

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- June 20, 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
Ann MacDonald
Helen Shiller
Adrian Soto
Swathi Staley**

Chairman Sanchez called the meeting to order at 9:05 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, MacDonald, Shiller, Soto, and Staley). Chairman Sanchez designated alternate member MacDonald to fill in Angela Brooks' position as regular member due to Angela Brooks' resignation.

Motion to approve the minutes for the May 16, 2025 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.

Motion to approve the agenda for the June 20, 2025 regular meeting of the Board made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, MacDonald, Soto, Shiller, and Staley.

9:00 A.M.

192-25-S	ZONING DISTRICT: B3-1	WARD: 45
APPLICANT:	Montrose Hair Designing / Made L. Lopez	
OWNER:	Milmon Apts, LLC	
PREMISES AFFECTED:	5031 W. Montrose Avenue	
SUBJECT:	Application for a special use to establish a personal service.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	

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.	
	Continued to July 18, 2025 at 9am.	

PREMISES AFFECTED: 8009 S. Kingston Avenue
SUBJECT: Application for a variation to reduce the minimum lot area per dwelling unit from the required 4,000 square feet to 3,727.5 for the proposed conversion from a three dwelling unit building to a four dwelling unit building in an existing three-story building.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.

199-25-Z **ZONING DISTRICT: RS-3** **WARD: 17**
APPLICANT: Catholic Bishop of Chicago / St. Sabina- Rev. Michael Pfleger
OWNER: Same as applicant
PREMISES AFFECTED: 7801 S. Throop Street
SUBJECT: Application for a variation to reduce the south side setback from the required 59.6' to 21.12' for a proposed two-story elevator addition to the existing three-story religious assembly building.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.

200-25-Z **ZONING DISTRICT: RS-3** **WARD: 17**
APPLICANT: Catholic Bishop of Chicago / St. Sabina -Rev. Michael Pfleger
OWNER: Same as applicant
PREMISES AFFECTED: 7801 S. Throop Street
SUBJECT: Application for a variation to expand the existing floor area by 389 square feet for a proposed two-story elevator addition to an existing three-story religious assembly building.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.

201-25-S **ZONING DISTRICT: C1-1** **WARD: 35**
APPLICANT: Myata, LLC (Asykbaeva Aiperi)
OWNER: Leona's Properties, LLC
PREMISES AFFECTED: 3877 N. Elston Avenue
SUBJECT: Application for a special use to establish a hookah bar.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.

202-25-S **ZONING DISTRICT: B3-1** **WARD: 29**
APPLICANT: McDonald's Corporation
OWNER: Eric G. Dams
PREMISES AFFECTED: 6300 W. North Avenue
SUBJECT: Application for a special use to establish a dual lane drive through to serve a proposed fast-food restaurant.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.

207-25-S	ZONING DISTRICT: B2-3	WARD: 32
APPLICANT:	Flawless Nails Spa Lakeview, LLC	
OWNER:	3244 Lincoln, LLC	
PREMISES AFFECTED:	3244 N. Lincoln Avenue	
SUBJECT:	Application for a special use to establish a nail salon / personal service.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	
208-25-S	ZONING DISTRICT: B3-1	WARD: 32
APPLICANT:	Golden Finger Foot Spa Inc.	
OWNER:	The Klairmont Family, LLC	
PREMISES AFFECTED:	3145 N. Lincoln Avenue	
SUBJECT:	Application for a special use to establish a body and foot massage establishment.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	
209-25-S	ZONING DISTRICT: RS-3	WARD: 6
APPLICANT:	Hardin House, Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	7139 S. Emerald Avenue	
SUBJECT:	Application for a special use to establish a transitional residence for a maximum of thirteen adults in an existing three-story building with a detached two-car garage.	
	Continued to August 15, 2025 at 2pm.	
210-25-Z	ZONING DISTRICT: M1-3	WARD: 28
APPLICANT:	Brandon Styza	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2609 W. Gladys Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12' to zero for a proposed trash enclosure to serve a proposed two-story office building with a two-car garage within and accessed from a proposed front driveway.	
	Continued to August 15, 2025 at 2pm.	
211-25-Z	ZONING DISTRICT: RS-2	WARD: 19
APPLICANT:	Michael Aversen	
OWNER:	Same as applicant	
PREMISES AFFECTED:	10337 S. Millard Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 29.9' to 20.5', south side setback from 4.53' to 3.69' (north to be 8.2'), combined side setback from 13.59' to 11.89' for a proposed front one-story addition to the existing single-family residence.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller,	

Soto, and Staley.

212-25-S	ZONING DISTRICT: B1-5	WARD: 20
APPLICANT:	Woodlawn 6100, LLC	
OWNER:	Sane as applicant	
PREMISES AFFECTED:	825 E. 61st Street / 6100-10 S. Drexel Avenue	
SUBJECT:	Application for a special use to establish residential use below the second floor for the conversion of the existing one-story retail tenant spaces into four new dwelling units for a total of sixty dwelling units in an existing five-story mixed use building.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	

213-25-Z	ZONING DISTRICT: B1-5	WARD: 20
APPLICANT:	Woodlawn 6100, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	825 E. 61st Street/ 6100-10 S. Drexel Avenue	
SUBJECT:	Application for a variation to reduce the number of required off-street parking spaces from sixty to twenty-nine to allow an increase from fifty-six dwelling units to sixty dwelling units by converting the existing two first floor retail tenant spaces to four dwelling units in an existing five-story mixed use building.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	

214-25-Z	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	Joudeh Investments, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2243 W. Monroe Street	
SUBJECT:	Application for a variation to reduce the off-street parking from the required twenty spaces to six for a proposed twenty dwelling unit building with a detached two car garage with rooftop deck. This is a transit served location within 2,640' of a CTA rail station.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	

215-25-Z	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	Joudeh Investments, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2243 W. Monroe Street	
SUBJECT:	Application for a variation to relocate the 720 square feet of required rear yard open space to a garage roof deck that is more than 6' above grade for a proposed twenty-dwelling unit building with a six-car garage. with roof top deck. This is a transit served location.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller,	

Soto, and Staley.

216-25-Z	ZONING DISTRICT: RM-5	WARD: 27
APPLICANT:	Joudeh Investments, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2243 W. Monroe Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required 39.9' to 28', west side setback from 5' to 4.67' (east to be 5.17') for a proposed twenty-dwelling unit building with a six-car detached garage 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, MacDonald, Shiller, Soto, and Staley.	
217-25-S	ZONING DISTRICT: B3-2	WARD: 45
APPLICANT:	Mane Refinery Enterprises, LLC	
OWNER:	Manuel Luna	
PREMISES AFFECTED:	4821 W. Irving Park Road	
SUBJECT:	Application for a special use to establish a hair and nail service.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	
218-25-S	ZONING DISTRICT: B3-3	WARD: 49
APPLICANT:	Chicago Nail Pro, LLC	
OWNER:	Errico, LLC	
PREMISES AFFECTED:	7537 N. Western Avenue	
SUBJECT:	Application for a special use to establish a nail salon.	
	hjnMotion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	
219-25-S	ZONING DISTRICT: B1-1	WARD: 19
APPLICANT:	This Must Be the Space, LLC	
OWNER:	B-Rocks 2, LLC	
PREMISES AFFECTED:	3010 W. 111th 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, MacDonald, Shiller, Soto, and Staley.	
220-25-Z	ZONING DISTRICT: RS-3	WARD: 47
APPLICANT:	Michael Thomas King	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3925 N. Hoyne Avenue	
SUBJECT:	Application for a variation to reduce the south side setback from the required 2.8' to 0.88' (north side setback to be 3.15'), combined side yard setback from 8' to 4.03' rear setback from 34.748' to 2.45' for an as-built extension of the fireplace attached to an existing	

detached garage accessory building.

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

221-25-Z

ZONING DISTRICT: RM -4.5

WARD: 43

APPLICANT:

Chicago Title and Land Trust, Trust Number 8002391294

OWNER:

Same as applicant

PREMISES AFFECTED:

1960 N. Orchard Street

SUBJECT:

Application for a variation to reduce the front setback from the required 11.07' to zero. north side setback from 5' to 2.52' (south to be zero) combined yard setback from 10' to 2.52' rear yard from 34.72' to zero to allow the existing single family residence at 1960 N. Orchard to be expanded by connecting the single family residence at 1956 N. Orchard to deconvert the overall two dwelling units to a single family residence with a seven car garage on site, iron fence and solid wall concrete fence wall located at the south east corner of the lot.

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

222-25-Z

ZONING DISTRICT: RT-4

WARD: 49

APPLICANT:

Chicago Board of Education for the City of Chicago

OWNER:

Public Building Commission of Chicago

PREMISES AFFECTED:

7019 N. Ashland Avenue

SUBJECT:

Application for a variation to reduce the reverse south side corner lot setback from the required 12.5' to 2.81', rear setback from 50' to 15.25' for a proposed 8' high chain link fence with a sport netting for an overall 30' height to serve the existing accessory soccer field for the existing public school.

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

223-25-S

ZONING DISTRICT: B1-2

WARD: 27

APPLICANT:

2678 W. Washington, LLC

OWNER:

CTT Trust No. 8002392671

PREMISES AFFECTED:

2670 W. Washington Boulevard

SUBJECT:

Application for a special use to convert an existing two-story building to a community center.

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

225-25-S **ZONING DISTRICT: B3-2** **WARD: 27**

APPLICANT: Yecelia Morquecho as managing member of Bad and Boujee Nails, LLC

OWNER: Daniel Morquecho Jr.

PREMISES AFFECTED: 3814 W. Chicago Avenue

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, MacDonald, Shiller,
Soto, and Staley.

226-25-S	ZONING DISTRICT: B2-1	WARD: 15
APPLICANT:	Metropolitan Family Services	
OWNER:	Same as applicant	
PREMISES AFFECTED:	6410 S. Honore Street	
SUBJECT:	Application for a special use to convert an existing two-story residence to a community center.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley (MacDonald recused).	

A.M. CONTINUANCES

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 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley. Meeting went into closed session at 11:17AM.

Motion to return to open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley. Meeting returned to open session at 11:40AM. 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, MacDonald, Shiller, Soto, and Staley.

At 11:46 AM, Chairman made a motion to recess until 2:00 PM. Second by Shiller. Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley. The Board then stood in recess until 2:00 PM.

At 2:03 PM, Chairman made a motion to reconvene the meeting. Second by Shiller. Motion carried 5-0; yeas – Chairman, MacDonald, Soto, and Staley. The Board then reconvened at 2:07 PM.

2:00 P.M.

227-25-Z	ZONING DISTRICT: RT-4	WARD: 24
APPLICANT:	Lawndale Christian Development Center	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1859 S. Lawndale Avenue	
SUBJECT:	Application for a variation to reduce the north side setback from the required 3.84' to 0.19' (south to be 29.02') combined side yard setback to be 29.21' for a proposed front porch with stairs, new rear decks and stairs and roof top stair enclosure on an existing two-story, two-dwelling unit building.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	

228-25-Z	ZONING DISTRICT: RS-2	WARD: 48
APPLICANT:	Anna Alvarado	
OWNER:	Rene and Anna Alvarado	
PREMISES AFFECTED:	1443 W. Hood Avenue	
SUBJECT:	Application for a variation to reduce the number of off-street parking spaces from two spaces to one space for a proposed front addition and an upper-story attic addition to an existing two-car garage detached to be converted to and ADU coach house building with one dwelling unit and one-car attached garage to serve the existing single-family residence which shall remain.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller,	

Soto, and Staley.

229-25-Z	ZONING DISTRICT: B2-2	WARD: 35
APPLICANT:	John Downes Construction Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3149 N. Sawyer Avenue	
SUBJECT:	Application for a variation to reduce the front setback on N. sawyer avenue from 6.27' to zero for a proposed three-story seven dwelling unit and a three and four car attached garage with driveways.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	

230-25-Z	ZONING DISTRICT: B2-2	WARD: 35
APPLICANT:	John Downes Construction Inc.	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3149 N. Sawyer Avenue	
SUBJECT:	Application for a variation to increase the number of off-street parking spaces for a transit served location from four to seven for a proposed three-story, seven dwelling unit building with three and four car garages with driveways.	
	Motion to approve made by Chairman. Second by Shiller.	
	Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	

231-25-S	ZONING DISTRICT: B3-2	WARD: 36
APPLICANT:	NCA Properties, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1858 W. Grand Avenue	
SUBJECT:	Application for a special use to establish an indoor event venue.	
	Continued to August 15, 2025 at 2:00pm.	

232-25-S	ZONING DISTRICT: B3-2	WARD: 32
APPLICANT:	West Roscoe Street, LLC dba Lush Wine & Spirits	
OWNER:	Roscoe Investments, LLC	
PREMISES AFFECTED:	2232-40 W. Roscoe Street	
SUBJECT:	Application for a special use to expand an existing liquor store. Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.	

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.	
	Continued to July 18, 2025 at 2:00pm.	

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

239-25-Z
APPLICANT:
OWNER:
PREMISES ADDRESS:
SUBJECT:

Application for a variation to reduce the north side setback from the required 2' to zero (south to be 3.44') combined side yard setback from 5' to 3.44', *for a proposed rear three-story addition, and new rear decks with stairs for the existing four-story, three dwelling unit building.

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

240-25-Z
APPLICANT:
OWNER:
PREMISES ADDRESS:
SUBJECT:

Application for a variation to increase the non-conforming floor area in existence for 50 years from 4,877 square feet by 730.8 square feet for a total of 5,607.8 square feet for a proposed rear three story addition, *and new rear decks with stairs for the existing four-story, three dwelling unit building.

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

241-25-S
APPLICANT:
OWNER:
PREMISES A
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, MacDonald, Shiller, Soto, and Staley.

242-25-S
APPLICANT:
OWNER:
PREMISES ADDRESS:

10456 S. Halsted Street

votes of the Board at its May 16, 2025 regular meeting made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.

After ZBA Commissioner discussion, motion to vote on modifications to the Rules following the 6-month review of the November 2024 Rules of Procedure made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Charman, MacDonald, Shiller, Soto, and Staley.

Summary of Proposed Rule Modifications.

Rule 1.8, the ZBA email address listed is no longer in service, the rule now directs people to the ZBA's website for contact information instead.

Rule 1.9, further clarifies the definition of *ex parte* communication.

Rule 3.8, appeals applications do not have proposed findings of fact, removes references to findings of fact and directs applicants to answer all the questions on the ZBA supplied form.

Rule 3.9, new rule. Clarifies that for appeals of administrative adjustments, the full record is the record as reviewed by the Zoning Administrator. This replaces current rule regarding incomplete findings, as there are no findings of fact for appeals applications.

Rule 4.5, clarifies that the bulk of the application is now the public hearing packet.

Rule 4.7, clarifies that no expert witnesses are required unless otherwise specified by the Zoning Ordinance. Since the adoption of the new rules, City Council has created a new use with a requirement for an expert report.

Rule 4.7.1, new rule. Requires expert witnesses to disclose when they have an interest in the Applicant or outcome of the application.

Rule 4.8.1, adds requirement for cannabis applicants to redact certain personal identity information in their state applications when they submit them to the ZBA.

Rule 4.10, codifies the supplemental rule including group living uses, and cannabis production/processing in the required intake meeting.

Rule 6.4.1, new rule. governs participation by City Employees.

Rule 6.7.3, makes the Interested Party qualification a rebuttable presumption which can be overcome by demonstrating an applicant's property will be substantially affected by the outcome of the ZBA's decision.

Rule 6.7.6.2, provides clarification for setting time limits on non-party comment.

Rule 6.7.6.3, new rule. Allows for written comment in a manner prescribed by the Secretary.

Rule 6.8, clarifies that when an application is placed on the agenda, it signifies that the applicant is ready for a hearing.

Rule 6.13, strikes the language limiting subpoena authority to only special use and variation applications.

Rule 7.3, includes City Employees in this rule requiring exhibits to be submitted to the ZBA 72 hours in advance of the hearing.

At 4:22PM, Chairman made a motion to adjourn. Second by Shiller. Motion carried 5-0; yeas – Chairman, MacDonald, Shiller, Soto, and Staley.

Adjournment.