

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- July 18, 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

Vaishali Rao

Helen Shiller

Adrian Soto

Swathi Staley

Chairman Sanchez called the meeting to order at 9:06 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Rao, Shiller, Soto, and Staley). Chairman Sanchez designated alternate member Vaishali Rao to sit as a regular commissioner at today's meeting.

Motion to approve the minutes for the June 20, 2025 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

Motion to approve the agenda for the July 18, 2025 regular meeting of the Board made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

9:00 A.M.

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.
Motion to affirm the Zoning Administrators decision made by Chairman. Second by Shiller. Motion to affirm the decision of the Zoning Administrator carried 3-2; yeas – Chairman, Rao, and Staley; nays – Shiller and Soto.

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. **Motion to affirm the Zoning Administrators decision made by Chairman. Second by Shiller. Motion to affirm the decision of the Zoning Administrator carried 3-2; yeas – Chairman, Rao, and Staley; nays – Shiller and Soto.**

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.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.	

253-25-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 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 a proposed one car detached garage with a roof top deck and access stairs along the	

west elevation for the existing two-story, single-family residence.
Continued to September 19, 2025 at 2:00pm.

255-25-Z
APPLICANT: Charles Benson
OWNER: Same as applicant
PREMISES AFFECTED: 1427 W. Byron Street
SUBJECT: Application for a variation to reduce the rear setback from the required 15' to zero, east and west side setback from 2.12' to zero each, combined side yard setback from 5.3' to zero for a proposed new foundation wall system, lower basement slab and rear parking carport with roof top deck with open stair access to an existing non-conforming two-story single family residence rear building.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

256-25-Z
APPLICANT: Charles Benson
OWNER: Same as applicant
PREMISES AFFECTED: 1427 W. Byron Street
SUBJECT: Application for a variation to relocate the required 256 square feet of rear yard open space to a roof top deck of a proposed rear two car, car port with open stair access for the existing two-story single family residence rear building.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

257-25-S
APPLICANT: Pure Elegance Hair Salon, LLC
OWNER: Luz Korzeniewski
PREMISES AFFECTED: 5141 S. Kedzie Avenue
SUBJECT: Application for a special use to establish a hair salon / barber shop.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

258-25-S
APPLICANT: Kick the budget, LLC dba My Spa
OWNER: SL Real Estate Management
PREMISES AFFECTED: 2925 W. Belmont Avenue
SUBJECT: Application for a special use to establish a massage establishment.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

259-25-Z
APPLICANT: Chicago Title and Land trust Company, Trustee of trust No 8002393597

OWNER: Same as applicant
PREMISES AFFECTED: 1942 N. Orchard Street
SUBJECT: Application for a variation to reduce the rear setback from the required 38' to 21.67' for a proposed bridge connection to access a roof top deck on an existing five-car garage from a rear exterior stair to an existing four-story, five dwelling unit building.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

260-25-Z
APPLICANT: **ZONING DISTRICT:** RM-4.5 **WARD:** 43
Chicago Title and Land Trust Company, Trustee of Trust No. 8002393597
OWNER: Same as applicant
PREMISES AFFECTED: 1942 N. Orchard Street
SUBJECT: 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

261-25-Z
APPLICANT: **ZONING DISTRICT:** RT-4 **WARD:** 46
847 W. Ainslie, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 847 W. Ainslie Street
SUBJECT: Application for a variation to reduce the rear yard setback from the required 33' to 21.32' for three proposed raised decks in the rear of an existing four-story seven dwelling unit building.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

262-25-Z
APPLICANT: **ZONING DISTRICT:** RS-3 **WARD:** 45
Peter Sterniuk
OWNER: Same as applicant
PREMISES AFFECTED: 5401-07 N. Northwest Highway
SUBJECT: 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

263-25-Z
APPLICANT: **ZONING DISTRICT:** RS-3 **WARD:** 45
Peter Sterniuk

OWNER: Same as applicant
PREMISES AFFECTED: 5401-07 N. Northwest Highway
SUBJECT: 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

264-25-Z **ZONING DISTRICT: RS-3** **WARD: 45**
APPLICANT: Peter Sterniuk
OWNER: Same as applicant
PREMISES AFFECTED: 5401 N. Northwest Highway
SUBJECT: 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

265-25-S **ZONING DISTRICT: PMD-9** **WARD: 28**
APPLICANT: Collaborative Bridges, NFP
OWNER: Water Tower Lake III, LLC
PREMISES AFFECTED: 4223 W. Lake Street
SUBJECT: 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

At 10:51AM, Chairman made a motion to recess until 10:58 AM. Second by Shiller. Motion carried 5-0: yeas – Chairman, Rao, Shiller, Soto, and Staley. The Board then stood in recess until 10:58 AM.

At 10:58AM, Chairman made a motion to reconvene the meeting. Second by Shiller. Motion carried 5-0: yeas – Chairman, Rao, Shiller, Soto, and Staley. The Board then reconvened at 10:58AM.

266-25-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Livia and Michael Kiser
OWNER: Same as applicant
PREMISES AFFECTED: 1856 N. Mohawk Street
SUBJECT: Application for a variation to reduce the rear setback from the required 33.32 to 23.80', north side setback from 3.84' to 1.30' for a proposed fourth floor addition and a rear one-story addition

connecting the detached garage and the front four-story, single-family residence.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

267-25-S

ZONING DISTRICT: B1-2

WARD: 48

APPLICANT:

Glow 072. LLC

OWNER:

Minh Nguyen

PREMISES AFFECTED:

5856 N. Broadway

SUBJECT:

Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

268-25-Z

ZONING DISTRICT: RS-2

WARD: 13

APPLICANT:

Anthony Rosen

OWNER:

Same as applicant

PREMISES AFFECTED:

5659 S. Oak Park Avenue

SUBJECT:

Application for a variation to reduce the south side setback from the required 4' to 3' (north to be 10') combined side yard setback to be 13', rear setback from 35.14' to zero to allow an as-built two car detached garage with unfinished and uninhabitable attic storage for the existing two-story, single-family residence.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

269-25-S

ZONING DISTRICT: B3-2

WARD: 45

APPLICANT:

DNW Luxe Hair, LLC

OWNER:

Joe & Sara Oliveri

PREMISES AFFECTED:

4823 W. Irving Park Road

SUBJECT:

Application for a special use to establish a hair salon.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

270-25-S

ZONING DISTRICT: B3-1

WARD: 30

APPLICANT:

3602 Cicero Inc.

OWNER:

Same as applicant

PREMISES AFFECTED:

3601 N. Cicero Avenue

SUBJECT:

Application for a special use to establish a gas station with a new multi-tenant building (strip center), including a gas station / mini mart and three additional retail tenant spaces. The property is a transit served location.

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

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

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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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.

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

276-25-Z
APPLICANT: Juan Castillo
OWNER: Same as applicant
PREMISES AFFECTED: 1647 N. Keeler Avenue
SUBJECT: 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.
**Motion to approve made by Chairman. Second by Shiller.
Motion carried 4-0; yeas – Chairman, Rao, Shiller, and Soto
(Staley absent).**

277-25-Z
APPLICANT: KJF Properties, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 444 N. Wabash Avenue
SUBJECT: 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.
**Motion to approve made by Chairman. Second by Shiller.
Motion carried 4-0; yeas – Chairman, Rao, Shiller, and Soto
(Staley absent).**

278-25-Z
APPLICANT: KJF Properties
OWNER: Same as applicant
PREMISES AFFECTED: 444 N. Wabash Avenue
SUBJECT: 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.
**Motion to approve made by Chairman. Second by Shiller.
Motion carried 4-0; yeas – Chairman, Rao, Shiller, and Soto
(Staley absent).**

279-25-S
APPLICANT: Fun Cheng
ZONING DISTRICT: C2-1
WARD: 29

OWNER: Fun Cheng & Joe Cheng
PREMISES AFFECTED: 5949 W. North Avenue
SUBJECT: Application for a special use to establish a single lane drive through to serve a proposed restaurant.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 4-0; yeas – Chairman, Rao, Shiller, and Soto (Staley absent).

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 establish a transitional housing facility for eight justice involved individuals.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 4-0; yeas – Chairman, Rao, Shiller, and Soto (Staley absent).

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 establish an outdoor rooftop patio in an existing five-story, mixed-use building.
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. North Ave. Building
PREMISES AFFECTED: 1840-42 W. North Avenue
SUBJECT: Application for a special use to establish an outdoor rooftop patio on the second floor of an existing building.
Continued to September 19, 2025 at 2:00pm.

283-25-Z **ZONING DISTRICT: RT-4** **WARD: 1**
APPLICANT: Pitch Ventures, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 1122 N. Hoyne Avenue
SUBJECT: 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 4-0; yeas – Chairman, Rao, Shiller, and Soto (Staley absent).

284-25-Z

ZONING DISTRICT: RT-4

WARD: 1

APPLICANT:

Pitch Ventures, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1122 N. Hoyne Avenue

SUBJECT:

Application for a variation to relocate the 168.35 square feet of rear yard open space to a deck or patio that is greater than 4' from grade for a proposed rear three-story open porch with new bridge connection from porch landing to a new roof deck on a proposed two car garage to serve the existing three-story, two dwelling unit building.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 4-0; yeas – Chairman, Rao, Shiller, and Soto (Staley absent).

285-25-Z

ZONING DISTRICT: C1-1

WARD: 8

APPLICANT:

The Rink Fitness Factory, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1122 E. 87th Street

SUBJECT:

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.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 4-0; yeas – Chairman, Rao, Shiller, and Soto (Staley absent).

A.M. CONTINUANCES

193-25-S

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 a hair salon.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Shiller. Motion carried 4-0; yeas – Chairman, Rao, Shiller, and Soto (Staley absent). Meeting went into closed session at 11:39AM.

Motion to return to open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley. Meeting returned to open session at 12:44AM. 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 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

At 2:10PM, Chairman made a motion to reconvene the meeting. Second by Shiller. Motion carried 5-0: yeas – Chairman, Rao, Shiller, Soto, and Staley. The Board then reconvened at 2:10 PM.

OWNER: Bokster Properties, LLC
PREMISES AFFECTED: 3203 S. Halsted Street
SUBJECT: Application for a special use to establish a body art / tattoo establishment.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

292-25-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 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

294-25-S **ZONING DISTRICT: B3-1** **WARD: 28**
APPLICANT: La Familia Barber Shop, LLC
OWNER: Jorge Jimenez

facility with drive-through facilities, including two drive-through lanes (ATM and VAT system) and a bypass lane, for a proposed bank in a proposed one-story commercial building.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

304-25-S

ZONING DISTRICT: B3-2

WARD: 8

APPLICANT:

Sweetie Patel, President Pushpa Liquor Inc.

OWNER:

Sweetie Patel, Pushpa Realty, LLC

PREMISES AFFECTED:

8810 S. Stony Island

SUBJECT:

Application for a special use to expand an existing liquor store with a proposed one-story addition with thirty-two parking spaces.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

305-25-Z

ZONING DISTRICT: RT-4

WARD: 25

APPLICANT:

Eagle Capital Properties, LLC

OWNER:

Same as applicant

PREMISES AFFECTED:

1118 W. 19th Street

SUBJECT:

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.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

306-25-Z

ZONING DISTRICT: RS-3

WARD: 22

APPLICANT:

Lilia Escobar

OWNER:

Lilia Escobar and Eusebio Escobar

PREMISES AFFECTED:

2717 S. Spaulding Avenue

SUBJECT:

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.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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.

**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and
Staley.**

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

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.	
	Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.	

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 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.	

180-25-Z	ZONING DISTRICT: B3-2	WARD: 32
APPLICANT:	1326 W George, LLC	
OWNER:	Same as applicant	

