

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

**APPLICANT:** Montrose Hair Designing / Made L. Lopez

Cal. No.192-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5031 W. Montrose Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 personal service; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/14/25 2025.

**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:**  
June 20, 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 – Continued to July 18, 2025 at 9:00AM**

**THE VOTE**


**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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:** Miriam Yolanda Benenaula/Miriam Beauty Salon, Ltd. Cal. No.194-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5411 W. North Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

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

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

I, Janine Klieh-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 7/21/25.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Joshua Mercer and Kenya Mercer

**Cal. No.:** 195-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2000 W. 91<sup>st</sup> Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 48.24' to 34.7', combined side yard setback from 22.5' to 19.2' (north side to be 7.5' south to remain 7.5') for a proposed one-story addition to the north side of the existing two-story single-family residence.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the front setback to 34.7', combined side yard setback to 19.2' (north side to be 7.5' south to remain 7.5') for a proposed one-story addition to the north side of the existing two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** 3MS Community Opportunity for Growth, LLC Anthony Kolodziej **Cal. No.:** 196-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6657 S. Greenwood Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required minimum 15' to 7.50' for a proposed four-story, eight-dwelling unit building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the front setback to 7.50' for a proposed four-story, eight-dwelling unit building; an additional variation was granted to the subject property in Cal. No. 197-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.



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



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

**APPLICANT:** 3MS Community Opportunity for Growth, LLC Anthony Kolodziej **Cal. No.:** 197-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6657 S. Greenwood Avenue

**NATURE OF REQUEST:** Application for a variation to relocate the 320 square feet of rear yard open space to the garage roof deck which is over 4' above grade for a proposed four-story, eight-dwelling unit building.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to relocate the 320 square feet of rear yard open space to the garage roof deck which is over 4' above grade for a proposed four-story, eight-dwelling unit building; an additional variation was granted to the subject property in Cal. No. 196-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Theresa Townsend

**Cal. No.:** 198-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 8009 S. Kingston Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the minimum lot area per dwelling unit from the required 4,000 square feet to 3,727.5 for the proposed conversion from a three dwelling unit building to a four dwelling unit building in an existing three-story building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the minimum lot area per dwelling unit to 3,727.5 for the proposed conversion to a four dwelling unit building in an existing three-story building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Catholic Bishop of Chicago / St. Sabina-Rev. Michael Pfleger

**Cal. No.:** 199-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7801 S. Throop Street

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 59.6' to 21.12' for a proposed two-story elevator addition to the existing three-story religious assembly building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANN MACDONALD

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 June 20, 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 variation to reduce the south side setback to 21.12' for a proposed two-story elevator addition to the existing three-story religious assembly building; an additional variation was granted to the subject property in Cal. No. 200-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Jajine 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 7/21/25

**APPROVED AS TO SUBSTANCE**  
*B. Sanchez*  
**CHAIRMAN**

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

**APPLICANT:** Catholic Bishop of Chicago / St. Sabina-Rev. Michael Pfleger

**Cal. No.:** 200-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**

June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7801 S. Throop Street

**NATURE OF REQUEST:** Application for a variation to expand the existing floor area by 389 square feet for a proposed two-story elevator addition to an existing three-story religious assembly building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANN MACDONALD

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 June 20, 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 variation to expand the existing floor area by 389 square feet for a proposed two-story elevator addition to an existing three-story religious assembly building; an additional variation was granted to the subject property in Cal. No. 199-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Myata, LLC (Asykbaeva Aiperi) Cal. No.201-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3877 N. Elston Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED.**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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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 June 20, 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 hookah bar; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: 1) the special use is issued solely to the applicant, Myata, LLC (Asykbaeva Aiperi), and 2) the development is consistent with the design and layout of the Site Plan, dated May 30, 2025; the Exterior Elevations, dated March 21, 2025; and the Construction/Floor Plan, dated April 4, 2025; all prepared by Berman Designs.

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 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** McDonald's Corporation

Cal. No.202-25-S

**APPEARANCE FOR:** Lenny Asaro

**MINUTES OF MEETING:**

June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6300 W. North Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED.**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANN MACDONALD

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 June 20, 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 dual lane drive through to serve a proposed fast-food restaurant; three variations were also granted to the subject property in Cal. Nos. 203-25-Z, 204-24-Z, and 205-25-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, McDonald's Corporation, and the development is consistent with the design and layout of the Site Plan and Landscape Plan, dated June 6, 2025, prepared by Upstream Design Group, and the Proposed Trash Enclosure Plan and Details, Floor Plan and Exterior Elevations, dated June 6, 2025, prepared by Lingle Design Group 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 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** McDonald's Corporation

**Cal. No.:** 203-25-Z

**APPEARANCE FOR:** Lenny Asaro

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6300 W. North Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required 60% transparency requirement by 25% along the south elevation (W. North Avenue) for a proposed one-story restaurant with a dual drive-through lane.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the required 60% transparency requirement by 25% along the south elevation (W. North Avenue) for a proposed one-story restaurant with a dual drive-through lane; a special use was approved in Cal. No. 202-25-S and two additional variations were granted to the subject property in Cal. Nos. 204-25-Z and 205-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, McDonald's Corporation, and the development is consistent with the design and layout of the Site Plan and Landscape Plan, dated June 6, 2025, prepared by Upstream Design Group, and the Proposed Trash Enclosure Plan and Details, Floor Plan and Exterior Elevations, dated June 6, 2025, prepared by Lingle Design Group 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 7/21/25.

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



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

**APPLICANT:** McDonald's Corporation

**Cal. No.:** 204-25-Z

**APPEARANCE FOR:** Lenny Asaro

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6300 W. North Avenue

**NATURE OF REQUEST:** Application for a variation to allow the building facade along sidewalk to be greater than 5' along W. North Avenue (proposed setback of 61'-6") and N. Mobil Avenue (proposed setback of 82'-6") for a proposed one-story restaurant with a dual drive through lane.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

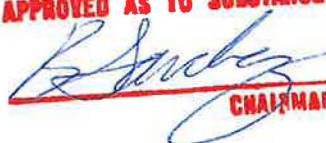
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 5, 2025; and

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 variation to allow the building facade along sidewalk to be greater than 5' along W. North Avenue (proposed setback of 61'-6") and N. Mobil Avenue (proposed setback of 82'-6") for a proposed one-story restaurant with a dual drive through lane; a special use was approved in Cal. No. 202-25-S and two additional variations were granted to the subject property in Cal. Nos. 203-25-Z and 205-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, McDonald's Corporation, and the development is consistent with the design and layout of the Site Plan and Landscape Plan, dated June 6, 2025, prepared by Upstream Design Group, and the Proposed Trash Enclosure Plan and Details, Floor Plan and Exterior Elevations, dated June 6, 2025, prepared by Lingle Design Group 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 7/21/25.

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

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

**APPLICANT:** McDonald's Corporation

**Cal. No.:** 205-25-Z

**APPEARANCE FOR:** Lenny Asaro

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6300 W. North Avenue

**NATURE OF REQUEST:** Application for a variation to the driveway and vehicle access standards, sec 17-3-0504-G for one driveway along W. North Avenue and one driveway along N. Mobile Avenue for a proposed one-story restaurant with a dual lane drive through.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to the driveway and vehicle access standards, sec 17-3-0504-G for one driveway along W. North Avenue and one driveway along N. Mobile Avenue for a proposed one-story restaurant with a dual lane drive through; a special use was approved in Cal. No. 202-25-S and two additional variations were granted to the subject property in Cal. Nos. 203-25-Z and 204-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the special use is issued solely to the applicant, McDonald's Corporation, and the development is consistent with the design and layout of the Site Plan and Landscape Plan, dated June 6, 2025, prepared by Upstream Design Group, and the Proposed Trash Enclosure Plan and Details, Floor Plan and Exterior Elevations, dated June 6, 2025, prepared by Lingle Design Group Inc.

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

1. 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 7/21/25

**APPROVED AS TO SUBSTANCE**

*B. Sanchez*  
**CHAIRMAN**



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

**APPLICANT:** PB Roes, LLC

**APPEARANCE FOR:** Frederick Agustin

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1931 S. Jefferson Street

**Cal. No.:** 206-25-Z

**MINUTES OF MEETING:**  
June 20, 2025

**NATURE OF REQUEST:** Application for a variation to reduce the required rear setback on floors containing dwelling units from 30' to 22.17" for a proposed four-story, eight dwelling unit building with rear raised deck and stair.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the required rear setback on floors containing dwelling units to 22.17" for a proposed four-story, eight dwelling unit building with rear raised deck and stair; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Flawless Nails and Spa Lakeview, LLC

Cal. No.207-25-S

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**

June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3244 N. Lincoln Avenue

**NATURE OF REQUEST:** Application for a special use to establish a nail salon / personal service.

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANN MACDONALD

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

## THE RESOLUTION:

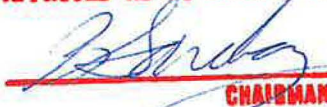
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 5, 2025; and

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 nail salon / personal service; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore:

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

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



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

**APPLICANT:** Golden Finger Foot Spa Inc.

Cal. No.208-25-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3145 N. Lincoln Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANN MACDONALD

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 June 20, 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 body and foot massage establishment; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore:

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Golden Finger Foot Spa Inc., 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 Klech-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 7/21/25

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

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

**APPLICANT:** Hardin House, Inc. Cal. No.209-25-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7139 S. Emerald Avenue

**NATURE OF REQUEST:** Application for a special use to establish a transitional residence for a maximum of thirteen adults in an existing three-story building with a detached two-car garage.

**ACTION OF BOARD – Continued to August 15, 2025 at 2PM.**

**THE VOTE**

**ZBA**

JUL 21 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANN MACDONALD  
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:** Brandon Styra Cal. No.210-25-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2609 W. Gladys Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 12' to zero for a proposed trash enclosure to serve a proposed two-story office building with a two-car garage within and accessed from a proposed front driveway.

**ACTION OF BOARD – Continued to August 15, 2025 at 2PM.**

**THE VOTE**


**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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:** Michael Aversen

**Cal. No.:** 211-25-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 10337 S. Milliard Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 29.9' to 20.5', south side setback from 4.53' to 3.69' (north to be 8.2'), combined side setback from 13.59' to 11.89' for a proposed front one-story addition to the existing single-family residence.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

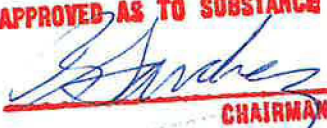
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 5, 2025; and

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 variation to reduce the front setback to 20.5', south side setback to 3.69' (north to be 8.2'), combined side setback to 11.89' for a proposed front one-story addition to the existing single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

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

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

**APPLICANT:** Woodlawn 6100, LLC

Cal. No.212-25-S

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 825 E. 61<sup>st</sup> Street / 6100-10 S. Drexel Avenue

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor for the conversion of the existing one-story retail tenant spaces into four new dwelling units for a total of sixty dwelling units in an existing five-story mixed use building.

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 residential use below the second floor for the conversion of the existing one-story retail tenant spaces into four new dwelling units for a total of sixty dwelling units in an existing five-story mixed use building; a variation was also granted to the subject property in Cal. No. 213-25-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore:

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated June 5, 2025, prepared by Hanna Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

**APPROVED AS TO SUBSTANCE**

*Brian Sanchez*  
**CHAIRMAN**



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

**APPLICANT:** Woodlawn 6100, LLC

**Cal. No.:** 213-25-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 825 E. 61<sup>st</sup> Street / 6100-10 S. Drexel Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of required off-street parking spaces from sixty to twenty-nine to allow an increase from fifty-six dwelling units to sixty dwelling units by converting the existing two first floor retail tenant spaces to four dwelling units in an existing five-story mixed use building.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the number of required off-street parking spaces to twenty-nine to allow an increase to sixty dwelling units by converting the existing two first floor retail tenant spaces to four dwelling units in an existing five-story mixed use building; a special uses was also approved for the subject property in Cal. No. 212-25-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said 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 5, 2025, prepared by Hanna Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Joudeh Investments, LLC

**Cal. No.:** 214-25-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2243 W. Monroe Street

**NATURE OF REQUEST:** Application for a variation to reduce the off-street parking from the required twenty spaces to six for a proposed twenty dwelling unit building with a detached two car garage with rooftop deck. This is a transit served location within 2,640' of a CTA rail station.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the off-street parking spaces to six for a proposed twenty dwelling unit building with a detached two car garage with rooftop deck. This is a transit served location within 2,640' of a CTA rail station; two additional variations were granted to the subject property in Cal. Nos. 215-25-Z and 216-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return is 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 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Joudeh Investments, LLC

**Cal. No.:** 215-25-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2243 W. Monroe Street

**NATURE OF REQUEST:** Application for a variation to relocate the 720 square feet of required rear yard open space to a garage roof deck that is more than 6' above grade for a proposed twenty-dwelling unit building with a six-car garage. with roof top deck. This is a transit served location.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to relocate the 720 square feet of required rear yard open space to a garage roof deck that is more than 6' above grade for a proposed twenty-dwelling unit building with a six-car garage. with roof top deck. This is a transit served location; two additional variations were granted to the subject property in Cal. Nos. 214-25-Z and 216-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Joudeh Investments, LLC

**Cal. No.:** 216-25-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2243 W. Monroe Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 39.9' to 28', west side setback from 5' to 4.67' (east to be 5.17') for a proposed twenty-dwelling unit building with a six-car detached garage which is located within 2,640' of a CTA rail station.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

1

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the rear setback to 28', west side setback to 4.67' (east to be 5.17') for a proposed twenty-dwelling unit building with a six-car detached garage which is located within 2,640' of a CTA rail station; two additional variations were granted to the subject property in Cal. Nos. 214-25-Z and 215-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Mane Refinery Enterprises, LLC Cal. No.217-25-S

**APPEARANCE FOR:** Nicole Lopatinsky

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4821 W. Irving Park Road

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

**ACTION OF BOARD – APPLICATION APPROVED.**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 and nail service; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore:

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25 2025

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

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

**APPLICANT:** Chicago Nail Pro, LLC

Cal. No.218-25-S

**APPEARANCE FOR:** Nicole Lopatinsky

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7537 N. Western Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANN MACDONALD

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 June 20, 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 nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore:

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** This Must Be the Space, LLC Cal. No.219-25-S

**APPEARANCE FOR:** Maryclare Touhy

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3010 W. 111<sup>th</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore:

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Michael Thomas King

**Cal. No.:** 220-25-Z

**APPEARANCE FOR:** Frederick Agustin

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3925 N. Hoyne Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 2.8' to 0.88' (north side setback to be 3.15'), combined side yard setback from 8' to 4.03' rear setback from 34.748' to 2.45' for an as-built extension of the fireplace attached to an existing detached garage accessory building.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the south side setback to 0.88' (north side setback to be 3.15'), combined side yard setback to 4.03' rear setback to 2.45' for an as-built extension of the fireplace attached to an existing detached garage accessory building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 2/21/25

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Chicago Title and Land Trust, Trust Number 8002391294

**Cal. No.:** 221-25-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1960 N. Orchard Street

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

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the front setback to zero. north side setback to 2.52' (south to be zero) combined yard setback to 2.52' rear yard to zero to allow the existing single family residence at 1960 N. Orchard to be expanded by connecting the single family residence at 1956 N. Orchard to deconvert the overall two dwelling units to a single family residence with a seven car garage on site, iron fence and solid wall concrete fence wall located at the south east corner of the lot; 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 7/21/25

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Chicago Board of Education for the City of Chicago

**Cal. No.:** 222-25-Z

**APPEARANCE FOR:** Scott Borstein

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7019 N. Ashland Avenue

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

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANN MACDONALD

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
RECUSED		
X		
X		
X		

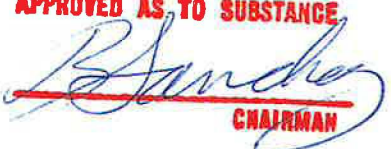
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 5, 2025; and

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 variation to reduce the reverse south side corner lot setback to 2.81', rear setback to 15.25' for a proposed 8' high chain link fence with a sport netting for an overall 30' height to serve the existing accessory soccer field for the existing public school; 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 (DAIS) office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

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

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

**APPLICANT:** 2678 W. Washington, LLC Cal. No.223-25-S

**APPEARANCE FOR:** Katie Jahnke Dale

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2670 W. Washington Boulevard

**NATURE OF REQUEST:** Application for a special use to convert an existing two-story building to a community center.

**ACTION OF BOARD – APPLICATION APPROVED.**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 convert an existing two-story building to a community center; a related special use was approved for the subject property at 2678 W. Washington Boulevard in Cal. No. 224-25-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore:

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, 2678 W. Washington, LLC, and the development is consistent with the design and layout of the plans and drawings, dated June 12, 2025, prepared by Kahler Slater, 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 7/21/25, 2025.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** 2678 W. Washington, LLC Cal. No.224-25-S

**APPEARANCE FOR:** Katie Jahnke Dale

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2678 W. Washington Boulevard

**NATURE OF REQUEST:** Application for a special use to convert an existing three-story and two-story building to a community center.

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 convert an existing three-story and two-story building to a community center; a related special use was approved for the subject property at 2670 W. Washington Boulevard in Cal. No. 223-25-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore:

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, 2678 W. Washington, LLC, and the development is consistent with the design and layout of the plans and drawings, dated June 12, 2025, prepared by Kahler Slater, 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 7/10/25

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Yecelia Morquecho as managing member of Bad and Boujee

Cal. No.225-25-S

**APPEARANCE FOR:** Roberto Martinez

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3814 W. Chicago Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 nail salon; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore:

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25, 2025

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Metropolitan Family Services Cal. No.226-25-S

**APPEARANCE FOR:** Thomas Carroll / Thomas Raines

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6410 S. Honore Street

**NATURE OF REQUEST:** Application for a special use to convert an existing two-story residence to a community center.

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 convert an existing two-story residence to a community center; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore:

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Metropolitan Family Services, and the development is consistent with the design and layout of the Site Plan; Basement, First, & Second Floor Plans; Demo Plans; Roof Plans; and Exterior Elevations, dated June 12, 2025, prepared by Norsman 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 7/21/25.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** The 4621 Club, Ltd dba Max's Place Cal. No.106-25-S

**APPEARANCE FOR:** Warren Silver

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4621 N. Clark Street

**NATURE OF REQUEST:** Application for a special use to expand an existing special use to allow the establishment of a tavern in an existing accessory building.

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 6, 2025 and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, the 4621 Club, Ltd dba Max's Place, and the development is consistent with the design and layout of the plans and drawings dated June 5, 2025, all prepared by Leigh Ann Heusdens.

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 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



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

**APPLICANT:** Lawndale Christian Development Center

**Cal. No.:** 227-25-Z

**APPEARANCE FOR:** Wittney Smith

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1859 S. Lawndale Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 3.84' to 0.19' (south to be 29.02') combined side yard setback to be 29.21' for a proposed front porch with stairs, new rear decks and stairs and roof top stair enclosure on an existing two-story, two-dwelling unit building.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the north side setback to 0.19' (south to be 29.02') combined side yard setback to be 29.21' for a proposed front porch with stairs, new rear decks and stairs and roof top stair enclosure on an existing two-story, two-dwelling unit building; 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 7/18/25.

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**

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

**APPLICANT:** Anna Alvarado

**Cal. No.:** 228-25-Z

**APPEARANCE FOR:** Daniel Egan

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1443 W. Hood Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of off-street parking spaces from two spaces to one space for a proposed front addition and an upper-story attic addition to an existing two-car garage detached to be converted to and ADU coach house building with one dwelling unit and one-car attached garage to serve the existing single-family residence which shall remain.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

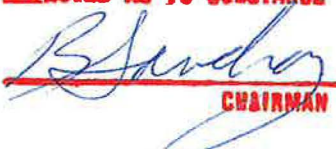
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on June 20, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 5, 2025; and

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 variation to reduce the number of off-street parking spaces from two spaces to one space for a proposed front addition and an upper-story attic addition to an existing two-car garage detached to be converted to and ADU coach house building with one dwelling unit and one-car attached garage to serve the existing single-family residence which shall remain; 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 7/21

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



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

**APPLICANT:** John Downes Construction Inc. **Cal. No.:** 229-25-Z

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:** June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3149 N. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback on N. Sawyer Avenue from 6.27' to zero for a proposed three-story seven dwelling unit and a three and four car attached garage with driveways.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the front setback on N. Sawyer Avenue to zero for a proposed three-story seven dwelling unit and a three and four car attached garage with driveways; an additional variation was granted to the subject property in Cal. No. 230-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

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



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

**APPLICANT:** John Downes Construction Inc. **Cal. No.:** 230-25-Z

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:** June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3149 N. Sawyer Avenue

**NATURE OF REQUEST:** Application for a variation to increase the number of off-street parking spaces for a transit served location from four to seven for a proposed three-story, seven dwelling unit building with three and four car garages with driveways.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

JUL 21 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to increase the number of off-street parking spaces for a transit served location from four to seven for a proposed three-story, seven dwelling unit building with three and four car garages with driveways; an additional variation was granted to the subject property in Cal. No. 229-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

APPROVED AS TO SUBSTANCE

*B. Sanchez*  
CHAIRMAN

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

**APPLICANT:** NCA Properties, LLC

Cal. No.231-25-S

**APPEARANCE FOR:** Dan Egan / Ximena Castro

**MINUTES OF MEETING:**

June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1858 W. Grand Avenue

**NATURE OF REQUEST:** Application for a special use to establish an indoor event venue.

**ACTION OF BOARD – Continued to August 15, 2025 at 2PM.**

**THE VOTE**

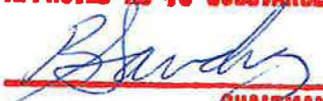
**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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:** West Roscoe Street, LLC dba Lush Wine & Spirits

Cal. No.232-25-S

**APPEARANCE FOR:** Michael Ezgur

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2232-40 W. Roscoe Street

**NATURE OF REQUEST:** Application for a special use to expand an existing liquor store.

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANN MACDONALD

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 June 20, 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 expand an existing liquor store; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare 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, West Roscoe Street, LLC dba Lush Wine & Spirits, and the development is consistent with the design and layout of the plans and drawings, dated June 2, 2025, prepared by O'Kelly Kasprak.

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

I, Janine Khich-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 7/21/25.

**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:**

June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1450 W. 95<sup>th</sup> Street

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

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

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ


ANN MACDONALD

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:** Here to Stay CLT, Inc.

**Cal. No.:** 234-25-Z

**APPEARANCE FOR:** Michael Noonan / Donna Pugh

**MINUTES OF MEETING**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2430 N. Artesian Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 18.81' to 9.09' for a proposed front porch with stairs more than 6' above grade for an existing two-story single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the front setback to 9.09' for a proposed front porch with stairs more than 6' above grade for an existing two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of 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 7/21/25.

**APPROVED AS TO SUBSTANCE**

*B. Sanchez*  
**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**  
June 20, 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 July 18, 2025 at 2:00pm.**

**THE VOTE**

**ZBA**  
  
JUL 21 2025  
  
CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANN MACDONALD  
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:** Young-Soon Rodriguez

**Cal. No.:** 236-25-Z

**APPEARANCE FOR:** Sara Barnes

**MINUTES OF MEETING**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1433 N. Hamlin Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the south side setback from the required 2' to zero (north side setback to be 2.54') combined side yard setback from 5' to 2.54' for a proposed two-story, two dwelling unit with two car garage.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the south side setback to zero (north side setback to be 2.54') combined side yard setback to 2.54' for a proposed two-story, two dwelling unit with two car garage; the Board finds 1) strict compliance with the regulations and standards of 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 7/21/25

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

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

**APPLICANT:** Kimball Daycare Canter and Kindergarten Inc.

**Cal. No.:** 237-25-Z

**APPEARANCE FOR:** Caryn Shaw

**MINUTES OF MEETING**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1634-40 N. Kimball Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 12.42' to 5.1' for a proposed one-story addition to the existing two-story day care facility.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the north side setback to 5.1' for a proposed one-story addition to the existing two-story day care facility; the Board finds 1) strict compliance with the regulations and standards of 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 7/21/25

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

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

**APPLICANT:** 3430 Bell, LLC

**Cal. No.:** 238-25-Z

**APPEARANCE FOR:** Tyler Manic

**MINUTES OF MEETING**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3430 N. Bell Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required rear yard open space from 675 square feet to 309 square feet for a proposed rear three-story addition,\* and new rear decks with stairs for the existing four-story, three dwelling unit building.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on June 5, 2025; and

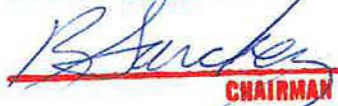
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required rear yard open space to 309 square feet for a proposed rear three-story addition,\* and new rear decks with stairs for the existing four-story, three dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 239-25-Z and 240-25-Z; the Board finds 1) strict compliance with the regulations and standards of 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.

L. Jaine 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 7/21/25

\*Amended at Hearing

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



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

**APPLICANT:** 3430 Bell, LLC

**Cal. No.:** 239-25-Z

**APPEARANCE FOR:** Tyler Manic

**MINUTES OF MEETING**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3430 N. Bell Avenue

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

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the north side setback to zero (south to be 3.44') combined side yard setback to 3.44', \*for a proposed rear three-story addition, and new rear decks with stairs for the existing four-story, three dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 238-25-Z and 240-25-Z; the Board finds 1) strict compliance with the regulations and standards of 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 7/21/25.

\*Amended at Hearing

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

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

**APPLICANT:** 3430 Bell, LLC

**Cal. No.:** 240-25-Z

**APPEARANCE FOR:** Tyler Manic

**MINUTES OF MEETING**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3430 N. Bell Avenue

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

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to increase the non-conforming floor area in existence for 50 years from 4,877 square feet by 730.8 square feet for a total of 5,607.8 square feet for a proposed rear three story addition, \*and new rear decks with stairs for the existing four-story, three dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 238-25-Z and 239-25-Z; the Board finds 1) strict compliance with the regulations and standards of 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 7/21/25

\*Amended at Hearing

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



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

**APPLICANT:** D & E Enterprise II Inc. dba Dajza Vu Styling Studio

Cal. No.241-25-S

**APPEARANCE FOR:** Richard Toth

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1641 E. 87<sup>th</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED.**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare 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, Janne 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 7/21, 2025.

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



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

**APPLICANT:** LSE Enterprises, Inc.

Cal. No.242-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 10456 S. Halsted Street

**NATURE OF REQUEST:** Application for a special use for a proposed one-story addition to expand an existing one-story building containing a barber shop / trade school.

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

JUL 21 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ

ANN MACDONALD

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 June 20, 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 expand an existing one-story building containing a barber shop / trade school; a variation was also granted to the subject property in Cal. No. 243-25-Z; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare 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, LSE Enterprises, Inc., and the development is consistent with the design and layout of the Site Plan (C-1), Landscape Plan (L-1), Floor Plan (A-1), Elevations (A-3), and Existing Elevations (A-9) plans and drawings, dated June 17, 2025, prepared by ElDante C. Winston, Architect.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 7/21/25.

APPROVED AS TO SUBSTANCE

*B. Sanchez*  
CHAIRMAN

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

**APPLICANT:** LSE Enterprises, Inc.

**Cal. No.:** 243-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 10456 S. Halsted Street

**NATURE OF REQUEST:** Application for a variation to reduce the 7' landscape setback to 5'-4" and to eliminate two required trees in the setback along Halsted Street for a proposed one-story addition to an existing barber shop. trade school.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANN MACDONALD

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 June 20, 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 variation to reduce the 7' landscape setback to 5'-4" and to eliminate two required trees in the setback along Halsted Street for a proposed one-story addition to an existing barber shop trade school; a special uses was also approved for the subject property in Cal. No. 242-25-S; the Board finds 1) strict compliance with the regulations and standards of 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 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, LSE Enterprises, Inc., and the development is consistent with the design and layout of the Site Plan (C-1), Landscape Plan (L-1), Floor Plan (A-1), Elevations (A-3), and Existing Elevations (A-9) plans and drawings, dated June 17, 2025, prepared by ElDante C. Winston, Architect.

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

I, Jajine 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 7/21/25

**APPROVED AS TO SUBSTANCE**

**CHAIRMAN**



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

**APPLICANT:** Ghita Pop / Roscoe-Bell Properties, LLC **Cal. No.:** 244-25-Z

**APPEARANCE FOR:** Timothy Barton **MINUTES OF MEETING**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2237 W. Roscoe Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 2' for a proposed four-story six dwelling unit building with an attached twelve car garage.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

JUL 21 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to reduce the rear setback to 2' for a proposed four-story six dwelling unit building with an attached twelve car garage; an additional variation was granted to the subject property in Cal. No. 245-25-Z; the Board finds 1) strict compliance with the regulations and standards of 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 7/21/25.

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



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

**APPLICANT:** Ghita Pop / Roscoe-Bell Properties, LLC **Cal. No.:** 245-25-Z

**APPEARANCE FOR:** Timothy Barton

**MINUTES OF MEETING**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2237 W. Roscoe Avenue

**NATURE OF REQUEST:** Application for a variation to increase the building height from 36' to 39.58' for a proposed four-story, six-dwelling unit building with an attached twelve car garage.

## ACTION OF BOARD – VARIATION GRANTED

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 variation to increase the building height to 39.58' for a proposed four-story, six-dwelling unit building with an attached twelve car garage; an additional variation was granted to the subject property in Cal. No. 244-25-Z; the Board find 1) strict compliance with the regulations and standards of 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 7/21/25.

**APPROVED AS TO SUBSTANCE**

  
**SANITMAN**

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

**APPLICANT:** C & R Holdings Grow, LLC

Cal. No.246-25-S

**APPEARANCE FOR:** Timothy Barton

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3300 W. Franklin Boulevard

**NATURE OF REQUEST:** Application for a special use to establish a cannabis craft grower facility.

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

JUL 21 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 cannabis craft grower facility; two additional special uses were approved for the subject property in Cal. Nos. 247-25-S and 248-25-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare 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, C & R Holdings Grow, LLC.; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis craft grower nor cannabis processor activities are allowed under this special use permit (*cannabis processor and craft grower activities being sought under companion special use applications, ZBA #248-25-S and ZBA #246-25-S*); (4) the development is consistent with the design and layout of the Cover Sheet, Building Code Matrix, Existing Site and Landscape Plan, Existing 1<sup>st</sup> and 2<sup>nd</sup> Floor Plans & Roof Access Plan, and Existing & Remodeled Roof Plans, Remodeled Cannabis Grower Floor Plan, Remodeled Partial 1<sup>st</sup> Floor Plan – Processing As-Built (A104-AB), Remodeled Cannabis Craft Grower Equipment Plan, Cannabis Craft Grower Flow Plan, Equipment Plan and Schedule As-Built (A105-AB) and Existing North, South, East & West Building Elevations, and

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



Remodeled North, South, & East Elevations, and Existing (Remodeled) Reflective Ceiling Plan (A701 and A702), dated June 11, 2025, prepared by Main Architecture (Todd Main, Architect); Mechanical Plans, including sheets AM0.1, AM0.2, AM0.3, AM0.4, AM0.5, AM0.6, AM1.1, and AM1.2, prepared by Building Engineering Systems, LLC (James Bess, Engineer) and M1.1, M1.2, M1.3, M2.1, M2.2, M2.3, and M2.4, prepared by Walsh MEP Design, LLC (D.G. Walsh, Engineer), all dated June 11, 2025; Odor Control Plan, dated revised June 11, 2025, and memorandum titled "OSHA Rooftop Equipment Access/Guarding Requirements" dated June 2, 2025, both prepared by Roux Associates, Inc.; "Odor Control System Installation Recommendations" dated June 11, 2025 and prepared by CARBTROL Corporation (Chris Rotondo, President); and a memorandum titled "3300 W. Franklin Boulevard – Guarantee of Building Access for Inspections" dated June 11, 2025, prepared by Thomas R. Raines, Attorney at Law, LLC, (Tim Barton), except as amended by the following conditions; (5) applicant files the required Air Pollution Control Permit ("APC Permit") with final architectural and mechanical plans; final written Odor Control plan, and supporting documents to address all open issues and questions related to the odor control system design and layout and the types, location, size and number of system components previously installed without Chicago Department of Public Health review or approval, in accordance with memorandum titled, "CDPH Comments on Special Use application for 3300 W. Franklin Blvd, 60624" and dated May 6, 2025; (6) the final design and details for the odor control system and components, including but not limited to: the size, type, and location of equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, roof top mechanical units, exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are prepared and stamped by a qualified engineer and reviewed and approved by CDPH prior to issuance of any updated or supplemental building permits; (7) the final, fully detailed written Final Odor Control Plan, with updates, as needed, to include deep bed vapor phase carbon adsorption system, detailing the proposed systems, operations, maintenance schedule, and proposed remedies to address any system failures and any additional details requested by CDPH, is prepared and stamped by a qualified engineer and submitted for review and approval by CDPH prior to the issuance any updated or supplemental building permits; (8) applicant advises CDPH prior to removing and replacing, or relocating any existing equipment and/or installing new equipment to allow CDPH to confirm it all complies with the final architectural/mechanical plans, final written Odor Control Plan, etc. per the approved APC Permit, and the equipment locations are reviewed/approved by CDPH at time of installation, as needed, to ensure equipment is accessible to inspectors; (9) no certificates of occupancy for infuser-related area(s) are issued and no portion of the infuser-related facility shall be operational or occupied until CDPH confirms the final odor control system design and component installation complies with the final approved plans, meets all CDPH regulations and requirements, and applicant is issued a certificate of operation; and 10) applicant ensures the odor control system equipment remains accessible to CDPH inspectors, as needed, after occupancy.

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 7/21/25.





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

**APPLICANT:** C & R Holdings Grow, LLC Cal. No.247-25-S

**APPEARANCE FOR:** Timothy Barton

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3300 W. Franklin Boulevard

**NATURE OF REQUEST:** Application for a special use to establish a cannabis infuser facility.

**ACTION OF BOARD – APPLICATION APPROVED.**

## THE VOTE

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ  
ANN MACDONALD  
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 June 20, 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 cannabis infuser facility; two additional special uses were approved for the subject property in Cal. Nos. 246-25-S and 248-25-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare 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, C & R Holdings Grow, LLC.; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis craft grower nor cannabis processor activities are allowed under this special use permit (*cannabis processor and craft grower activities being sought under companion special use applications, ZBA #248-25-S and ZBA #246-25-S*); (4) the development is consistent with the design and layout of the Cover Sheet, Building Code Matrix, Existing Site and Landscape Plan, Existing 1<sup>st</sup> and 2<sup>nd</sup> Floor Plans & Roof Access Plan, and Existing & Remodeled Roof Plans, Remodeled Cannabis Grower Floor Plan, Remodeled Partial 1<sup>st</sup> Floor Plan – Processing As-Built (A104-AB), Remodeled Cannabis Craft Grower Equipment Plan, Cannabis Craft Grower Flow Plan, Equipment Plan and Schedule As-Built (A105-AB) and Existing North, South, East & West Building Elevations, and

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

Remodeled North, South, & East Elevations, and Existing (Remodeled) Reflective Ceiling Plan (A701 and A702), dated June 11, 2025, prepared by Main Architecture (Todd Main, Architect); Mechanical Plans, including sheets AM0.1, AM0.2, AM0.3, AM0.4, AM0.5, AM0.6, AM1.1, and AM1.2, prepared by Building Engineering Systems, LLC (James Bess, Engineer) and M1.1, M1.2, M1.3, M2.1, M2.2, M2.3, and M2.4, prepared by Walsh MEP Design, LLC (D.G. Walsh, Engineer), all dated June 11, 2025; Odor Control Plan, dated revised June 11, 2025, and memorandum titled "OSHA Rooftop Equipment Access/Guarding Requirements" dated June 2, 2025, both prepared by Roux Associates, Inc.; "Odor Control System Installation Recommendations" dated June 11, 2025 and prepared by CARBTROL Corporation (Chris Rotondo, President); and a memorandum titled "3300 W. Franklin Boulevard – Guarantee of Building Access for Inspections" dated June 11, 2025, prepared by Thomas R. Raines, Attorney at Law, LLC, (Tim Barton), except as amended by the following conditions; (5) applicant files the required Air Pollution Control Permit ("APC Permit") with final architectural and mechanical plans, final written Odor Control plan, and supporting documents to address all open issues and questions related to the odor control system design and layout and the types, location, size and number of system components previously installed without Chicago Department of Public Health review or approval, in accordance with memorandum titled, "CDPH Comments on Special Use application for 3300 W. Franklin Blvd, 60624" and dated May 6, 2025; (6) the final design and details for the odor control system and components, including but not limited to: the size, type, and location of equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, roof top mechanical units, exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are prepared and stamped by a qualified engineer and reviewed and approved by CDPH prior to issuance of any updated or supplemental building permits; (7) the final, fully detailed written Final Odor Control Plan, with updates, as needed, to include deep bed vapor phase carbon adsorption system, detailing the proposed systems, operations, maintenance schedule, and proposed remedies to address any system failures and any additional details requested by CDPH, is prepared and stamped by a qualified engineer and submitted for review and approval by CDPH prior to the issuance any updated or supplemental building permits; (8) applicant advises CDPH prior to removing and replacing, or relocating any existing equipment and/or installing new equipment to allow CDPH to confirm it all complies with the final architectural/mechanical plans, final written Odor Control Plan, etc. per the approved APC Permit, and the equipment locations are reviewed/approved by CDPH at time of installation, as needed, to ensure equipment is accessible to inspectors; (9) no certificates of occupancy for infuser-related area(s) are issued and no portion of the infuser-related facility shall be operational or occupied until CDPH confirms the final odor control system design and component installation complies with the final approved plans, meets all CDPH regulations and requirements, and applicant is issued a certificate of operation; and 10) applicant ensures the odor control system equipment remains accessible to CDPH inspectors, as needed, after occupancy.

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 7/21/25.



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

**APPLICANT:** C & R Holdings Grow, LLC

Cal. No.248-25-S

**APPEARANCE FOR:** Timothy Barton

**MINUTES OF MEETING:**  
June 20, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3300 W. Franklin Boulevard

**NATURE OF REQUEST:** Application for a special use to establish a cannabis processor facility.

**ACTION OF BOARD – APPLICATION APPROVED.**

**THE VOTE**

**ZBA**

**JUL 21 2025**

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

BRIAN SANCHEZ

ANN MACDONALD

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 June 20, 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 cannabis processor facility; two additional special uses were approved for the subject property in Cal. Nos. 246-25-S and 247-25-S; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare 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, C & R Holdings Grow, LLC.; (2) no retail sales, samples, or physical product displays or stock are allowed at this facility; (3) no cannabis dispensary, cannabis cultivation center, cannabis craft grower nor cannabis processor activities are allowed under this special use permit (*cannabis processor and craft grower activities being sought under companion special use applications, ZBA #248-25-S and ZBA #246-25-S*); (4) the development is consistent with the design and layout of the Cover Sheet, Building Code Matrix, Existing Site and Landscape Plan, Existing 1<sup>st</sup> and 2<sup>nd</sup> Floor Plans & Roof Access Plan, and Existing & Remodeled Roof Plans, Remodeled Cannabis Grower Floor Plan, Remodeled Partial 1<sup>st</sup> Floor Plan – Processing As-Built (A104-AB), Remodeled Cannabis Craft Grower Equipment Plan, Cannabis Craft Grower Flow Plan, Equipment Plan and Schedule As-Built (A105-AB) and Existing North, South, East & West Building Elevations, and

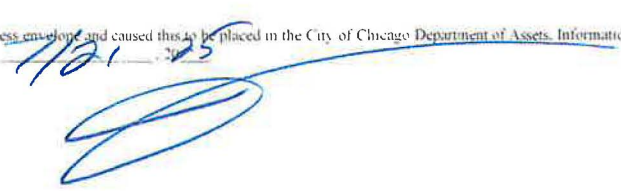
**APPROVED AS TO SUBSTANCE**  
  
**CHAIRMAN**



Remodeled North, South, & East Elevations, and Existing (Remodeled) Reflective Ceiling Plan (A701 and A702), dated June 11, 2025, prepared by Main Architecture (Todd Main, Architect); Mechanical Plans, including sheets AM0.1, AM0.2, AM0.3, AM0.4, AM0.5, AM0.6, AM1.1, and AM1.2, prepared by Building Engineering Systems, LLC (James Bess, Engineer) and M1.1, M1.2, M1.3, M2.1, M2.2, M2.3, and M2.4, prepared by Walsh MEP Design, LLC (D.G. Walsh, Engineer), all dated June 11, 2025; Odor Control Plan, dated revised June 11, 2025, and memorandum titled "OSHA Rooftop Equipment Access/Guarding Requirements" dated June 2, 2025, both prepared by Roux Associates, Inc.; "Odor Control System Installation Recommendations" dated June 11, 2025 and prepared by CARBTROL Corporation (Chris Rotondo, President); and a memorandum titled "3300 W. Franklin Boulevard – Guarantee of Building Access for Inspections" dated June 11, 2025, prepared by Thomas R. Raines, Attorney at Law, LLC, (Tim Barton), except as amended by the following conditions; (5) applicant files the required Air Pollution Control Permit ("APC Permit") with final architectural and mechanical plans, final written Odor Control plan, and supporting documents to address all open issues and questions related to the odor control system design and layout and the types, location, size and number of system components previously installed without Chicago Department of Public Health review or approval, in accordance with memorandum titled, "CDPH Comments on Special Use application for 3300 W. Franklin Blvd, 60624" and dated May 6, 2025; (6) the final design and details for the odor control system and components, including but not limited to: the size, type, and location of equipment, including but not limited to: deep bed vapor phase carbon adsorption system, filters, roof top mechanical units, exterior system exhaust, etc. and details on the design and location of the airlocks, system layout, etc. are prepared and stamped by a qualified engineer and reviewed and approved by CDPH prior to issuance of any updated or supplemental building permits; (7) the final, fully detailed written Final Odor Control Plan, with updates, as needed, to include deep bed vapor phase carbon adsorption system, detailing the proposed systems, operations, maintenance schedule, and proposed remedies to address any system failures and any additional details requested by CDPH, is prepared and stamped by a qualified engineer and submitted for review and approval by CDPH prior to the issuance any updated or supplemental building permits; (8) applicant advises CDPH prior to removing and replacing, or relocating any existing equipment and/or installing new equipment to allow CDPH to confirm it all complies with the final architectural/mechanical plans, final written Odor Control Plan, etc. per the approved APC Permit, and the equipment locations are reviewed/approved by CDPH at time of installation, as needed, to ensure equipment is accessible to inspectors; (9) no certificates of occupancy for infuser-related area(s) are issued and no portion of the infuser-related facility shall be operational or occupied until CDPH confirms the final odor control system design and component installation complies with the final approved plans, meets all CDPH regulations and requirements, and applicant is issued a certificate of operation; and 10) applicant ensures the odor control system equipment remains accessible to CDPH inspectors, as needed, after occupancy.

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

I, Janine Klisch-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 7/15/25.





**ZONING BOARD OF APPEALS  
CITY OF CHICAGO**

AUG 1 2025

**CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS**

**DJLipgloss Entertainment, LLC****187-25-S****d/b/a On The Ave**

APPLICANT(S)

CALENDAR NUMBER(S)

**4903 W. Chicago Ave.****June 20, 2025**

SUBJECT PROPERTY

HEARING DATE

ACTION OF BOARD	THE VOTE	AFFIRMATIVE	NEGATIVE	ABSENT
The special use application was DENIED.	Brian Sanchez, Chairman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Ann MacDonald (alternate)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Helen Shiller	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Adrian Soto	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Swathi Staley	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

## FINDINGS OF THE ZONING BOARD OF APPEALS

### I. APPLICATION BACKGROUND

The subject property is located in the Austin neighborhood. It is zoned B3-1 and is improved with a two-story mixed-use building. **DJLipgloss Entertainment, LLC d/b/a On The Ave**, owned and operated by **Devonna Appling** (*together*, the “Applicant”) submitted a special use application, proposing to establish an indoor event venue on the subject property. Pursuant to Section 17-3-0207-BB(6) of the Chicago Zoning Ordinance, an Indoor Event Venue is a special use in a B3 district. In accordance with Section 17-13-0903 of the Chicago Zoning Ordinance, the Zoning Administrator of the City’s Department of Planning and Development (the “Zoning Administrator” and the “Department”) recommended denial based on the following:

The proposed use is adjacent to predominantly single-family residential neighborhoods to the south and north of this commercial corridor, which includes primarily lower intensity neighborhood commercial uses (retail, service, office, etc.) and religious assembly uses along this 1-2 block stretch of Chicago Avenue. Based on documentation received from the Chicago Police Department, the proposed indoor event venue may have a significant adverse impact on the general welfare of the neighborhood as the operator has a history of holding events at this [unauthorized] location, which have resulted in public nuisance complaints related to noise and parking, and general public safety, and continuing to host events even after issuance of citations by Business Affairs and Consumer Protection. The proposed indoor event venue will not be in the public interest as the intensity of the use is

not in character with the surrounding area. Further, the proposed use is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, noise and traffic generation, as the police records show a history of public nuisance calls and complaints occurring well after midnight and extending in the early morning hours. Based on the foregoing, it is the Department's recommendation that the proposal to establish an indoor event venue be denied as it is not in the interest of public convenience and may have a significant adverse impact on the general welfare of the neighborhood or community, is not compatible with the character of the surrounding area in terms of operating characteristics, and does not promote pedestrian safety and comfort.

## II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals ("ZBA"), the Applicant had submitted its proposed Findings of Fact. The ZBA held a public hearing on the Applicant's special use application at its regular meeting held on Friday, June 20, 2025. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune* and as continued without further notice as provided under Section 17-13-0108-A of the Chicago Zoning Ordinance. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**.

At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.

## III. SPECIAL USE CRITERIA

Pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance, no special use application may be approved unless the ZBA finds that the proposed use in its proposed location meets all of the following criteria: (1) it complies with all applicable standards of the Chicago Zoning Ordinance; (2) it is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of the neighborhood or community; (3) it is compatible with the character of the surrounding area in terms of site planning and building scale and project design; (4) it 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 (5) it is designed to promote pedestrian safety and comfort.

## IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicant's application for a special use pursuant to Section 17-13-0905-A (1)-(5) of the Chicago Zoning Ordinance:

### **Applicant's History**

1. According to the Applicant's owner, Devonna Appling, the Applicant opened originally as a boutique in February 2021. The boutique was not successful, and in



2022, the Applicant reopened as an event space. The Applicant stated that in addition to providing an indoor venue for events, the Applicant also provided DJs, alcohol, food, and at least on 5 occasions, outdoor space for events.

2. The Applicant stated that Business Affairs and Consumer Protection (“BACP”) first visited the subject property in October 2023 and fined the Applicant. The Applicant’s timeline does not match the evidence provided by the Department of Planning and Development (“DPD”), which shows orders and fines issued by BACP as early as a few months after the Applicant’s stated opening date. On April 3, 2021, BACP made contact with the Applicant and issued it a Cease and Desist Order<sup>1</sup> to stop operations until a Public Place of Amusement (“PPA”) license was procured.
3. Applicant was issued another Cease and Desist Order<sup>2</sup> for operating without a PPA license and for operating in violation of a Cease and Desist Order on August 5, 2023. In 2024, the Applicant was issued additional citations for selling and serving alcohol and for continuing to operate without a PPA.
4. On July 17, 2024, City Council amended the Zoning Ordinance<sup>3</sup> making Indoor Event Venues a special use, before that, Owner would have needed to receive a variation from the ZBA due the PPA’s location near a residential zoning district. The Applicant stated that at one of her many court hearings, sometime in mid-to-late 2024, she was advised by an Administrative Law Judge that she would need to apply for a special use and could not operate an indoor event venue until she received special use approval.
5. Despite the numerous citations and warnings, The Applicant chose to continue operating as event space without proper licensing and zoning approval because “business was good.” Therefore, the Applicant was willing to “T[ake] a risk with the fines.”
6. On December 18, 2024, the Department of Buildings issued an Emergency Closure Order pursuant to § 14A-3-307 of the municipal code finding the First Floor Commercial Space located at the Subject Property to be “a public nuisance that is dangerous, hazardous and endangers the public health” and ordering that it be “immediately closed and remain vacant.”
7. Following the Emergency Closure Order, the City filed a complaint in the Circuit Court of Cook County, Case Number 20251400165, resulting in an Order to “maintain the subject property vacant and secure until further order of the court.”<sup>4</sup>
8. Despite the Emergency Closure Order and the Circuit Court Order, The Applicant continued to operate the event space for existing bookings and for her own self-hosted events.

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<sup>1</sup> Order No. CDF21093339M051

<sup>2</sup> Order No. CDF23217351M053

<sup>3</sup> Ordinance Record Number SO-2023-0005724

<sup>4</sup> Order, Case No. 25M1400165 issued May 1, 2025.

9. The Applicant testified that she is a tenant on the subject property and that the landlord of the subject property signed and supported her Special Use Application. The Applicant admitted that she knew she “did it the wrong way” but sought through this special use application to “right the wrongs.”

**The proposed use is not in the interest of the public convenience and will have a significant impact on the general welfare of the neighborhood or community.**

10. Commander Carlin Morse of the 15<sup>th</sup> Police District credibly testified that the Applicant has a history of holding events at the subject property, which have resulted in numerous public nuisance complaints related to noise and public safety. Commander Morse submitted extensive evidence into the record regarding complaints made to the Chicago Police Department (“CPD”) as well as CPD’s responses to calls to the subject property.
11. Commander Morse testified that the Applicant has been a drain on CPD resources, stating that he has had to pay 12 officers overtime just to police the noise and violence stemming from the subject property. In 2024, CPD received 387 calls to service to the subject property, the top concerns being noise disturbance and parking violations. The majority of calls for service to the subject property occurred on Friday and Saturday nights between 11pm-5:00am.
12. In addition to renting event space for private bookings, the Applicant also hosted her own events at the subject property. Evidence shows that these events sometimes did not even begin until 12:00am or 1:00am. The ZBA notes that it viewed a video of a citizen complaint taken at 3:45 in the morning by a neighboring property owner showing just how loud Applicant’s late-night events were.
13. The ZBA was also provided ample evidence documenting the Applicant’s unlawful operations as well as case reports and incident reports showing numerous calls to the subject property stemming from gun violence, fights, and battery.
14. On the special use application, Applicant states that the proposed use will not adversely impact the general welfare because it will use sound-proofing, security staff, and security cameras. Applicant also states that the indoor event venue will conclude all events at midnight. However, the ZBA does not find these statements to be credible based on Applicant’s current and past use of the subject property. In other words, although Applicant has been operating unlawfully, the Applicant could have implemented these processes to reduce disturbances and demonstrate serious commitment to being a good neighbor. By all accounts Applicant has failed to do so.
15. Commander Morse testified that special use approval would be a serious public safety concern and continued public nuisance.<sup>5</sup> The ZBA agrees. The evidence provided to

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<sup>5</sup> It should be noted that that the ZBA hears between 40 and 60 cases on the day of hearings. It is incredibly rare for anyone from the Chicago Police Department to give testimony in their official capacity for one of these matters. In the very few instances when it has happened, a beat officer or sergeant attended the hearing. It is the first time in the ZBA’s memory that a Commander of a police district thought it

the Board is overwhelming and indicates that were the special use to be granted to the Applicant, it would have a significant impact on the general welfare of the neighborhood.

**The proposed use is not compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise and traffic generation.**

16. The subject property is located in a primarily residential area of the Austin community. Non-residential uses on or near the block include churches, a fire station, and a public library.
17. The ZBA heard testimony that the Applicant regularly hosts events that extend past 4:00am. Additionally, as a result of Applicant's operations, patrons regularly use the neighboring alleys and garages as toilets, threaten neighbors, block parking and the public way, and leave trash for the neighboring property owners to clean up.
18. Applicant was previously cited for selling alcohol on the premises and it was alleged at the hearing that some of those alcohol sales have been to minors. Neighbors reported young people walking around the neighborhood with open containers, throwing empty red "Solo" cups on people's lawns, and getting into vehicles while intoxicated. A neighbor alleged that multiple hit and runs have been perpetrated by people leaving the event venue intoxicated.
19. Based on the subject property's location within a residential area, it is unlikely that an event venue with a live DJ would be compatible with the character of the surrounding area. Based on the Applicant's track record of playing loud music, serving alcohol, and late night parties, it is clear that the Applicant is not compatible with the operating characteristics of a residential neighborhood.

**The proposed use is not designed to promote pedestrian safety and comfort.**

20. The ZBA heard troubling testimony regarding whether this use is designed to promote pedestrian safety and comfort. Normally, the ZBA will hear such testimony under this criterion as concerns about customers blocking the sidewalk or vehicles blocking a bus lane or crosswalk. The ZBA can add conditions to a special use to address that such as not allowing customers to line up on the sidewalk or requiring a loading zone.
21. This case is different. There was credible testimony of drunkenness, fighting, and illegal firearm possession and discharge by customers. Such incidents have or will eventually spill out onto the sidewalk. Additionally, the testimony regarding DUI suspected accidents by customers leaving the venue puts all pedestrians in the area at risk. Finally, there were at least two shootings on the public way where the victims were either going to or coming from the venue, one of whom was on foot.

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necessary to personally give testimony on a matter before us. We find his testimony to be credible and give it significant weight.



22. For these reasons, the ZBA finds that the Applicant's proposed use is not designed to promote pedestrian safety and comfort.

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

1. The Applicant was provided countless opportunities to apply for the proper permitting and to run her business the right way. Instead, for years, she flaunted the law, BACP, and CPD's authority at every turn. While the Applicant may have a talent for event planning, she pursued this talent in the worst way possible. Based on the Applicant's track record and the record before the ZBA, to allow her to continue to operate the event space at the subject property would constitute a public nuisance. Granting a special use to the Applicant would have a significant impact on the general welfare of the community. Additionally, it is clear that an indoor event venue is not compatible with the residential character of the surrounding area and will not promote pedestrian safety and comfort. Since the applicant does not meet all five of the special use criteria as required by the Chicago Zoning Ordinance, the application will be denied.
2. For all the above reasons, the ZBA finds that the Applicant has not proved its case by evidence, testimony and the entire record, including the Applicant's proposed Findings of Fact, covering the specific criteria for a special use pursuant to Section 17-13-0905-A of the Chicago Zoning Ordinance.
3. The ZBA hereby DENIES the Applicant's application for a special use

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

APPROVED AS TO SUBSTANCE

By:   
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 8/1, 2025.

  
Janine Klich-Jensen

### HEARING PARTICIPANT EXHIBIT

Applicant is represented by an attorney: ☒ No ☐ Yes

Name	Title (if applicable)	Address	Support	Oppose	Neutral
Devonna Appling	Owner of Applicant	4903 W. Chicago Ave. Chicago IL 60651	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kendrick Singleton	Husband of Owner	4903 W. Chicago Ave. Chicago IL 60651	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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