building at 5407 N. Northwest Highway shall remain. A two-story, two dwelling unit building is proposed for 5401 N. Northwest Highway.

- WARD: 45**

Application 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.

- WARD: 45**

Application for a variation to reduce the front setback from the required 21.84' to 2', east side setback from 4' to zero (west to be 2') combined side yard setback from 11.85 to 2' for a proposed two-story, two-dwelling unit building with a detached 2 car garage and one car open parking space.

- WARD: 28**

Application for a special use to convert approximately 2,655 square feet of office space to medical services on the ground floor of an existing four-story building.

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- **Approved**

- **Approved**

- **Approved**

- **Approved**

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

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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 the building facade to be greater than 5' from a portion of the Cicero Avenue sidewalk (proposed setback of 8.6' +/-) for a proposed gas station with strip center, including a gas station / mini-mart plus three additional tenant spaces. | |
| <ul style="list-style-type: none"> Continued to September 19, 2025 at 2:00pm. | | |

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|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 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 the one driveway along Cicero Avenue and one driveway along Addison Street for a proposed gas station with strip center, including a gas station / mini mart and three additional tenant spaces. | |
| <ul style="list-style-type: none">• Continued to September 19, 2025 at 2:00pm. | | |

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| 273-25-S | 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 establish a barber shop. | |
| • Approved | | |

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| 274-25-S | ZONING DISTRICT: B3-2 | WARD: 44 |
| APPLICANT: | Apex Spa Inc. dba A Plus Spa c/o Qiuyu " Candice" Zhang | |
| OWNER: | Qiuyu " Candice" Zhang | |
| PREMISES AFFECTED: | 1109 W. Belmont Avenue, Ste # 1 | |
| SUBJECT: | Application for a special use to establish a massage establishment. | |
| <ul style="list-style-type: none">• Approved | | |

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| 275-25-Z | ZONING DISTRICT: RS-3 | WARD: 26 |
| APPLICANT: | Juan Castillo | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 1647 N. Keeler Avenue | |
| SUBJECT: | Application for a variation to expand the existing floor area that has existed for more than fifty years by 414.05 square feet for the enclosure of the existing side and rear open porches and the conversion of the enclosed porches to habitable space, conversion of the existing attic to a habitable third story and construction of a new third story dormer addition and a new side two-story open deck and stair for the existing three-story, four dwelling unit building. | |
| <ul style="list-style-type: none">• Approved | | |

WARD: 26

Application for a variation to reduce the north side setback from the required 2' to zero (south to be 1.06), combined side yard setback from 5' to 1.06', rear setback from 37.5' to 30.9' for the enclosure of the existing side and rear open porches and conversion of the enclosed porch porches to habitable space, conversion of the existing attic to a habitable third story and construction of a new third story dormer addition and a new side two-story open deck and stair for the existing three-story, four dwelling unit building.

- WARD: 42**

Application for a variation to allow alternative compliance with the on-site open space requirements of section 17-4-0410 to establish thirty-four dwelling units on the second through fifth floor in an existing five-story building with a lower level and basement containing retail uses and a general restaurant which is located within 2,640' from a CTA rail station.

- WARD: 42**

Application for a variation to reduce the required loading berths from one to zero to establish thirty-four dwelling units on the second through fifth floors in an existing five-story building with a lower-level basement containing retail uses and a general restaurant which is located within 2,640' from a CTA rail station.

- WARD: 29**

Application for a special use to establish a single lane drive through to serve a proposed restaurant.

- 7

- **Approved**

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

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

- **Approved**

- **Approved**

WARD: 8

The Rink Fitness Factory, LLC

Same as applicant

1122 E. 87th Street

Application for a variation to establish a public place of amusement license to provide roller skating with ticket sales, private and public events located within 125' of a residential zoning district.

- **Approved**

A.M. CONTINUANCES

WARD: 28

Corey A. Sumler/ The Take Down Hair Salon

Mohammed Iftekaruddin

5040 W. Madison Street

Application for a special use to establish a hair salon.

- **Approved**

2:00 P.M.

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|---------------------------|----------------------------------------------------------|-----------------|
| 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 establish a hair salon. | |

- **Approved**

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| 287-25-S | ZONING DISTRICT: B3-1 | WARD: 38 |
| APPLICANT: | N'luxe Beauty Lounge, LLC | |
| OWNER: | Irving Properties, Inc. | |
| PREMISES AFFECTED: | 5844 W. Irving Park Road | |
| SUBJECT: | Application for a special use to establish a hair and nail salon. | |

- **Approved**

288-25-S **ZONING DISTRICT:** B3-1 **WARD:** 45
APPLICANT: Jose Orellana - Jose's Barber Shop, LLC
OWNER: Milbert Corners, LLC
PREMISES AFFECTED: 4202 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a barber shop.

- **Approved**

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| 289-25-Z | ZONING DISTRICT: RS-3 | WARD: 27 |
| APPLICANT: | LaRoyce Hawkins | |
| OWNER: | Trustee Chicago Title and Land Trust Co. #8002390811 dtd 1/17/23 | |
| PREMISES AFFECTED: | 711 N. Throop Street | |
| SUBJECT: | Application for a variation to reduce the rear setback from the required 28' to 26.88' for a proposed rear raised deck. | |

- **Approved**

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|---------------------------|-------------------------------------------------------------------------------|-----------------|
| 290-25-S | ZONING DISTRICT: B3-2 | WARD: 11 |
| APPLICANT: | Heart and Thorn Tattoo, LLC | |
| OWNER: | Bokster Properties, LLC | |
| PREMISES AFFECTED: | 3203 S. Halsted Street | |
| SUBJECT: | Application for a special use to establish a body art / tattoo establishment. | |

- **Approved**

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| 291-25-S | ZONING DISTRICT: B2-3 | WARD: 11 |
| APPLICANT: | Henry Tam | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 2552-54 S. Normal Avenue | |
| SUBJECT: | 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. | |

- **Approved**

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| 293-25-Z | ZONING DISTRICT: B2-3 | WARD: 11 |
| APPLICANT: | Henry Tam | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 2552-54 S. Normal Avenue | |
| SUBJECT: | Application for a variation to reduce the number of required on-site bicycle 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. | |
| <ul style="list-style-type: none">• Approved | | |

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| 295-25-S | ZONING DISTRICT: B3-3 | WARD: 22 |
| APPLICANT: | Chicago Title and Trust Company Trust No. 98-7927 | |
| OWNER: | Same as applicant | |
| PREMISES AFFECTED: | 4501-59 S. Cicero Avenue | |
| SUBJECT: | Application for a special use to expand an existing special use to allow the construction of two new three-story enclosed stair ways to an existing three-story hotel (north building). | |
| <ul style="list-style-type: none">• Approved | | |

11

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

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

- **Approved**

- **Approved**

- **Approved**

- **Approved**

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|---------------------------|----------------------------------------------------------------------------------------------------------------------------|-----------------|
| 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 establish a single lane drive-through to serve a proposed one-story fast-food restaurant. | |

- **Approved**

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| 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 unit 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

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|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|
| 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. | |

- **Approved**

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| 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.

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|---------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| 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 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 September 19, 2025 at 2:00pm.

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

- **Approved**

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