

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Rejuven8, LLC

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2262 N. Clark Street

Cal. No.141-25-S

MINUTES OF MEETING:
May 16, 2025

NATURE OF REQUEST: Application for a special use to establish a hair salon.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) this special use is limited to head and scalp services, and (2) any proposed expansion of services that need a special use, including full body massage, etc., will require the applicant to file a new special use application for review and approval by the Zoning Board of Appeals.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23, 2025

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1845 Esthetics, LLC Cal. No.142-25-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6780 N. Northwest Highway, Floor 1 Suite A

NATURE OF REQUEST: Application for a special use to establish a tattoo (permanent makeup) facility.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a tattoo (permanent makeup) facility; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, 1845 Esthetics, LLC, (2) the special use is limited to cosmetic tattooing (permanent make-up), and (3) any proposed expansion of services to include other types of body art services, such as body piercing, tattooing (general/body), branding and/or scarifications, will require the applicant to file a new special use application for review and approval by the Zoning Board of Appeals.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23, 2025

APPROVED AS TO SUBSTANCE

[Signature]
CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lucy Gonzalez/D'vine Beauty, LLC Cal. No.143-25-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3846 W. 79th Street

NATURE OF REQUEST: Application for a special use to establish a nail salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake containing stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Azura Beauty Salon, LLC

Cal. No.144-25-S

APPEARANCE FOR: Barry Ash

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3340 S. Halsted Street

NATURE OF REQUEST: Application for a special use to establish a hair salon.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Heffernan Builders, LLC

Cal. No.145-25-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4913 N. Damen Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed four-story, four-dwelling unit building with on-site parking which is located within a bus line corridor.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed four-story, four-dwelling unit building with on-site parking which is located within a bus line corridor; a variation was also granted to the subject property in Cal. No. 146-25-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated May 1, 2025, prepared by MC & Associates, LLC (Michael S. Cox).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL, on 6/23/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Heffernan Builders, LLC

Cal. No.: 146-25-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4913 N. Damen Avenue

NATURE OF REQUEST: Application for a variation to allow the on-site parking increase from two spaces to four for a proposed four-story, four-dwelling unit building with on-site parking located within bus line corridor.

ACTION OF BOARD – VARIATION GRANTED



ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow the on-site parking increase to four for a proposed four-story, four-dwelling unit building with on-site parking located within bus line corridor; a special use was also approved for the subject property in Cal. No. 145-25-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated May 1, 2025, prepared by MC & Associates, LLC (Michael S. Cox).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Martin & Eileen Newell

Cal. No.147-25-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3113 N. Kedzie Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed two-story, single-family residence which is located within 2,640' of a CTA rail station entrance.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed two-story, single-family residence which is located within 2,640' of a CTA rail station entrance; a variation was also granted to the subject property in Cal. No. 148-25-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated November 21, 2024, prepared by MC & Associates, LLC (Michael S. Cox).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23, 2025

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Martin & Eileen Newell

Cal. No.: 148-25-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3113 N. Kedzie Avenue

NATURE OF REQUEST: Application for a variation to the building location standards of section 17-3-0504-B to allow the facade that is greater than 5' from the sidewalk for a proposed two-story, single-family residence that is located within 2,640 of a CTA rail station entrance.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE



ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to the building location standards of section 17-3-0504-B to allow the facade that is greater than 5' from the sidewalk for a proposed two-story, single-family residence that is located within 2,640 of a CTA rail station entrance; a special use was also approved for the subject property in Cal. No. 147-25-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated November 21, 2024, prepared by MC & Associates, LLC (Michael S. Cox).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23

20

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: MAAFA Redemption Project Inc. Cal. No.149-25-S

APPEARANCE FOR: Matthew Norton

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4241 W. Washington Boulevard

NATURE OF REQUEST: Application for a special use to establish a proposed community center in an existing two-story building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a proposed community center in an existing two-story building; a variation was also granted to the subject property in Cal. No. 150-25-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, MAAFA Redemption Project Inc., and the development is consistent with the design and layout of the plans and drawings, dated April 30, 2025, prepared by Converge Architecture (Architect).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23, 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: MAAFA Redemption Project Inc. **Cal. No.:** 150-25-Z
APPEARANCE FOR: Matthew Norton **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 16, 2025
PREMISES AFFECTED: 4241 W. Washington Boulevard

NATURE OF REQUEST: Application for a variation to reduce the rear setback from 50' to 43.62' to convert an existing two-story religious assembly building to a community center with new accessible ramp and new rear addition per plans.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA
JUN 23 2025
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
RECUSED		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted variation to reduce the rear setback to 43.62' to convert an existing two-story religious assembly building to a community center with new accessible ramp and new rear addition per plans; a special use was also approved for the subject property in Cal. No. 149-25-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, MAAFA Redemption Project Inc., and the development is consistent with the design and layout of the plans and drawings, dated April 30, 2025, prepared by Converge Architecture (Architect).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Natural Clovers Spa, LLC Cal. No.151-25-S
APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
APPEARANCE AGAINST: None May 16, 2025
PREMISES AFFECTED: 345 W. North Avenue

NATURE OF REQUEST: Application for a special use to establish a massage establishment.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a massage establishment; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Natural Clovers Spa, LLC, and the establishment maintains clear non-reflective windows on the street-facing building facade, which shall not be painted over, darkened or obstructed in any way, so that the reception and waiting area is visible from the street.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23, 2025

APPROVED AS TO SUBSTANCE

Chairman

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Thomas and Mariana Mallidi

Cal. No.: 152-25-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1261 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30.74' to 18.51' for a proposed exterior circular stair over 6' and a raised deck in the rear of an existing single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 18.51' for a proposed exterior circular stair over 6' and a raised deck in the rear of an existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Moises Cervantes

Cal. No.: 153-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 713 W. 19th Place

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 22.5' for a proposed two-story, two dwelling unit building with two on-site parking spaces located at the rear of the lot located within a CTA bus line corridor.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 22.5' for a proposed two-story, two dwelling unit building with two on-site parking spaces located at the rear of the lot located within a CTA bus line corridor; an additional variation was granted to the subject property in Cal. No. 154-25-Z and a related variation was granted to 715 W. 19th Place in Cal. No. 155-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Moises Cervantes

Cal. No.: 154-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 713 W. 19th Place

NATURE OF REQUEST: Application for a variation to increase the parking from the required one space to two for a proposed two-story, two-dwelling unit building with two open parking spaces on site located at the rear of the lot located within a CTA bus corridor.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the parking to two for a proposed two-story, two-dwelling unit building with two open parking spaces on site located at the rear of the lot located within a CTA bus corridor; an additional variation was granted to the subject property in Cal. No. 153-25-Z and a related variation was granted to 715 W. 19th Place in Cal. No. 155-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Moises Cervantes

Cal. No.: 155-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 715 W. 19th Place

NATURE OF REQUEST: Application for a variation to reduce the existing two, on-site parking spaces to zero for an existing two-story five-dwelling unit building located within a bus line corridor with the existing overall 4,054 square foot of lot area two be divided into two parcels with the new parcel to have 1,923.719 square feet of lot area.

ACTION OF BOARD – VARIATION GRANTED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the existing two, on-site parking spaces to zero for an existing two-story five-dwelling unit building located within a bus line corridor with the existing overall 4,054 square foot of lot area two be divided into two parcels with the new parcel to have 1,923.719 square feet of lot area; two related variations were granted to 713 W. 19th Place in Cal. Nos. 153-25-Z and 154-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: AG Bells II, LLC

Cal. No.156-25-S

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6500 W. North Avenue

NATURE OF REQUEST: Application for a special use to establish a single lane-drive-through with bypass lane facility to serve a proposed one-story fast-food restaurant.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a single lane-drive-through with bypass lane facility to serve a proposed one-story fast-food restaurant; three additional variations were also granted to the subject property in Cal. Nos. 157-25-Z, 158-25-Z, and 159-25-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, AG Bells II, LLC, and the development is consistent with the design and layout of the plans and drawings, dated May 11, 2025, all prepared by MRV Architects, Inc.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: AG Bells II, LLC

Cal. No.: 157-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6500 W. North Avenue

NATURE OF REQUEST: Application for a variation to reduce the required 60% transparency requirement by 25% along North Avenue for a proposed one-story restaurant with a single lane drive-through and by pass lane.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required 60% transparency requirement by 25% along North Avenue for a proposed one-story restaurant with a single lane drive-through and by pass lane; a special use was approved for the subject property in Cal. No. 156-25-S and two additional variations were granted to the subject property in Cal. Nos. 158-25-Z and 159-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, AG Bells II, LLC, and the development is consistent with the design and layout of the plans and drawings, dated May 11, 2025, all prepared by MRV Architects, Inc.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: AG Bells II, LLC

Cal. No.: 158-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6500 W. North Avenue

NATURE OF REQUEST: Application for a variation to allow the building facade along the sidewalk to be greater than 5' along Natchez Avenue (proposed setback of 21') for a proposed one-story restaurant with a single lane drive-through and a bypass lane.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow the building facade along the sidewalk to be greater than 5' along Natchez Avenue (proposed setback of 21') for a proposed one-story restaurant with a single lane drive-through and a bypass lane; a special use was approved for the subject property in Cal. No. 156-25-S and two additional variations were granted to the subject property in Cal. Nos. 157-25-Z and 159-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, AG Bells II, LLC, and the development is consistent with the design and layout of the plans and drawings, dated May 11, 2025, all prepared by MRV Architects, Inc.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: AG Bells II, LLC

Cal. No.: 159-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6500 W. North Avenue

NATURE OF REQUEST: Application for a variation to allow one driveway along W. North Avenue and two driveways along N. Natchez Avenue for a proposed one-story restaurant with a single lane drive through and bypass lane.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow one driveway along W. North Avenue and two driveways along N. Natchez Avenue for a proposed one-story restaurant with a single lane drive through and bypass lane; a special use was approved for the subject property in Cal. No. 156-25-S and two additional variations were granted to the subject property in Cal. Nos. 157-25-Z and 158-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, AG Bells II, LLC, and the development is consistent with the design and layout of the plans and drawings, dated May 11, 2025, all prepared by MRV Architects, Inc.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Everclean CW LLC 11 Cal. No.160-25-S

APPEARANCE FOR: Alexander Domanskis / Linda Godberg **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 16, 2025

PREMISES AFFECTED: 2412-88 W. Archer Avenue

NATURE OF REQUEST: Application for a special use to expand an existing car wash.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to expand an existing car wash; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Everclean CW LLC 11, and the development is consistent with the design and layout of the Building Elevations and Floor Plan (Sheet Z-1) and Trash Enclosure Details (Sheet Z-0), prepared by Geunho Song, AIA; Existing Conditions Plan (Sheet C2.0), Dimensioned Site Plan Exhibit and Utility Plan prepared by Heager Engineering; and Landscape Plans (Sheets L-100 and L-200), prepared by Urban Landscape Collaborative, all dated April 22, 2025.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25, 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Nathan LaPorte

Cal. No.: 161-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:

May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1451 W. Pensacola Avenue

NATURE OF REQUEST: Application for a variation to increase the building height from the maximum 30' to 31.7' for a proposed third floor dormer and third floor addition for the existing three-story single-family residence.

ACTION OF BOARD – VARIATION GRANTED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the building height to 31.7' for a proposed third floor dormer and third floor addition for the existing three-story single-family residence; an additional variation was granted to the subject property in Cal. No. 162-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Nathan LaPorte

Cal. No.: 162-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1451 W. Pensacola Avenue

NATURE OF REQUEST: Application for a variation to reduce the west side setback from the required 2' to 0.62' (east to be 1.97') combined side yard setback from 5' to 2.59' for a proposed third floor dormer and basement and attic rear additions for an existing three-story single-family residence.

ACTION OF BOARD – VARIATION GRANTED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

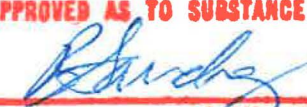
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the west side setback to 0.62' (east to be 1.97') combined side yard setback to 2.59' for a proposed third floor dormer and basement and attic rear additions for an existing three-story single-family residence; an additional variation was granted to the subject property in Cal. No. 161-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: James Turner

Cal. No.: 163-25-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3359 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,952 square feet for a proposed third dwelling unit in the basement of an existing two-story, two dwelling unit building to be converted to a three dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE



BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area per unit to 2,952 square feet for a proposed third dwelling unit in the basement of an existing two-story, two dwelling unit building to be converted to a three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 164-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: James Turner

Cal. No.: 164-25-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3359 S. Indiana Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 144 square feet to zero for a proposed third dwelling unit in the basement of an existing two-story, two dwelling unit to be converted to a three-dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed third dwelling unit in the basement of an existing two-story, two dwelling unit to be converted to a three-dwelling unit building; an additional variation was granted to the subject property in Cal. No. 163-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Katherine Delacey

APPEARANCE FOR: Mark Kupiec

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1019 W. Webster Avenue

Cal. No.: 165-25-Z

MINUTES OF MEETING:
May 16, 2025

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 6.75' for a proposed rear two-story addition, a rear second story covered deck and third-story roof deck on an existing three-story building containing an office and two dwelling units with three unenclosed parking spaces.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 6.75' for a proposed rear two-story addition, a rear second story covered deck and third-story roof deck on an existing three-story building containing an office and two dwelling units with three unenclosed parking spaces; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: OCN Management, LLC

Cal. No.166-25-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3340 N. Ashland Avenue

NATURE OF REQUEST: Application for a special use to establish residential use on the ground floor of a one-story building with two dwelling units on the first floor.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use on the ground floor of a one-story building with two dwelling units on the first floor; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated May 15, 2025, prepared by Grid Studio.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Henry's Sober Living House Cal. No.167-25-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7735 S. Vernon Avenue

NATURE OF REQUEST: Application for a special use to establish a transitional residence in an existing three-story building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 23, 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

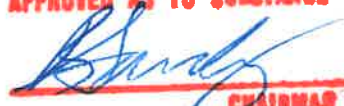
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional residence in an existing three-story building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, Henry's Sober Living House; 2) the development is consistent with the design and layout of the plans and drawings, dated May 9, 2025, prepared by SOMA Design Consultant (Bryan W. Hudson); 3) the facility is exclusively utilized as a transistional residence for adults recovering from substance abuse and addiction; and 4) there are no more than twenty-eight (28) adult male clients residing on site, at any time.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23, 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Henry's Sober Living House

Cal. No.: 168-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7735 S. Vernon Avenue

NATURE OF REQUEST: Application for a variation to reduce the number of required off-street parking spaces for a transit served location from three spaces to one for a propose transitional residence in an existing three-story building located within a qualifying CTA bus line corridor.

ACTION OF BOARD – VARIATION WITHDRAWN

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lawndale Educational and Regional Network Charter School **Cal. No.:** 169-25-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700 W. 83rd Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 37.5' to 0.69' for a proposed two-story addition to an existing three-story school.

ACTION OF BOARD – VARIATION GRANTED

ZBA

JUN 23 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 0.69' for a proposed two-story addition to an existing three-story school; three additional variations were granted to the subject property in Cal. Nos. 170-25-Z, 171-25-Z, and 172-25-Z; additionally, two related special uses were approved and one related variation to this subject property were granted to the subject property at 8255 S. Paulina Street in Cal. Nos. 173-25-S, 174-25-S, and 175-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lawndale Educational and Regional Network Charter School **Cal. No.:** 170-25-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:

May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700 W. 83rd Street

NATURE OF REQUEST: Application for a variation to increase the maximum floor area ratio from 1.2 to 1.64 for a proposed two-story addition to an existing three-story school.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the maximum floor area ratio to 1.64 for a proposed two-story addition to an existing three-story school; three additional variations were granted to the subject property in Cal. Nos. 169-25-Z, 171-25-Z, and 172-25-Z; additionally, two related special uses were approved and one related variation to this subject property were granted to the subject property at 8255 S. Paulina Street in Cal. Nos. 173-25-S, 174-25-S, and 175-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lawndale Educational and Regional Network Charter School **Cal. No.:** 171-25-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700 W. 83rd Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from 2,157 square feet to zero for a proposed two-story addition to an existing three-story school.

ACTION OF BOARD – VARIATION GRANTED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

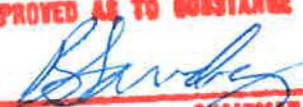
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed two-story addition to an existing three-story school; three additional variations were granted to the subject property in Cal. Nos. 169-25-Z, 170-25-Z, and 172-25-Z; additionally, two related special uses were approved and one related variation to this subject property were granted to the subject property at 8255 S. Paulina Street in Cal. Nos. 173-25-S, 174-25-S, and 175-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lawndale Educational and Regional Network Charter School **Cal. No.:** 172-25-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1700 W. 83rd Street

NATURE OF REQUEST: Application for a variation to reduce the minimum length of the required loading space from 50' to 25' for a proposed two-story addition to an existing three-story school.

ACTION OF BOARD – VARIATION GRANTED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

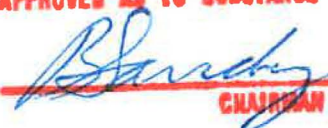
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum length of the required loading space to 25' for a proposed two-story addition to an existing three-story school; three additional variations were granted to the subject property in Cal. Nos. 169-25-Z, 170-25-Z, and 171-25-Z; additionally, two related special uses were approved and one related variation to this subject property were granted to the subject property at 8255 S. Paulina Street in Cal. Nos. 173-25-S, 174-25-S, and 175-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lawndale Educational and Regional Network Charter School Cal. No.173-25-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8255 S. Paulina Street

NATURE OF REQUEST: Application for a special use to establish required accessory offsite parking for an existing school at 1700 W. 83rd Street which is located not more than 600' from the use served for an existing three-story school with a proposed two-story addition to an existing three-story school.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

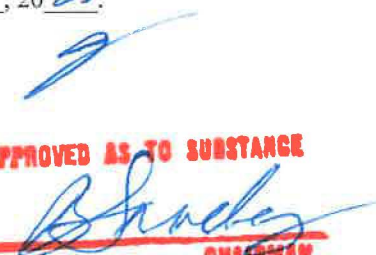
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish required accessory offsite parking for an existing school at 1700 W. 83rd Street which is located not more than 600' from the use served for an existing three-story school with a proposed two-story addition to an existing three-story school; an additional special use was approved for the subject property and a variation was granted to the subject property in Cal. Nos. 174-25-S and 175-25-Z; additionally, four related variations to this subject property were granted to the subject property at 1700 W. 83rd Street in Cal. Nos. 169-25-Z, 170-25-Z, 171-25-Z, and 172-25-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Lawndale Educational and Regional Network Charter School, and the development is consistent with the design and layout of the Existing Aerial Plan, Staging Diagram/Site Access Plan, and Architectural Site Plan, prepared by Moody Nolan Architects and the Parking Lot - Landscape Site Plan and Details (sheets: L1.1, L2.0, L 2.1, L2.2) prepared by Terra Engineering Ltd., all dated May 1, 2025.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23, 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lawndale Educational and Regional Network Charter School Cal. No.174-25-S

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8255 S. Paulina Street

NATURE OF REQUEST: Application for a special use to establish a non-accessory parking lot with twenty-four parking stalls.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

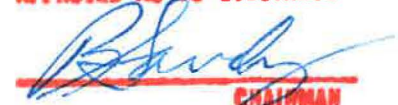
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a non-accessory parking lot with twenty-four parking stalls; an additional special use was approved for the subject property and a variation was granted to the subject property in Cal. Nos. 173-25-S and 175-25-Z; additionally, four related variations to this subject property were granted to the subject property at 1700 W. 83rd Street in Cal. Nos.169-25-Z, 170-25-Z, 171-25-Z, and 172-25-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Lawndale Educational and Regional Network Charter School, and the development is consistent with the design and layout of the Existing Aerial Plan, Staging Diagram/Site Access Plan, and Architectural Site Plan, prepared by Moody Nolan Architects and the Parking Lot - Landscape Site Plan and Details (sheets: L1.1, L2.0, L 2.1, L2.2) prepared by Terra Engineering Ltd., all dated May 1, 2025.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23, 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lawndale Educational and Regional Network Charter School **Cal. No.:** 175-25-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8255 S. Paulina Street

NATURE OF REQUEST: Application for a variation to waive the required 7' landscape setback with tree and shrubs along 83rd Street and to allow the ornamental metal fence to be installed at the property line instead of 5' from the property line along 83rd Street and to waive the required hose bibs for the required off-site parking lot at 1700 W. 83rd Street.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to waive the required 7' landscape setback with tree and shrubs along 83rd Street and to allow the ornamental metal fence to be installed at the property line instead of 5' from the property line along 83rd Street and to waive the required hose bibs for the required off-site parking lot at 1700 W. 83rd Street; two special uses were approved for the subject property in Cal. Nos. 173-25-S and 174-25-S; additionally, four related variations to this subject property were granted to the subject property at 1700 W. 83rd Street in Cal. Nos. 169-25-Z, 170-25-Z, 171-25-Z, and 172-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Lawndale Educational and Regional Network Charter School, and the development is consistent with the design and layout of the Existing Aerial Plan, Staging Diagram/Site Access Plan, and Architectural Site Plan, prepared by Moody Nolan Architects and the Parking Lot - Landscape Site Plan and Details (sheets: L1.1, L2.0, L 2.1, L2.2) prepared by Terra Engineering Ltd., all dated May 1, 2025.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Lawndale Educational and Regional Network Charter School **Cal. No.:** 176-25-Z

APPEARANCE FOR: Scott Borstein

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8255 S. Paulina Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 15' to 4.61' for a proposed non-accessory parking lot with twenty-four parking stalls.

ACTION OF BOARD – WITHDRAWN

THE VOTE


ZBA

JUN 23 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Green & Kinnick, LLC

Cal. No.177-25-S

APPEARANCE FOR: John Fritchey

MINUTES OF MEETING:

May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6320 N. Broadway

NATURE OF REQUEST: Application for a special use to establish an adult use cannabis dispensary.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an adult use cannabis dispensary; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: (1) the special use is issued solely to the applicant, Green & Kinnick, LLC; (2) all on-site customer queuing occurs within the building; (3) the development is consistent with the design and layout of Existing Elevations; Basement, Ground Floor and 2nd Floor Unit (floor plans); additional ground floor detail plans (Sheets A1, A2, A3), dated April 11, 2025, and Sheet AS1 (site plan) and New Front Elevation – East, dated March 21, 2025, all prepared by ID Architecture; and (4) no residential uses are allowed or established as part of this special use and any proposed use and/or reestablishment of the 2nd floor space, or any portion thereof, as residential use will require the applicant to file a new special use application for review and approval by the Zoning Board of Appeals.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 944 Damen, LLC Cal. No.65-25-S

APPEARANCE FOR: Tyler Manic / Emmanuel Byarm

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 944 N. Damen Avenue

NATURE OF REQUEST: Application for a special use to establish business live / work for a proposed three-story, six dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 23 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish business live / work for a proposed three-story, six dwelling unit building; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated March 31, 2025, prepared by 606 Design + Construction.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23, 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Sauce Bros. LLC dba Peanut Park Trattoria Cal. No.82-25-S

APPEARANCE FOR: Zubin Kammula

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1359 W. Taylor Street

NATURE OF REQUEST: Application for a special use to establish an outdoor rooftop patio.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an outdoor rooftop patio; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Sauce Bros, LLC dba Peanut Park Trattoria, and the development is consistent with the design and layout of the Sheets A-101, A-102, South Exterior Elevation (Existing), South Interior Elevation (Existing), East Exterior Elevation (Existing), East Interior Elevation (Existing), West Exterior Elevation (Existing), West Exterior Walkway (Existing), West Interior Elevation (Existing), North Interior Elevation (Existing), dated April 29, 2025 and Exhibit C-1, Existing 1st Floor Plan (A-101), dated August 20, 2021, all prepared by Anthony Halawith (Architect) and a Plat of Survey prepared by Roy G. Lawiniczak (Surveyor), dated January 22, 2024.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/23/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1326 George, LLC Cal. No.178-25-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1326 W. George Street

NATURE OF REQUEST: 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.

ACTION OF BOARD – Continued to July 18, 2025 at 2:00pm.

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1326 George, LLC

Cal. No.179-25-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1326 W. George Street

NATURE OF REQUEST: 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.

ACTION OF BOARD – Continued to July 18, 2025 at 2:00pm.

THE VOTE

ZBA

JUN 23, 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 1326 George, LLC

Cal. No.180-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1326 W. George Street

NATURE OF REQUEST: 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 side addition.

ACTION OF BOARD – Continued to July 18, 2025 at 2:00pm.

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: James Gorney

Cal. No.: 181-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3710 W. 113th Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 17.41' to 12.42', east side setback from 4' to 3.72' (west to be 11.46'), combined side yard setback to be 15.18' for a proposed second floor addition, front porch and rear deck on the existing one-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		


WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 12.42', east side setback to 3.72' (west to be 11.46'), combined side yard setback to be 15.18' for a proposed second floor addition, front porch and rear deck on the existing one-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Aldo Vultaggio **Cal. No.:** 182-25-Z

APPEARANCE FOR: Frederick Agustin **MINUTES OF MEETING:** May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3933 N. Leavitt Street

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2.4' to zero (south to be 2.87') combined side yard setback from 6' to 2.87', rear setback from 34.78' to 1.88' for an as built two-story single-family residence and accessory detached two-car garage with roof deck and one-story roof top deck access stair.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to zero (south to be 2.87') combined side yard setback to 2.87', rear setback to 1.88' for an as built two-story single-family residence and accessory detached two-car garage with roof deck and one-story roof top deck access stair; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Matiman 108 Inc. Cal. No.183-25-S

APPEARANCE FOR: Emmanuel Byarm **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 16, 2025

PREMISES AFFECTED: 1025-27 W. Argyle Street

NATURE OF REQUEST: Application for a special use to establish a liquor store.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a liquor store; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Matiman108 Inc., and the development is consistent with the design and layout of the plans and drawings, prepared by David ATS Co., dated April 29, 2025 and the Pictures of the exterior of Existing Building, prepared by Schain Banks, all dated April 29, 2025.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23, 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Danny's Construction Group, Inc. **Cal. No.:** 184-25-Z

APPEARANCE FOR: Paul Kolpak **MINUTES OF MEETING:**

APPEARANCE AGAINST: None May 16, 2025

PREMISES AFFECTED: 2622-24 W. 36th Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 16.32' to 10.25', east side setback from 2' to 0.5' (west from 2' to 1.6', combined side yard setback from 5' to 2.1' for the division of an improved zoning lot where an existing one-story single-family residence is to remain, and a two-story single-family residence is proposed for 2622 W. 36th Street.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 10.25', east side setback to 0.5' (west from 2' to 1.6', combined side yard setback to 2.1' for the division of an improved zoning lot where an existing one-story single-family residence is to remain, and a two-story single-family residence is proposed for 2622 W. 36th Street; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25.

20


APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Fam-LI Entertainment, LLC

Cal. No.: 185-25-Z

APPEARANCE FOR: Dean Maragos

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4735 W. North Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license for a proposed tavern in a proposed one-story building which is located withing 125' of a residential zoning district.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license for a proposed tavern in a proposed one-story building which is located withing 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: 5394 N. Milwaukee, LLC Cal. No.186-25-S

APPEARANCE FOR: Timothy Barton

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5394 N. Milwaukee Avenue

NATURE OF REQUEST: Application for a special use to establish a hookah bar.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

THE VOTE

JUN 23 2025
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hookah bar; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, 5394 N. Milwaukee, LLC; 2) the development is consistent with the design and layout of the Architectural Sheets (A100, A102, A201, A202), and Mechanical Plans (Sheets M101-M102), all dated May 7, 2025, and Sheet A302 (Detail), dated June 14, 2024, all prepared by Lucid Engineering Services Group, LLC.; and 3) prior to issuance of any building permits, the applicant will submit parkway restoration and landscape plans for review and approval by the Chicago Department of Transportation ("CDOT") and the City Forester and with the added condition agreed to on the record that the closing time be no later than 12AM on any day.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: DJ Lipgloss Entertainment, LLC dba On the Ave. **Cal. No.:** 187-25-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4903 W. Chicago Avenue

NATURE OF REQUEST: Application for a special use to establish an indoor event venue with an occupancy of less than one hundred.

ACTION OF BOARD – Continued to June 20, 2025 at 2:00pm.

THE VOTE

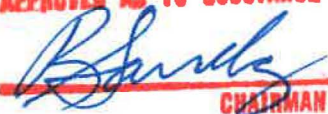
ZBA

JUN 23, 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: The Hi-Lo c/o Isaac Liberman

Cal. No.: 188-25-Z

APPEARANCE FOR: Daniel Rubinow

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1108-10 N. California Avenue Floor 1

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide ticket sales, private and public events located with 125' of a residential zoning district.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on May 1, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license to provide ticket sales, private and public events located with 125' of a residential zoning district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided:

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23

20

APPROVED AS TO SUBSTANCE

CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: BP Products North America, Inc. Cal. No.189-25-S

APPEARANCE FOR: Talar Berberian / Meghan Murphy

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4832-4852 W, 47th Street

NATURE OF REQUEST: Application for a special use to establish an electric vehicle charging station.

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUN 23 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish an electric vehicle charging station; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, BP Products North America, Inc., and the development is consistent with the design and layout of the plans and drawings, dated May 8, 2025, prepared by Core States Energy.

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Diplomat Owner, LLC Cal. No.190-25-S

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 440-50 N. Morgan Street / 1000-10 W. Hubbard Street

NATURE OF REQUEST: Application for a special use to establish residential use to be located within 660 feet of an existing use listed in 17-3-0307-1 (wholesaling or warehousing operation).

ACTION OF BOARD – APPLICATION APPROVED

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

BRIAN SANCHEZ
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on May 16, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use to be located within 660 feet of an existing use listed in 17-3-0307-1 (wholesaling or warehousing operation); expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated May 9, 2025, prepared by Eckenhoff Saunders (Architect).

That all applicable ordinances of the City of Chicago shall be complied with before a permit is issued.

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 6/23/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

ZONING BOARD OF APPEALS, CITY OF CHICAGO, CITY HALL, ROOM 905

APPLICANT: Next Steps Recovery Support & Services, LLC

Cal. No.58-25-S

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:
May 16, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7033 S. Yale Street

NATURE OF REQUEST: 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.

ACTION OF BOARD – Continued to July 18, 2025 at 2:00pm.

THE VOTE

ZBA

JUN 23 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

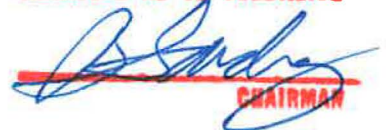
HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE


CHAIRMAN