

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

APPLICANT: Marco's Barber Shop, Inc.

Cal. No.251-25-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4106 W. 63rd Street

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 8/18, 2025

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Conata Company, LLC d/b/a Cornelia Broadway Barbers **Cal. No.252-25-S**

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 652 W. Cornelia Avenue

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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.

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jonathan Leopold

Cal. No.: 253-25-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2323 N. Halsted Street

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to 0.17', south side setback from 2' to zero, combined side yard setback from 4.75' to 0.17', rear setback from 28.77' to 14.3' for a proposed second floor rear balcony and a first floor open rear deck to the existing two-story attached single family residence and for a proposed one car detached garage accessory building accessed by a public alley with an accessory roof top deck and accessory building rooftop access stair along the west elevation with an 8.75' high masonry wall abutting the north side of stairs.

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

ZBA

AUG 18 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		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jonathan Leopold

Cal. No.: 254-25-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2323 N. Halsted Street

NATURE OF REQUEST: Application for a variation to relocate the rear yard open space to an accessory building roof top deck for a proposed one car detached garage with a roof top deck and access stairs along the west elevation for the existing two-story, single-family residence.

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

ZBA

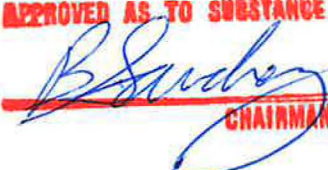
AUG 18 2025

**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		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Charles Benson

Cal. No.: 255-25-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1427 W. Byron Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 15' to zero, east and west side slab and rear parking carport with roof top deck with open stair access to an existing non-conforming two-story single family residence rear building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 zero, east and west side slab and rear parking carport with roof top deck with open stair access to an existing non-conforming two-story single family residence rear building; an additional variation was granted to the subject property in Cal. No. 256-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Charles Benson

Cal. No.: 256-25-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1427 W. Byron Street

NATURE OF REQUEST: Application for a variation to relocate the required 256 square feet of rear yard open space to a roof top deck of a proposed rear two car, car port with open stair access for the existing two-story single family residence rear building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 required 256 square feet of rear yard open space to a roof top deck of a proposed rear two car, car port with open stair access for the existing two-story single family residence rear building; an additional variation was granted to the subject property in Cal. No. 255-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Pure Elegance Hair Salon, LLC

Cal. No.257-25-S

APPEARANCE FOR: Nicole Lopatinsky

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5141 S. Kedzie Avenue

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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:

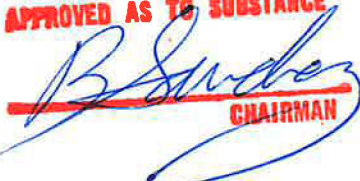
WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

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 / barber shop; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 8/18, 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Kick the Budget, LLC dba My Spa **Cal. No.258-25-S**

APPEARANCE FOR: Nicole Lopatinsky

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2925 W. Belmont Avenue

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, Kick The Budget, LLC dba My Spa, 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.

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 8/18 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Title and Land Trust Company, Trustee of Trust No. 8002393597 **Cal. No.:** 259-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1942 N. Orchard Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 38' to 21.67' for a proposed bridge connection to access a roof top deck on an existing five-car garage from a rear exterior stair to an existing four-story, five dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
VAISHALI RAO
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
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X		

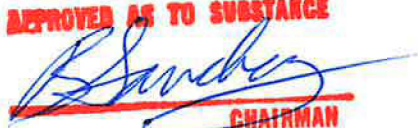
WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

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 21.67' for a proposed bridge connection to access a roof top deck on an existing five-car garage from a rear exterior stair to an existing four-story, five dwelling unit building; an additional variation was granted to the subject property in Cal. No. 260-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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:

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APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Title and Land Trust Company, Trustee of Trust No. 8002393597 **Cal. No.:** 260-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1942 N. Orchard Street

NATURE OF REQUEST: Application for a variation to relocate the 409 square feet of rear yard open space to an existing five-car garage roof top deck for a proposed stair bridge connection from a rear exterior stair to an existing four-story, five dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 409 square feet of rear yard open space to an existing five-car garage roof top deck for a proposed stair bridge connection from a rear exterior stair to an existing four-story, five dwelling unit building; an additional variation was granted to the subject property in Cal. No. 259-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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:

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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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 847 W. Ainslie, LLC

Cal. No.: 261-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 847 W. Ainslie Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 33' to 21.32' for three proposed raised decks in the rear of an existing four-story seven dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

VAISHALI RAO

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

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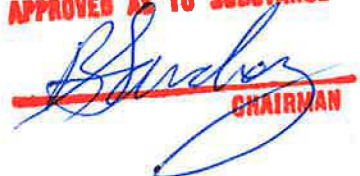
WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

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 setback to 21.32' for three proposed raised decks in the rear of an existing four-story seven dwelling unit building; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Peter Sterniuk

Cal. No.: 262-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5401-07 N. Northwest Highway

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

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
VAISHALI RAO
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

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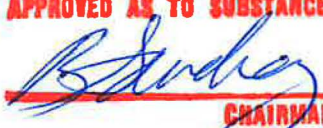
WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

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 2' (east to be 3.10') combined side yard setback to 5.1' to allow the subdivision of an existing zoning lot. The two-story building at 5407 N. Northwest Highway shall remain. A two-story, two dwelling unit building is proposed for 5401 N. Northwest Highway; two additional related variations were granted to these addresses in Cal. Nos. 263-25-Z and 264-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Peter Sterniuk

Cal. No.: 263-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5401-07 N. Northwest Highway

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 450 square feet to zero to allow the subdivision of an existing zoning lot. The existing building at 5407 N. Northwest Highway shall remain. A two-story, two dwelling unit building is proposed for 5401 N. Northwest Highway.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 to allow the subdivision of an existing zoning lot. The existing building at 5407 N. Northwest Highway shall remain. A two-story, two dwelling unit building is proposed for 5401 N. Northwest Highway; two additional related variations were granted to these addresses in Cal. Nos. 262-25-Z and 264-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Peter Sterniuk

Cal. No.: 264-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5401-07 N. Northwest Highway

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

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 front setback to 2', east side setback to zero (west to be 2') combined side yard setback to 2' for a proposed two-story, two-dwelling unit building with a detached 2 car garage and one car open parking space; two additional related variations were granted to these addresses in Cal. Nos. 262-25-Z and 263-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/15/25

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Collaborative Bridges, NFP

Cal. No.265-25-S

APPEARANCE FOR: Carol Stubblefield

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4223 W. Lake Street

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 approximately 2,655 square feet of office space to medical services on the ground floor of an existing four-story building; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, Collaborative Bridges, NFP, and the development is consistent with the design and layout of the plans and drawings, dated June 26, 2025, prepared by MDT Architecture Interiors.

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 8/18, 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Livia and Michael Kiser

Cal. No.: 266-25-Z

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1856 N. Mohawk Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 33.32 to 23.80', north side setback from 3.84' to 1.30' for a proposed fourth floor addition and a rear one-story addition connecting the detached garage and the front four-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 23.80', north side setback to 1.30' for a proposed fourth floor addition and a rear one-story addition connecting the detached garage and the front four-story, single-family residence; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Glow 072, LLC

Cal. No.267-25-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5856 N. Broadway

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 nail salon; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 8/15, 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Anthony Rosen

Cal. No.: 268-25-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5659 S. Oak Park Avenue

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

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 3' (north to be 10') combined side yard setback to be 13', rear setback to zero to allow an as-built two car detached garage with unfinished and uninhabitable attic storage for the existing two-story, single-family residence; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/15 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: DNW Luxe Hair, LLC

Cal. No.269-25-S

APPEARANCE FOR: Adam Berger

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4823 W. Irving Park Road

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3602 Cicero Inc.

Cal. No.270-25-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3601 N. Cicero Avenue

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

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

THE VOTE

ZBA

AUG 18 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: 3602 Cicero Inc.

Cal. No.271-25-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3601 N. Cicero Avenue

NATURE OF REQUEST: Application for a variation to allow the building facade to be greater than 5' from a portion of the Cicero Avenue sidewalk (proposed setback of 8.6' +/-) for a proposed gas station with strip center, including a gas station / mini-mart plus three additional tenant spaces.

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

THE VOTE

ZBA

AUG 18 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: 3602 Cicero Inc.

Cal. No.272-25-Z

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3601 N. Cicero Avenue

NATURE OF REQUEST: Application for a variation to allow the one driveway along Cicero Avenue and one driveway along Addison Street for a proposed gas station with strip center, including a gas station / mini mart and three additional tenant spaces.

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

THE VOTE

ZBA

AUG 18 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: N & B Luxury Barbershop, LLC

Cal. No.273-25-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3907 W. Lawrence Avenue

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Apex Spa Inc. dba A Plus Spa c/o Qiuyu "Candice" Zhang

Cal. No.274-25-S

APPEARANCE FOR: Tom Carroll

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1109 W. Belmont Avenue, Ste #1

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, Apex Spa Inc. dba A Plus Spa c/o Qiuyu " Candice" Zhang, 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 8/13, 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Juan Castillo

Cal. No.: 275-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1647 N. Keeler Avenue

NATURE OF REQUEST: Application for a variation to expand the existing floor area that has existed for more than fifty years by 414.05 square feet for the enclosure of the existing side and rear open porches and the conversion of the enclosed porches to habitable space, conversion of the existing attic to a habitable third story and construction of a new third story dormer addition and a new side two-story open deck and stair for the existing three-story, four dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 expand the existing floor area that has existed for more than fifty years by 414.05 square feet for the enclosure of the existing side and rear open porches and the conversion of the enclosed porches to habitable space, conversion of the existing attic to a habitable third story and construction of a new third story dormer addition and a new side two-story open deck and stair for the existing three-story, four dwelling unit building; an additional variation was granted to the subject property in Cal. No. 276-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Juan Castillo

Cal. No.: 276-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1647 N. Keeler Avenue

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

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 zero (south to be 1.06'), combined side yard setback to 1.06', rear setback to 30.9' for the enclosure of the existing side and rear open porches and conversion of the enclosed porch porches to habitable space, conversion of the existing attic to a habitable third story and construction of a new third story dormer addition and a new side two-story open deck and stair for the existing three-story, four dwelling unit building; an additional variation was granted to the subject property in Cal. No. 275-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: KJF Properties, LLC

Cal. No.: 277-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 444 N. Wabash Avenue

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

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 alternative compliance with the on-site open space requirements of section 17-4-0410 to establish thirty-four dwelling units on the second through fifth floor in an existing five-story building with a lower level and basement containing retail uses and a general restaurant which is located within 2,640' from a CTA rail station; an additional variation was granted to the subject property in Cal. No. 278-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: KJF Properties, LLC

Cal. No.: 278-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 444 N. Wabash Avenue

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

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 loading berths to zero to establish thirty-four dwelling units on the second through fifth floors in an existing five-story building with a lower-level basement containing retail uses and a general restaurant which is located within 2,640' from a CTA rail station; an additional variation was granted to the subject property in Cal. No. 277-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Fun Cheng

Cal. No.279-25-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5949 W. North Avenue

NATURE OF REQUEST: Application for a special use to establish a single lane drive through to serve a proposed restaurant.

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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:

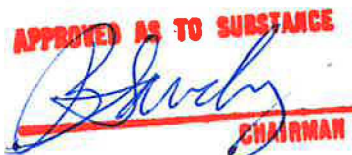
WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

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 single lane drive through to serve a proposed restaurant; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, Fun Cheng; 2) the development is consistent with the design and layout of the plans and drawings dated July 11, 2025, prepared by Variation Design, LLC; 3) the applicant will adhere to the hours of operation as identified in Exhibit E, "Hours of Operation", dated July 14, 2025, prepared by Kolpak Law Group, LLC; and 4) the applicant files a new special use application for review and approval by the Zoning Board of Appeals (ZBA) for any proposed extension of the hours of operation.

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 8/18, 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Firehouse Community Arts Center of Chicago **Cal. No.**280-25-S

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1922 S. Avers Avenue

NATURE OF REQUEST: Application for a special use to establish a transitional housing facility for eight justice involved individuals.

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 transitional housing facility for eight justice involved individuals; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, Firehouse Community Arts Center of Chicago; 2) the development is consistent with the design and layout of the existing Plat of Survey, prepared by Warren D. Johnson, Professional Land Surveyor, dated December 18, 2024; Floorplan Sketch, amended by Kim Jackson, manager of Property Owner, with comment by Ximena Castro, zoning attorney, dated July 11, 2025; and existing exterior photos, with notes by Ximena Castro, zoning attorney, dated July 11, 2025; 3) the facility is exclusively utilized as a transitional residence for justice-involved individuals, aged 18-24 years; and 4) there are no more than eight adult male clients residing on-site at any time.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 8/18, 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Pilot Project Brewing, LLC

Cal. No.281-25-S

APPEARANCE FOR: Richard Toth

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3473 N. Clark Street

NATURE OF REQUEST: Application for a special use to establish an outdoor rooftop patio in an existing five-story, mixed-use building.

ACTION OF BOARD – Continued to October 17, 2025 at 2:00pm.

THE VOTE

ZBA

AUG 18 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: RDM 1840 WNA, LLC

Cal. No.282-25-S

APPEARANCE FOR: Zubin Kammula

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1840-42 W. North Ave.

NATURE OF REQUEST: Application for a special use to establish an outdoor rooftop patio on the second floor of an existing building.

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

THE VOTE

ZBA

AUG 18 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: Pitch Ventures, LLC

Cal. No.: 283-25-Z

APPEARANCE FOR: Patrick Thompson

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1122 N. Hoyne Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to 0.38' (south to be 2.55'), combined side yard setback from 5' to 2.93', rear yard setback from 31.08' to 22' to extend the existing parapet walls up for a new roof top deck and rooftop stair enclosure addition to the existing three-story, two dwelling unit building with a proposed rear three-story open porch with a proposed bridge connection from the porch landing to a proposed roof top deck on a new detached two-car garage.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 0.38' (south to be 2.55'), combined side yard setback to 2.93', rear yard setback to 22' to extend the existing parapet walls up for a new roof top deck and rooftop stair enclosure addition to the existing three-story, two dwelling unit building with a proposed rear three-story open porch with a proposed bridge connection from the porch landing to a proposed roof top deck on a new detached two-car garage; an additional variation was granted to the subject property in Cal. No. 284-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Pitch Ventures, LLC

Cal. No.: 284-25-Z

APPEARANCE FOR: Patrick Thompson

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1122 N. Hoyne Avenue

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

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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

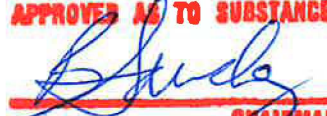
WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

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 168.35 square feet of rear yard open space to a deck or patio that is greater than 4' from grade for a proposed rear three-story open porch with new bridge connection from porch landing to a new roof deck on a proposed two car garage to serve the existing three-story, two dwelling unit building; an additional variation was granted to the subject property in Cal. No. 283-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: The Rink Fitness Factory, LLC **Cal. No.:** 285-25-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1122 E. 87th Street

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

ACTION OF BOARD – VARIATION GRANTED

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 establish a public place of amusement license to provide roller skating with ticket sales, private and public events located within 125' of a residential zoning district; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Corey A. Sumler / The Take Down Hair Salon **Cal. No.193-25-S**

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5040 W. Madison Street

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 5, 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; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Renuevate Hair Salon & Spa Inc. **Cal. No.**286-25-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7024 W. Belmont Avenue

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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:

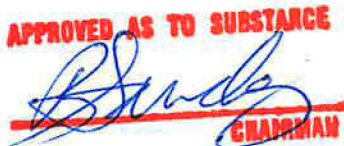
WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

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; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 8/18, 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: N'luxe Beauty Lounge, LLC

Cal. No.287-25-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5844 W. Irving Park Road

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 and nail salon; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25, 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jose Orellana – Jose’s Barber Shop, LLC **Cal. No.288-25-S**

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4202 N. Milwaukee Avenue

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant’s Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: LaRoyce Hawkins

Cal. No.: 289-25-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 711 N. Throop Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28' to 26.88' for a proposed rear raised deck.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 26.88' for a proposed rear raised deck; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Heart and Thorn Tattoo, LLC

Cal. No.290-25-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3203 S. Halsted Street

NATURE OF REQUEST: Application for a special use to establish a body art / tattoo establishment.

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 body art / tattoo establishment; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, Heart and Thorn Tattoo, LLC.

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 8/18, 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Henry Tam

Cal. No.291-25-S

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2552-54 S. Normal Avenue

NATURE OF REQUEST: Application for a special use to allow a proposed four-story, fourteen dwelling unit building (with a type 1 map amendment) within 660' of an existing freight terminal use at 436 W. 25th Place.

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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:

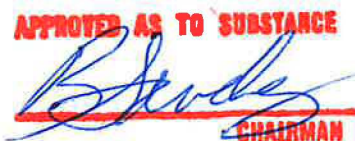
WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

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 allow a proposed four-story, fourteen dwelling unit building (with a type 1 map amendment) within 660' of an existing freight terminal use at 436 W. 25th Place; two variations were also granted to the subject property in Cal. Nos. 292-25-Z and 293-25-Z; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 July 2, 2025, prepared by Vari 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 8/18, 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Henry Tam

Cal. No.: 292-25-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2552-54 S. Normal Avenue

NATURE OF REQUEST: Application for a variation to increase the number of required off-street parking spaces from seven to fourteen for a proposed four-story, fourteen dwelling unit building with an attached eleven car garage and three unenclosed parking spaces accessed by a public alley which is located within 2,640' of a CTA rail station.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 number of required off-street parking spaces to fourteen for a proposed four-story, fourteen dwelling unit building with an attached eleven car garage and three unenclosed parking spaces accessed by a public alley which is located within 2,640' of a CTA rail station; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 291-25-S and 293-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated July 2, 2025, prepared by Vari 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Henry Tam

Cal. No.: 293-25-Z

APPEARANCE FOR: John Pikarski

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2552-54 S. Normal Avenue

NATURE OF REQUEST: Application for a variation to reduce the number of required on-site bicycle parking spaces from fourteen to seven for a proposed four-story fourteen dwelling unit building with an attached five bicycle stall garage accessory building and two unenclosed bicycle stall accessed by a public alley which is located within 2,640' of a CTA rail station.

ACTION OF BOARD – VARIATION GRANTED

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 on-site bicycle parking spaces to seven for a proposed four-story fourteen dwelling unit building with an attached five bicycle stall garage accessory building and two unenclosed bicycle stall accessed by a public alley which is located within 2,640' of a CTA rail station; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 291-25-S and 292-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated July 2, 2025, prepared by Vari 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 8/15.

2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: La Familia Barber Shop, LLC **Cal. No.**294-25-S

APPEARANCE FOR: Nicole Lopatinsky **MINUTES OF MEETING:**
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2412 W. Cermak Road

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

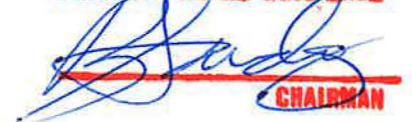
WHEREAS the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair salon and barber shop; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 8/18, 2025

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Chicago Title and Trust Company Trust No. 98-7927

Cal. No.295-25-S

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4501-59 S. Cicero Avenue

NATURE OF REQUEST: Application for a special use to expand an existing special use to allow the construction of two new three-story enclosed stairways to an existing three-story hotel (north building).

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 expand an existing special use to allow the construction of two new three-story enclosed stairways to an existing three-story hotel (north building); testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, Chicago Title and Trust Company Trust No. 98-7927; 2) the development is consistent with the design and layout of the plans and drawings, dated June 30, 2025, prepared by Ricardo Garcia Architects, LLC, except as amended by the following conditions; and 3) prior to issuance of any building permits, the applicant may submit updated elevations with the final proposed exterior materials on the stairway changed from brick to a combination of brick, hardy board, and/or glass block, for review and approval by DPD.

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 8/18, 2025.

Page 48 of 67

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joliet Fuel & Mini Mart, Inc.

Cal. No.296-25-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 10644 S. Halsted Street

NATURE OF REQUEST: Application for a special use to modify the existing gas station and convenience store.

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 modify the existing gas station and convenience store; a variation was also granted to the subject property in Cal. No. 297-25-Z; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, Joliet Fuel & Mini Mart, Inc., and the development is consistent with the design and layout of the plans and drawings, dated July 14, 2025, prepared by BAU Design and Development.

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 8/18, 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Joliet Fuel & Mini Mart, Inc.

Cal. No.: 297-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 10644 S. Halsted Street

NATURE OF REQUEST: Application for a variation to reduce the required minimum lot area from 20,000 square feet to 19, 854 +/- square feet to allow for modifications to an existing gas station and convenience store.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 minimum lot area to 19, 854 +/- square feet to allow for modifications to an existing gas station and convenience store; a special use was also approved at the subject property in Cal. No. 296-25-S; the Board adopts the Applicant's Findings of Fact as its own findings; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, Joliet Fuel & Mini Mart, Inc., and the development is consistent with the design and layout of the plans and drawings, dated July 14, 2025, prepared by BAU Design and Development.

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 8/18.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Mismo Holdings, LLC

Cal. No.298-25-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1134 S. California Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed three-story, three-dwelling unit building with three unenclosed parking spaces.

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 residential use below the second floor for a proposed three-story, three-dwelling unit building with three unenclosed parking spaces; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 June 27, 2025, prepared by Stern Group Architects, LLC.

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 8/18/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Thu Nguyen

Cal. No.: 299-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5728 N. Rogers Avenue

NATURE OF REQUEST: Application for a variation to increase the floor area ratio from .5 to .52 for a proposed second story addition and front rooftop deck which will follow the existing exterior wall lines below and a proposed rear second story addition to an existing two-story, single-family residence and attached garage.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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		

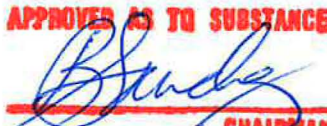
WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

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 floor area ratio to .52 for a proposed second story addition and front rooftop deck which will follow the existing exterior wall lines below and a proposed rear second story addition to an existing two-story, single-family residence and attached garage; an additional variation was granted to the subject property in Cal. No. 300-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Thu Nguyen

Cal. No.: 300-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5728 N. Rogers Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 21.67' to 18.72', east side setback from 5' to 4.37' (west to be 28.3'), combined side yard setback to be 32.67' for a proposed second floor addition and a front roof top deck on an existing two-story single-family residence with an attached garage.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

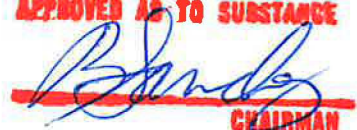
WHEREAS the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 18.72', east side setback to 4.37' (west to be 28.3'), combined side yard setback to be 32.67' for a proposed second floor addition and a front roof top deck on an existing two-story single-family residence with an attached garage; an additional variation was granted to the subject property in Cal. No. 299-25-Z; the Board adopts the Applicant's Findings of Fact as its own findings; 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 Assots. Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 8/18.

20

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Pro Windows and Doors, LLC **Cal. No.:** 301-25-Z

APPEARANCE FOR: Thomas Moore **MINUTES OF MEETING:** July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7300 S. Kimbark Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback of S. Kimbark Avenue from the required 15' to zero for a proposed 12' tall solid fence at the property line adjacent to the existing parking.

ACTION OF BOARD – VARIATION GRANTED

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 front setback of S. Kimbark Avenue to zero for a proposed 12' tall solid fence at the property line adjacent to the existing parking; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 4147, LLC

Cal. No.302-25-S

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4147 N. Western Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed five-story, five-dwelling unit building.

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

THE VOTE

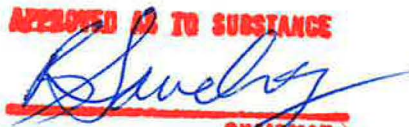
ZBA

AUG 18 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: The PNC Financial Services Group, Inc.

Cal. No.303-25-S

APPEARANCE FOR: Peter NeCastro

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5426 W. Belmont Avenue

NATURE OF REQUEST: Application for a special use to establish a financial services facility with drive-through facilities, including two drive-through lanes (ATM and VAT system) and a bypass lane, for a proposed bank in a proposed one-story commercial building.

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 financial services facility with drive-through facilities, including two drive-through lanes (ATM and VAT system) and a bypass lane, for a proposed bank in a proposed one-story commercial building; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, The PNC Financial Services Group, Inc., and the development is consistent with the design and layout of the Cover Sheet, General Notes, Existing Conditions and Demo Plan, Site Plan, Grading Plan, Erosion Control Plan, Erosion Control Details, Utility Plan, Landscape Plan, and Landscape Details, prepared by Woolpert; and Dimensioned Floor Plan, Building Elevations (Sheet Z201 & Z202), and Trash Enclosure Details, prepared by RS&H; all dated July 14, 2025.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 5/18, 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sweety Patel, President Pushpa Liquor Inc.

Cal. No.304-25-S

APPEARANCE FOR: Tom Carroll

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 8810 S. Stony Island

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 expand an existing liquor store with a proposed one-story addition with thirty-two parking spaces; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, Sweety Patel, President Pushpa Liquor Inc., and the development is consistent with the design and layout of the plans and drawings, dated July 14, 2025, prepared by Soma Design Consultants.

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 8/18, 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eagle Capital Properties, LLC

Cal. No.: 305-25-Z

APPEARANCE FOR: Braeden Lord

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1118 W. 19th Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28.8' to 22.5' for a proposed two-story, two dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 22.5' for a proposed two-story, two dwelling unit building; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lilia Escobar

Cal. No.: 306-25-Z

APPEARANCE FOR: Katarina Karac

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2717 S. Spaulding Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 8' to 1.4', north side setback from 2' to zero (south to be 3.17'), combined side yard setback from 5' to 3.17' rear setback from 37.5' to 3.4' for an as built third floor addition and three-story front stair and a proposed one-story addition to an existing two-car detached garage for the existing three-story, three dwelling unit building to be converted to a two dwelling unit building with a type A ground floor unit and duplexed second and third floors.

ACTION OF BOARD – VARIATION GRANTED

ZBA

AUG 18 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		

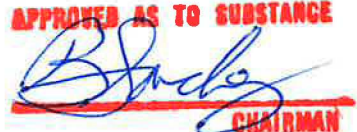
WHEREAS a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 3, 2025; and

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 front setback to 1.4', north side setback to zero (south to be 3.17'), combined side yard setback to 3.17' rear setback to 3.4' for an as built third floor addition and three-story front stair and a proposed one-story addition to an existing two-car detached garage for the existing three-story, three dwelling unit building to be converted to a two dwelling unit building with a type A ground floor unit and duplexed second and third floors; the Board adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jamie Dejuras

Cal. No.307-25-S

APPEARANCE FOR: Amy Kurson

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3340 W. North Avenue

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on July 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 single lane drive-through to serve a proposed one-story fast-food restaurant; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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, Jamie Dejuras, and the development is consistent with the design and layout of the Site Plan (SP-1.0) and Exterior Elevations (Sheets A-5.0 & A-5.1), dated July 8, 2025, and Equipment Plan (K-1.0), dated February 18, 2025, all prepared by MRV Architects, Inc.; and Site Plan (EX.), Landscape Plan (L1.0), Landscape Details (L2.0) and Landscape Notes (L2.1), dated July 8, 2025, prepared by Kimley Horn and Associates, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 8/18, 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Hatima Barma

Cal. No.: 308-25-Z

APPEARANCE FOR: Katarina Karac

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2254 N. Avers Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from 2.4' to .66' (south to be 4.41'), combined side yard setback from 6' to 5.07' for a proposed rear two-story open raised decks to an existing two-story, two dwelling unit building to be converted to three dwelling units by adding a new garden level dwelling unit

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

THE VOTE

ZBA

AUG 18 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: 1326 W. George, LLC

Cal. No.178-25-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1326 W. George Street

NATURE OF REQUEST: Application for a special use to allow the expansion of an existing three-story, four-dwelling unit building located within a bus line corridor to be expanded by adding a proposed three-story addition on the east side of the building.

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

THE VOTE

ZBA

AUG 18 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: 1326 W. George, LLC

Cal. No.179-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1326 W. George Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 29.42' for the proposed expansion of a three-story, four-dwelling unit building with a three-story east side addition.

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

THE VOTE

ZBA

AUG 18 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: 1326 W. George, LLC

Cal. No.180-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1326 W. George Street

NATURE OF REQUEST: Application for a variation to increase the parking requirement from two spaces to three spaces for a proposed three-story, four-dwelling unit building with an east side addition.

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

ZBA

THE VOTE

AUG 18 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: None Diagana

Cal. No.233-25-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1450 W. 95th Street

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

ACTION OF BOARD – APPLICATION APPROVED.

THE VOTE

ZBA

AUG 18 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 July 18, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 5, 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 establishment; testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further 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 adopts the Applicant's Findings of Fact as its own findings; 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 8/18/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Casper Inc. dba Los Limones Mexican Restaurant **Cal. No.235-25-Z**

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
July 18, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3246-48 N. Central Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to provide live music, DJ and charging at the door for an existing business which is located within 125' of a residential zoning district.

ACTION OF BOARD – Continued to September 19, 2025 at 2:00pm.

THE VOTE


ZBA

AUG 18 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