

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

**APPLICANT:** Brian Schell

**APPEARANCE FOR:** Benjameen Quarless

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2625 N. Paulina Street

**Cal. No.:** 108-25-Z

**MINUTES OF MEETING:**  
April 18, 2025

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 34.89' to 2.42', south side setback from 2.33' to zero (north to be 2.84'), combined side yard setback from 5.83' to 2.84' for a proposed new raised rear deck, spiral stair, covered walkway, trellis, garage roof deck with access bridge and pergola in the rear of an existing single-family residence.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 2.42', south side setback to zero (north to be 2.84'), combined side yard setback to 2.84' for a proposed new raised rear deck, spiral stair, covered walkway, trellis, garage roof deck with access bridge and pergola in the rear of an existing single-family residence; an additional variation was granted to the subject property in Cal. No. 109-25-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 5/19  
2025

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Brian Schell

**APPEARANCE FOR:** Benjameen Quarless

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2625 N. Paulina Street

**Cal. No.:** 109-25-Z

**MINUTES OF MEETING:**  
April 18, 2025

**NATURE OF REQUEST:** Application for a variation to relocate the rear yard open space from the required 236 square feet to a garage roof deck for a proposed new rear raised deck, spiral stair, covered walkway, trellis, garage roof deck with access bridge and pergola in the rear of an existing single-family residence.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 relocate the rear yard open space to a garage roof deck for a proposed new rear raised deck, spiral stair, covered walkway, trellis, garage roof deck with access bridge and pergola in the rear of an existing single-family residence; an additional variation was granted to the subject property in Cal. No. 108-25-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 5/19, 2025.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Osanca, LLC

**Cal. No.:** 110-25-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3530 N. Paulina Street

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required from 2' to zero (north and combined side yard setback to be 10'), rear setback from 37.50' to zero for a proposed two-car garage with roof deck / pergola and trellis to serve an existing three-story, three dwelling unit building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 south side setback to zero (north and combined side yard setback to be 10'), rear setback to zero for a proposed two-car garage with roof deck / pergola and trellis to serve an existing three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 111-25-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 5/19 2025.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Osanca, LLC

**Cal. No.:** 111-25-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3530 N. Paulina Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 675 square feet to zero for a proposed two car garage with roof deck / pergola and trellis to serve an existing three-story, three dwelling unit building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**  
  
MAY 19 2025  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 car garage with roof deck / pergola and trellis to serve an existing three-story, three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 110-25-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 5/19/2025.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Oki Ishi, LLC

**Cal. No.:** 112-25-Z

**APPEARANCE FOR:** Lisa Duarte

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6021 N. Neola Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the west side setback from the required 9' to 4.5' (east to be 24.08', combined side yard setback to be 28.58'), rear setback from 18.98' to 12.98' for a proposed two-story, single-family residence and front two car garage.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**  
  
**MAY 19 2025**  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 4.5' (east to be 24.08', combined side yard setback to be 28.58'), rear setback to 12.98' for a proposed two-story, single-family residence and front two car garage; an additional variation was granted to the subject property in Cal. No. 113-25-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 5/19 2025.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Oki Ishi, LLC

**Cal. No.:** 113-25-Z

**APPEARANCE FOR:** Lisa Duarte

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6021 N. Neola Avenue

**NATURE OF REQUEST:** Application for a variation to allow adjustments to driveway and vehicle access, permitting two parking spaces less than 20' from the front property line for a proposed two-story single-family residence and front two-car garage.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 adjustments to driveway and vehicle access, permitting two parking spaces less than 20' from the front property line for a proposed two-story single-family residence and front two-car garage; an additional variation was granted to the subject property in Cal. No. 112-25-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 5/19 2025.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN.**



**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**Marcin Sterniuk**  
APPLICANT(S)

**114-25-Z**  
CALENDAR NUMBER(S)

**4950 North Central Avenue**  
SUBJECT PROPERTY

**April 18, 2025**  
HEARING DATE

ACTION OF BOARD	THE VOTE			
The variation application was APPROVED.		AFFIRMATIVE	NEGATIVE	ABSENT
	Brian Sanchez, Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Vaishali Rao (alternate)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Helen Shiller	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Adrian Soto	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Swathi Staley	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

## FINDINGS OF THE ZONING BOARD OF APPEALS

### I. APPLICATION BACKGROUND

The subject property is located in the Jefferson Park neighborhood. It is zoned RS-3 and is a vacant nonconforming lot. The Applicant proposed to construct a two-story single-family residence on the subject property. The Applicant sought the following variations from the Chicago Zoning Ordinance: reduce the minimum rear setback from 27.13' to 18.83', the east side setback from 2.0' to 0.50' (the west side setback to be 3.0'), and combined side setback from 4.0' to 3.50'.

### II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals, the Applicant had submitted their proposed Findings of Fact. The Zoning Board of Appeals ("ZBA") held a public hearing on the Applicant's variation application at its regular meeting held on Friday, April 18, 2025. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance ("CZO") and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**. At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

There seemed to be some confusion by the neighbors and Alderman who appeared at the public hearing surrounding the notice requirements for a variation. It was clarified at the

hearing, however since this confusion is not uncommon, the Board will clarify it again here for the record.

Many Aldermen opt to hold separate community meetings or have their own zoning advisory committees as a means of community engagement. It is their prerogative to do so, however, those processes are not among the legal requirements for ZBA applicants under the City's Zoning Ordinance – for which the ZBA is tasked with interpreting and administering. In other words, these Aldermanic processes are outside the ZBA's purview. There is no legal requirement for a ZBA applicant to engage in such processes, and such processes and the results thereof cannot have any bearing on the ZBA's decisions.<sup>1</sup> The ZBA solely concerns itself with verifying that the notice required by the CZO was followed by the Applicant.

Pursuant to CZO §17-13-0107-A, an applicant for a variation must serve written notice either in person or by USPS first class mail on owners of all property within 100 feet of the subject property, excluding the number of feet occupied by public ways. In this case, the record shows that the Applicant mailed a letter dated February 13, 2025 to property owners of 51 PINs (Property Index Numbers). Next, the record shows that pursuant to CZO §17-13-0107-C(2), the Applicant posted a public notice sign on the subject property on February 27, 2025. As such, the Applicant met their responsibility under the CZO.<sup>2</sup>

That was not the only notice provided for this ZBA application, however. Pursuant to CZO §17-13-0107-A(9), the ZBA must provide written notice to the aforementioned property owners within 100 feet of the subject property, informing them of the public hearing date, time, and location. Such notice is also published in the newspaper in accordance with CZO §17-13-0107-B. Additionally, pursuant to Rule 4.15 of the ZBA's Rules of Procedure, two weeks before the public hearing, the ZBA posts the applications on its website along with the meeting agenda and a map showing the location of each application. As a courtesy, ZBA staff also email the aldermanic offices the agenda and map two weeks before the ZBA meeting. The ZBA finds that for this matter, all of its notice obligations were fulfilled in accordance with the CZO and the ZBA's rules.

The neighbors in question who appeared at the public hearing did not receive notice because they are not entitled to notice under the CZO – they do not own property within 100 feet of the subject property. Additionally, the neighbors did not register as Interested Parties in accordance with Rule 6.7.3.1, nor did they assert that their property would be substantially affected by the outcome of the decision of the Board. As such, the ZBA found that they did not qualify as Interested Parties under Rule 6.7.3 but were allowed to participate in the hearing as Non-Parties pursuant to Rule 6.7.6.

### III. 17-13-1107 VARIATION APPROVAL CRITERIA AND REVIEW FACTORS

---

<sup>1</sup> The record shows that the Applicant participated in *two* of such community meetings.

<sup>2</sup> The ZBA notes that for variations, there is no requirement under the CZO that the Applicant send notice to the Alderman of the ward. This requirement only exists for special uses.



**17-13-1107-A Approval Criteria.** The Zoning Board of Appeals may not approve a variation unless it makes findings, based upon the evidence presented to it in each specific case, that: (1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; and (2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance (See Sec. 17-1-0500).

**17-13-1107-B Evidence of Practical Difficulties or Particular Hardship.** In order to determine that practical difficulties or particular hardships exist, the Zoning Board of Appeals must find evidence of each of the following: (1) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; (2) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and (3) the variation, if granted, will not alter the essential character of the neighborhood.

**17-13-1107-C Other Review Factors.** In making its determination of whether practical difficulties or particular hardships exist, the Zoning Board of Appeals must take into consideration the extent to which evidence has been submitted substantiating the following facts: (1) the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the property owner as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out; (2) the conditions upon which the petition for a variation is based would not be applicable, generally, to other property within the same zoning classification; (3) the purpose of the variation is not based exclusively upon a desire to make more money out of the property; (4) the alleged practical difficulty or particular hardship has not been created by any person presently having an interest in the property; (5) the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; and (6) the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood.

For the purpose of clarity, the ZBA has rearranged the approval criteria under the Chicago Zoning Ordinance into five broad categories in its findings consisting of the following: (I) **practical difficulties or particular hardships** [17-13-1107 A(1) & C(4)]; (II) **reasonable return** [17-13-1107 B(1) & C(3)]; (III) **unique circumstances** [17-13-1107 B(2), C(1), & C(2)]; (IV) **neighborhood's essential character** [17-13-1107 B(3), C(5), & C(6)]; and (V) **consistency with the stated purpose and intent of the Zoning Ordinance** [17-13-1107 A(2)].

#### IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings

with reference to the Applicant's application for a variation pursuant to Sections 17-13-1107-A, B, and C of the Chicago Zoning Ordinance:

I. Practical Difficulties or Particular Hardships:

The lot in question is 1824 square feet and a triangular shaped lot. When Central Ave was redesigned, portions of this property were taken in order to construct it. This has resulted in an irregular lot that would not be buildable without the requested variations. That is the practical difficulty or particular hardship that would derive from strict compliance with the regulations and standards of the Zoning Ordinance. Additionally, in reaching its conclusion that practical difficulties or particular hardships exist, the ZBA conducted an analysis of the variation requirements under the "reasonable return", "unique circumstances", and "neighborhood's essential character" categories below. Further, the ZBA finds that the practical difficulties or particular hardships were not created by any person having an interest in the property because they were created by the City's redesign of Central Avenue.

II. Reasonable Return:

The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the zoning ordinance. It is not a question of cost analysis, but whether or not the lot is buildable at all. If the variations are not granted, then nothing will be built on this lot, and the question of reasonable return is moot. The ZBA finds that the purpose of the variations sought by the Applicant were not based exclusively upon a desire to make more money out of the property but instead to derive some use from the nonconforming lot that, without a variation, would essentially not be buildable.

III. Unique Circumstances:

The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property. The shape and size of the lot are unique to this property. The lot is substandard in size at 1824 square feet. It is also a irregular shape, being a triangle. Furthermore, looking at the particular physical surroundings, shape, or topographical condition of the subject property, the present conditions would result in a particular hardship upon the property owner if the strict letter of the regulations were carried out because the property would be wholly unbuildable. This is an unnecessary restriction as the Applicant has created a plan that can work in creating a single family residence in this unusual lot. The ZBA also finds that the conditions upon which the variation application is based are not generally applicable to other property within the same zoning classification because it is based on this specific lot being substandard both in square feet and in shape.

IV. Neighborhood's Essential Character:

If granted, the variation sought will not alter the essential character of the neighborhood because the neighborhood in which the subject property is located is residential in nature. The Applicant proposes to construct a single-family residence, which matches the neighborhood's pattern of development.

Granting the variation will not be detrimental to the public welfare or injurious to other property or improvements in which the subject property is located. At the hearing, two non-party neighbors and the 45<sup>th</sup> Ward's Alderman objected to the variation based on concerns about sightlines for drivers. They expressed concern that if the setback relief were to be granted, the single-family residence would obscure the view of people coming in and out of the alley causing unsafe conditions for pedestrians and drivers.

The ZBA does not share this concern. The subject property sits on a corner lot where N. Central Avenue meets W. Goodman Street at a 3-way stop. The base of the triangular shaped lot abuts an alley which intersects with N. Central Avenue. One half block south of the alley, N. Central Avenue intersects with W. Higgins Avenue at a signaled intersection. The alley in question is a 14-foot, two-way alley. With an approved variation, the proposed single-family residence would be set back 18.83 feet (from 27.13 feet) from the alley and approximately 22.5 feet from the intersection in question, which should be more than adequate for drivers, bikers, and pedestrians to be able to see each other.

The neighbors' and Alderman's argued that sightlines for the intersection would still be obstructed, and thus pose a danger, because cars will be parking on the gravel area between the setback and the property line. This is still unconvincing to the Board. Even with cars parked on the gravel setback area (and it appeared to the Board that vehicles have already been parking on such gravel area for some time – meaning this is an existing and known condition for the neighborhood), with the average car being 15 feet in length, there would still be 4-8 feet of fully unobstructed sightlines.

To put this in perspective, there are hundreds, if not thousands, of alleys in the City, including in the Jefferson Park neighborhood, where buildings are built right up to where the alley meets the street. In other words, there is no setback at all. By the neighbors' and alderman's reasoning, a significant number of City lots should not have been built upon and pose a danger to the public. Typically, what happens at those alley-to-street intersections, is drivers approach with caution (as they should) and look both ways for pedestrians, bicyclists, and other vehicles.

Finally, the Board is not convinced that this alley is highly trafficked. Applicant's Exhibit B7 shows at least two basketball hoops on garages of neighboring properties facing into the alley, indicating that this alley likely does not experience thru traffic and that the vehicle speeds are likely to be slow, given that no prudent person would engage in such recreational activity (playing basketball) on an alley if the alley experienced high vehicle speeds or significant traffic. If those in objection disagree with the Board's conclusions, there are additional steps that can be taken to ensure safety at the intersection in question such as submitting a request to the Chicago Department of Transportation for a stop sign, a speed bump, or by making the alley one-way.

Furthermore, the ZBA finds that granting of the variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood because the property is on the corner of Central and Edmunds Street, so there is only one neighbor to be affected by

the construction of the proposed single family residence. The neighbor to the north only has the rear of their house facing this property (rather than a side), so the effect on that property's light and air will be minimal. As such the net effect of the proposed single-family residence on the adjacent property's light and air will be minimal.

**V. Consistency with the Stated Purpose and Intent of the Zoning Ordinance:**

The ZBA finds that variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: protecting the character of established residential neighborhoods, pursuant to Section 17-1-0503, because the neighborhood in which this property is located is residential in nature and the Applicant is proposing a residential single-family home; maintaining orderly and compatible land use and development patterns, pursuant to Section 17-1-0508, because the neighborhood in which this property is located is residential in nature and the Applicant is proposing a residential, single-family home; and accommodating growth and development that complies with the preceding stated purposes, pursuant to Section 17-1-0514, because creating additional housing opportunities is a benefit to the Chicago communities and is greatly needed in the City. Without granting the variations the vacant lot will remain a vacant lot, which does not provide further housing or other benefit to the community.

**CONCLUSION AND FINAL DECISION OF THE ZONING BOARD OF APPEALS**

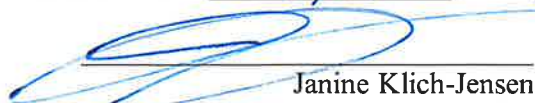
1. For all the above reasons, the ZBA finds that the Applicant has proved their case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a variation pursuant to Section 17-13-1107-A, B and C of the Chicago Zoning Ordinance.
2. The ZBA hereby APPROVES the Applicant's application for a variation.

This is a final decision subject to review under the Illinois Administrative Review Law, 735 ILCS 5/3-101 *et seq.*

APPROVED AS TO SUBSTANCE

By:   
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 5/19, 2025.

  
Janine Klich-Jensen

**HEARING PARTICIPANT EXHIBIT**

Applicant is represented by an attorney: ☐ No ☒ Yes, Paul Kolpak

[illegible]



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

**APPLICANT:** Damari Gurrola

**Cal. No.:** 115-25-Z

**APPEARANCE FOR:** Paul Kolpak

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2736 N. Normandy Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 35.11' to 0.42', south side setback from 4' to 0.35' (north to be 30.49') combined side yard setback to be 30.84' for a proposed two-car carport, new pergola over an existing patio for the existing one-story, single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 0.42', south side setback to 0.35' (north to be 30.49') combined side yard setback to be 30.84' for a proposed two-car carport, new pergola over an existing patio for 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 5/19 2025.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Hector Soto

**Cal. No.:** 116-25-Z

**APPEARANCE FOR:** Jordan Matyas / Alexander Domanskis / Noah Parrill

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5623 S. Mason Avenue

**NATURE OF REQUEST:** Application for a variation to increase the maximum building height from 30' to 32' for a proposed second and third floor addition for an existing two-story, single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 building height to 32' for a proposed second and third floor addition for an existing two-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 5/19/25.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** JAJ 53<sup>rd</sup> Inc. Cal. No.117-25-S

**APPEARANCE FOR:** Emmanuel Byarm **MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5301 S. Kedzie Avenue

**NATURE OF REQUEST:** Application for a special use to establish a gas station and convenience store.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 gas station and convenience store; a variation was also granted to the subject property in Cal. No. 118-25-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: (1) the special use is issued solely to the applicant, JAJ 53rd Inc, and (2) the development is consistent with the design and layout of the plans and drawings, dated April 15, 2025, prepared by JAD Architects, LTD.

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 5/19, 2025

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** JAJ 53<sup>rd</sup> Inc.

**Cal. No.:** 118-25-Z

**APPEARANCE FOR:** Emmanuel Byarm

**MINUTES OF MEETING:**

April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5301 S. Kedzie Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 10,000 square feet for a proposed gas station.

### ACTION OF BOARD – VARIATION GRANTED

### THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 to 10,000 square feet for a proposed gas station; a special use was also approved for the subject property in Cal. No. 117-25-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: (1) the special use is issued solely to the applicant, JAJ 53<sup>rd</sup> Inc, and (2) the development is consistent with the design and layout of the plans and drawings, dated April 15, 2025, prepared by JAD Architects, LTD.

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 5/19 2025.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Ashley Forever Hair Braiding & Shop. LLC d/b/a Ashley Hair Braiding Cal. No.119-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2623 W. 79<sup>th</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

## THE VOTE

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 5/19, 2025

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Harlem Spa Corporation / Sainan Zhang

Cal. No.120-25-S

**APPEARANCE FOR:** Jasmina de la Torre

**MINUTES OF MEETING:**

**APPEARANCE AGAINST:** None

April 18, 2025

**PREMISES AFFECTED:** 3703 N. Harlem Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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, Harlem Spa Corporation, 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 5/19/25

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Kenny Macs, LLC (Kenneth McFadden (Member)

Cal. No.121-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4427 N. Broadway

**NATURE OF REQUEST:** Application for a special use to establish a barber shop.

## ACTION OF BOARD – APPLICATION APPROVED

**ZBA**

**MAY 19 2025**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

## THE VOTE

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 barber shop; 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 5/19, 2025

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Chicago Badminton Academy, LLC Cal. No.122-25-S

**APPEARANCE FOR:** Mark Kupiec

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2600 W. 35<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish a sports and recreation, participant, health club (gym, badminton, pickle ball training facility).

## ACTION OF BOARD – APPLICATION APPROVED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 sports and recreation, participant, health club (gym, badminton, pickle ball training 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: the special use is issued solely to the applicant, Chicago Badminton Academy, LLC., and the development is consistent with the design and layout of the Site Plan, dated April 13, 2025, prepared by Cornerstone Architects, Ltd. and amended by Jay Yang; Parking Plan, dated May 14, 2021, prepared by Laszlo Simovic, Architects, LLC; and Floor Plan, dated April 1, 2025, prepared by Jay Yang.

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 5/19/25

**APPROVED AS TO SUBSTANCE**  
*[Signature]*  
**CHAIRMAN**

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

**APPLICANT:** Door 24 Wine, LLC Cal. No.123-25-S

**APPEARANCE FOR:** Christopher Considine

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2124 N. Damen Avenue

**NATURE OF REQUEST:** Application for a special use to alter an existing liquor store (packaged goods) on the ground floor of an existing two-story mixed-use building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 alter an existing liquor store (packaged goods) on the ground floor of an existing two-story mixed-use building; an additional special use was approved at the subject property in Cal. No. 124-25-S; 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, Door 24 Wine, LLC, and the development is consistent with the design and layout of the plans and drawings, dated April 7, 2025, prepared by Doorthirteen.

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 5/19, 2025

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** Door 24 Wine, LLC

Cal. No.124-25-S

**APPEARANCE FOR:** Christopher Considine

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2124 N. Damen Avenue

**NATURE OF REQUEST:** Application for a special use to establish a tavern in an existing liquor store on the ground floor of an existing two-story, mixed-use building.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 tavern in an existing liquor store on the ground floor of an existing two-story, mixed-use building; an additional special use was approved at the subject property in Cal. No. 123-25-S; 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, Door 24 Wine, LLC, and the development is consistent with the design and layout of the plans and drawings, dated April 7, 2025, prepared by Doorthirteen.

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 5/19/25.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** Big Wolf Barbershop, LLC

Cal. No.125-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1960 W. Lawrence Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 service; 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 5/17, 2025

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Santasia Parker

**APPEARANCE FOR:** Same as Applicant

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2042 W. 35<sup>th</sup> Street

Cal. No.126-25-S

**MINUTES OF MEETING:**  
April 18, 2025

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 service; 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 5/19/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Brian & Fiona Peterman

**Cal. No.:** 127-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4606 N. Damen Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 3.17' to 3', south side setback from 3' to 1.75', combined side yard setback from 8' to 4.75' for a proposed third floor addition and a rear three-story open deck to the existing two-story, four dwelling unit building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 3', south side setback to 1.75', combined side yard setback to 4.75' for a proposed third floor addition and a rear three-story open deck to the existing two-story, four dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 128-25-Z and 129-25-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 5/17/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Brian & Fiona Peterman

**Cal. No.:** 128-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4606 N. Damen Avenue

**NATURE OF REQUEST:** Application for a variation to increase the maximum height from 30' to 32.58' for a proposed third floor addition and a rear three-story open deck for the existing two-story, four-dwelling unit building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 height to 32.58' for a proposed third floor addition and a rear three-story open deck for the existing two-story, four-dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 127-25-Z and 129-25-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 5/19/2025.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Brian & Fiona Peterman

**Cal. No.:** 129-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4606 N. Damen Avenue

**NATURE OF REQUEST:** Application for a variation to increase the existing floor area that has been in existence for fifty years by 478.65 square feet for a proposed third floor addition and a rear three story pen deck for the existing two-story four dwelling unit building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

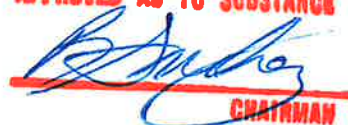
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 2025; and

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 existing floor area that has been in existence for fifty years by 478.65 square feet for a proposed third floor addition and a rear three story pen deck for the existing two-story four dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 127-25-Z and 128-25-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 5/19/25.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



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

**APPLICANT:** G7 Investment, LLC

**Cal. No.:** 130-25-Z

**APPEARANCE FOR:** Emmanuel Byarm / Tyler Manic

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4606 N. Whipple Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 37.59' to 1.75', north side setback from 2.4' to zero (south side setback to be 0.5'), combined side yard setback from 6' to 0.5' for an as-built rear 13' tall fence and rolling gate on a lot with an existing four-story building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 1.75', north side setback to zero (south side setback to be 0.5'), combined side yard setback to 0.5' for an as-built rear 13' tall fence and rolling gate on a lot with an existing four-story building; 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 5/19.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** David Kadzai

**APPEARANCE FOR:** Thomas Moore

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3326 S. Calumet Ave.

**Cal. No.:** 131-25-Z

**MINUTES OF MEETING:**  
April 18, 2025

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 35' to 1.60', north side setback from 2' to .30' (south to be 2.90'), combined side yard setback from 4.68' to 3.20' for a proposed two car garage with roof deck / pergola and trellis serving the existing two-story, single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 1.60', north side setback to .30' (south to be 2.90'), combined side yard setback to 3.20' for a proposed two car garage with roof deck / pergola and trellis serving the existing two-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 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 5/19 2025.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Validus Capital, LLC

Cal. No.132-25-S

**APPEARANCE FOR:** Paul Shadle / Katie Jahnke Dale

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 601 W. Diversey Parkway

**NATURE OF REQUEST:** Application for a special use to convert an existing five-story hotel to a forty-dwelling unit building with ground floor retail use.

## ACTION OF BOARD – APPLICATION APPROVED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 convert an existing five-story hotel to a forty-dwelling unit building with ground floor retail use; two variations were also granted to the subject property in Cal. Nos. 133-25-Z and 134-25-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 January 24, 2025, prepared by Space Architects + Planners.

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 5/19/25.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Validus Capital, LLC

**Cal. No.:** 133-25-Z

**APPEARANCE FOR:** Paul Shadle / Katie Jahnke Dale

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 601 W. Diversey Parkway

**NATURE OF REQUEST:** Application for a variation to reduce the number of required off-street parking spaces from forty to zero for the conversion of an existing hotel to a forty-dwelling unit building with ground floor retail. This is a transit served location within 2,640' of a CTA rail station.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 number of required off-street parking spaces to zero for the conversion of an existing hotel to a forty-dwelling unit building with ground floor retail. This is a transit served location within 2,640' of a CTA rail station; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 132-25-S and 134-25-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: the development is consistent with the design and layout of the plans and drawings, dated January 24, 2025, prepared by Space Architects + Planners.

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 5/19/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Validus Capital, LLC

**Cal. No.:** 134-25-Z

**APPEARANCE FOR:** Paul Shadle / Katie Jahnke Dale

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 601 W. Diversey Parkway

**NATURE OF REQUEST:** Application for a variation to reduce the required 10' x 25' loading spaces from one to zero for the conversion of a five-story hotel to a forty-dwelling unit building with ground floor retail use. This is a transit served location within 2,640' of a CTA rail station.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 10' x 25' loading spaces to zero for the conversion of a five-story hotel to a forty-dwelling unit building with ground floor retail use. This is a transit served location within 2,640' of a CTA rail station; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 132-25-S and 133-25-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: the development is consistent with the design and layout of the plans and drawings, dated January 24, 2025, prepared by Space Architects + Planners.

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 5/19 2025.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Craig Burton & Marzia Sedino

**Cal. No.:** 135-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2045 W. Cortez Street

**NATURE OF REQUEST:** Application for a variation to reduce the west side setback from 2' to 0.38' (east to be 2.59'), combined side yard setback from 4.80' to 2.97' for a proposed rear two-story addition and a rear wood deck/ stairs to an existing single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 0.38' (east to be 2.59'), combined side yard setback to 2.97' for a proposed rear two-story addition and a rear wood deck/stairs to 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 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 5/19 2025.

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Consuelo Tolson d/b/a Frank's Barber Shop Cal. No.136-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5239 N. Damen Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**THE VOTE**

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 a hair service; 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 5/19/25

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Vince Kasza

**Cal. No.:** 137-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7150 N. McAlpin Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the east side setback from the required 4' to 1.17' (west to be 5.03'), combined side yard setback from 12' to 6.20' for a proposed rear second floor addition and a side two-story addition with an attached one-car garage to the existing single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 east side setback to 1.17' (west to be 5.03'), combined side yard setback to 6.20' for a proposed rear second floor addition and a side two-story addition with an attached one-car garage to the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 138-25-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 5/19/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Vince Kasza

**APPEARANCE FOR:** Same as Applicant

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7150 N. McAlpin Avenue

**Cal. No.:** 138-25-Z

**MINUTES OF MEETING:**  
April 18, 2025

**NATURE OF REQUEST:** Application for a variation to reduce the required off-street parking from two spaces to one for a proposed rear second floor addition and a two-story side addition with an attached one-car garage to the existing single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 off-street parking to one for a proposed rear second floor addition and a two-story side addition with an attached one-car garage to the existing single-family residence; an additional variation was granted to the subject property in Cal. No. 137-25-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 5/1/25

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** JBP Food Mart, Inc.

Cal. No.139-25-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1150 N. Cicero Avenue

**NATURE OF REQUEST:** Application for a special use to establish a 967.5 square foot addition to an existing gas station with accessory car wash use building for new accessory convenience store use.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 967.5 square foot addition to an existing gas station with accessory car wash use building for new accessory convenience store use; a variation was also granted to the subject property in Cal. No. 140-25-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, JBP Food Mart, Inc., and the development is consistent with the design and layout of the plans and drawings, dated April 5, 2025, prepared by Purohit Architects.

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 5/19/25

**APPROVED AS TO SUBMITTAL**  
  
**CHAIRMAN**



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

**APPLICANT:** JBP Food Mart Inc.

**Cal. No.:** 140-25-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1150 N. Cicero Avenue

**NATURE OF REQUEST:** Application for a variation to eliminate 137 lineal feet of perimeter landscape, ornamental fencing, trees, and shrubs along Cicero Avenue, reduce perimeter landscape setback from 7' to 4' for 24' along Cicero Avenue, reduce perimeter trees from seven to six along Cicero Avenue and to reduce interior trees from eleven to nine.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 eliminate 137 lineal feet of perimeter landscape, ornamental fencing, trees, and shrubs along Cicero Avenue, reduce perimeter landscape setback to 4' for 24' along Cicero Avenue, reduce perimeter trees to six along Cicero Avenue and to reduce interior trees to nine; a special use was also approved to the subject property in Cal. No. 139-25-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 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, JBP Food Mart, Inc., and the development is consistent with the design and layout of the plans and drawings, dated April 5, 2025, prepared by Purohit Architects.

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 5/19/25.

**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

**MINUTES OF MEETING:**  
April 18, 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 – Continued to May 16, 2025 at 9:00am.**

**THE VOTE**

**ZBA**

**MAY 19 2025**

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**

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

**APPLICANT:** Raina 95<sup>th</sup> Ryan, LLC

Cal. No.599-24-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 205-15 W. 95<sup>th</sup> Street

**NATURE OF REQUEST:** Application for a special use to establish a drive-through facility to serve a proposed fast-food restaurant.

**ACTION OF BOARD – WITHDRAWN**

**THE VOTE**

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
VAISHALI RAO  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

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

**APPLICANT:** Urile Beauty Hair Braiding, Inc. Cal. No.46-25-S

**APPEARANCE FOR:** Ebere Ekechukwu

**MINUTES OF MEETING:**  
April 18, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 348 E. 71<sup>st</sup> Street

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

## ACTION OF BOARD – APPLICATION APPROVED

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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 April 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on April 3, 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 5/19/25.

**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:** Fred Agustin

**MINUTES OF MEETING:**  
April 18, 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 May 16, 2025**

## THE VOTE

**ZBA**

**MAY 19 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**