

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

APPLICANT: Famous Parking, LLC

Cal. No.42-25-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1850-56 W. Walnut Street

NATURE OF REQUEST: Application for a special use to establish a proposed non-accessory parking lot with eighteen* off-street parking spaces.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a proposed non-accessory parking lot with eighteen* off-street parking spaces; 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, Famous Parking, LLC; (2) the development is consistent with the design and layout of the Site Plan and Landscape Plan, dated Feb. 8, 2025, prepared by Famous Parking, LLC, except as amended by the following condition; and (3) prior to issuance of any required public way street opening and/or amended driveway permits, the applicant submits an updated site plan showing Chicago Department of Transportation (CDOT) standard curb cuts at all driveways, for review and approval by CDOT, and completes all necessary curb cut improvements required by CDOT prior to the issuance of any licenses by Business Affairs and Consumer Protection.

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 3/24/25.

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*Amended at Hearing

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: BG Tattoo, LLC

Cal. No.43-25-S

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1837 S. State Street

NATURE OF REQUEST: Application for a special use to establish a tattoo parlor.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a tattoo parlor; 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, BG Tattoo, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/24/25

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Lindsey Lans

Cal. No.: 44-25-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2220 W. Shakespeare Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 3' to zero, west side setback from 2' to zero (east to be .48'), combined side yard setback from 4.8' to .48' for a proposed new front facade and rear one-story addition with roof deck to the existing two-story building being deconverted to a single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to zero, west side setback to zero (east to be .48'), combined side yard setback to .48' for a proposed new front facade and rear one-story addition with roof deck to the existing two-story building being deconverted to a single-family residence; an additional variation was granted to the subject property in Cal. No. 45-25-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 3/24/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Lindsey Lans

Cal. No.: 45-25-Z

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2220 W. Shakespeare Avenue

NATURE OF REQUEST: Application for a variation to allow the expansion of the existing floor area by 265 square feet for a proposed rear one-story addition to the existing two-story building being deconverted to a single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow the expansion of the existing floor area by 265 square feet for a proposed rear one-story addition to the existing two-story building being deconverted to a single-family residence; an additional variation was granted to the subject property in Cal. No. 44-25-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 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

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

APPEARANCE FOR: Ebere Ekechukwu

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 348 E. 71st. Street

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

ACTION OF BOARD – Continued to April 25, 2025 2pm.

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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: Ronan Investors, LLC

Cal. No.47-25-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5912 N. Nashotah Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor in an existing building for a total of seven dwelling units.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor in an existing building for a total of seven dwelling units; a variation was also granted to the subject property in Cal. No. 48-25-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 February 14, 2025, prepared by Red Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/24/25

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Ronan Investors, LLC

Cal. No.: 48-25-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5912 N. Nashotah Avenue

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking from five spaces to zero to allow the conversion of an existing mixed-use building to seven a seven dwelling unit building. This is a transit served location.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following: the applicant shall be permitted variation to reduce the required off-street parking from five spaces to zero to allow the conversion of an existing mixed-use building to seven a seven dwelling unit building. This is a transit served location; a special use was also approved for the subject property in Cal. No. 47-25-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated February 14, 2025, prepared by Red Architects.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Edge & Elegance Cal. No.49-25-S

APPEARANCE FOR: Tyler Manic

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2710 N. Halsted Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
ABSENT		
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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 3/24/25

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Aye Beauty, Inc.

Cal. No.50-25-S

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3343 N. Broadway

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
ABSENT		
X		
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X		

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Christina Hondropolous, Bryan Patterson & Michaela Hyams

Cal. No.: 51-25-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:

February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1271-73 N. Marion Court

NATURE OF REQUEST: Application for a variation to reduce the rear wall setback from the required 12' to .75', north end wall from 12' to .85' for a proposed rear wall second floor deck over a driveway of the existing three-story, two-unit townhome development.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
ABSENT		
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X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear wall setback to .75', north end wall to .85' for a proposed rear wall second floor deck over a driveway of the existing three-story, two-unit townhome development; 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 3/24/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Daniel LaSpata

Cal. No.: 52-25-Z

APPEARANCE FOR: Rolando Acosta

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2146 N. Campbell Avenue

NATURE OF REQUEST: Application for a variation to increase the building height from the maximum 30' to 33' for a proposed third-floor dormer addition to the existing three-story, two-dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
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X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the building height to 33' for a proposed third-floor dormer addition to the existing three-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 3/24/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Christian and Guadalupe Blanco

Cal. No.: 53-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2962 N. Gresham Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 14.61' to zero, rear setback from 37.5' to zero, east side setback from 4' to .35' (west to be zero), combined side yard setback from 10' to .35' for a proposed front raised deck and stair, unenclosed parking, rear raised deck and stair and the legalization of front masonry fence post over 4.5', roofed entry and mailbox kiosk and solid 6' fence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
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X		
X		

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to zero, rear setback to zero, east side setback to .35' (west to be zero), combined side yard setback to .35' for a proposed front raised deck and stair, unenclosed parking, rear raised deck and stair and the legalization of front masonry fence post over 4.5', roofed entry and mailbox kiosk and solid 6' fence; 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 3/24/25

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jacob Oakley

Cal. No.: 54-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 932 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation to allow the expansion of the existing floor area by 322.7 by the conversion of the existing attic to a habitable third story and a proposed third story dormer addition for the existing two story, four dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to allow the expansion of the existing floor area by 322.7 by the conversion of the existing attic to a habitable third story and a proposed third story dormer addition for the existing two story, four 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 3/24

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3021 N. Clybourn, LLC

Cal. No.: 55-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4239 N. Western Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 22.25' for a proposed four-story, four dwelling unit building with an elevator, roof top deck, rooftop stairway enclosure and two-car garage in the basement.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 22.25' for a proposed four-story, four dwelling unit building with an elevator, roof top deck, rooftop stairway enclosure and two-car garage in the basement; 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 3/4/25

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Jeffrie Lipman & Joan Brogdon Trust

Cal. No.: 56-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3003 N. Racine Avenue

NATURE OF REQUEST: Application for a variation to reduce the south side setback from the required 3.84' to 1.65' (north side to be .85'), combined sideyard setback from 9.6' to 2.5' rear setback from 19.35' to 12' for a proposed roof top deck on an accessory detached structure with new open stair and bridge connection to the new roof top deck from the existing side second-story balcony and a new one-story open roof top deck access stair at an existing three-story, two dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the south side setback to 1.65' (north side to be .85'), combined sideyard setback to 2.5' rear setback to 12' for a proposed roof top deck on an accessory detached structure with new open stair and bridge connection to the new roof top deck from the existing side second-story balcony and a new one-story open roof top deck access stair at an existing three-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 3/24 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Edwin Tipan

Cal. No.57-25-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1151 N. Pulaski Road

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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 3/24/25

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Next Steps Recovery Support & Services, LLC Cal. No.58-25-S

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7033 S. Yale Street

NATURE OF REQUEST: Application for a special use to establish a transitional residence within an existing three-story building to provide sober living and recovery services for up to thirteen male adults at the subject site.

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

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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: 6462 S. Central Tavern Corp.

Cal. No.: 59-25-Z

APPEARANCE FOR: Richard Toth

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6462 S. Central Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license for an existing tavern to provide live music, DJ, events and comedy shows which is within 125' of a residential zoning district.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: David Buchanan & Lucinda Hummel

Cal. No.: 60-25-Z

APPEARANCE FOR: Aaron Dorsey / Andrew Scott

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2130 W. Agatite Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 34.03' to 22.93' for a proposed pergola, trellis and access bridge for an existing garage roof deck.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 22.93' for a proposed pergola, trellis and access bridge for an existing garage roof deck; 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 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Cuts By Carter, LLC

Cal. No.61-25-S

APPEARANCE FOR: Patrick Turner

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2108 W. 95th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a hair and 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 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Kasper Development, LLC

Cal. No.: 62-25-Z

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4231 N. Wolcott Avenue

NATURE OF REQUEST: Application for a variation to reduce the front property line setback preventing obstruction of the sidewalk from the required 20' to 2', the unobstructed space open space width required along the east and west property lines from 5.67' to zero for proposed three car garage serving an existing single-family home on a through lot 153.25' in length.

ACTION OF BOARD – VARIATION GRANTED

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front property line setback preventing obstruction of the sidewalk to 2', the unobstructed space open space width required along the east and west property lines from 5.67' to zero for proposed three car garage serving an existing single-family home on a through lot 153.25' in length; 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 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: P & J Enterprises, LLC

Cal. No.63-25-S

APPEARANCE FOR: Paul Kolpak

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1942 W. North Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, P & J Enterprises, LLC, and the development is consistent with the design and layout of the plans and drawings, dated February 14, 2025, prepared by Craft Architecture, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/24/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: HK Productions, LLC dba Cosmic Underground Theatre **Cal. No.:** 64-25-Z

APPEARANCE FOR: Sylvia Michas

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3433 W. Fullerton Avenue

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license for a live performing arts venue to provide cultural performances with ticket sales including live theater, improv comedy, sketch comedy, variety arts performances (including magic and juggling) and performing arts workshops which is located within 125' of a residential district.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

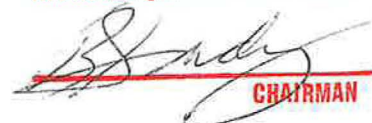
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license for a live performing arts venue to provide cultural performances with ticket sales including live theater, improv comedy, sketch comedy, variety arts performances (including magic and juggling) and performing arts workshops which is located within 125' of a residential district; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 3/24/25

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

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

APPEARANCE FOR: Emmanuel Byarm / Tyler Manic

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 944 N. Damen Avenue

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

ACTION OF BOARD – Continue to April 18, 2025 at 2:00pm.

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO ACCURACY

CHAIRMAN

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

APPLICANT: 944 N. Damen, LLC

Cal. No.: 66-25-Z

APPEARANCE FOR: Emmanuel Byarm / Tyler Manic

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 944 N. Damen Avenue

NATURE OF REQUEST: Application for a variation to make a zoning certification of the total density, not to exceed more than one unit above its original construction in order to establish a three-story, six dwelling unit mixed use building.

ACTION OF BOARD – VARIATION WITHDRAWN

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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: July Miranda

Cal. No.: 67-25-Z

APPEARANCE FOR: Emmanuel Byarm / Tyler Manic

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2010 W. 19th Street

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking spaces from three to two for a proposed three-story, three dwelling unit building with rear decks with stairs and a new detached two car garage with roof top deck and access stairs.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required off-street parking spaces to two for a proposed three-story, three dwelling unit building with rear decks with stairs and a new detached two car garage with roof top deck and access stairs; an additional variation was granted to the subject property in Cal. No. 68-25-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 3/24/25

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: July Miranda

Cal. No.: 68-25-Z

APPEARANCE FOR: Emmanuel Byarm / Tyler Manic

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2010 W. 19th Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area per unit from the required 3,000 square feet to 2,976 square feet for a proposed three-story, three-dwelling unit building with rear decks with stairs and a new detached two-car garage with roof top deck and access stairs.

ACTION OF BOARD – VARIATION GRANTED

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

THE VOTE

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the minimum lot area per unit to 2,976 square feet for a proposed three-story, three-dwelling unit building with rear decks with stairs and a new detached two-car garage with roof top deck and access stairs; an additional variation was granted to the subject property in Cal. No. 67-25-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 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: HP-118 S. Clinton, LLC

Cal. No.69-25-S

APPEARANCE FOR: Tyler Manic / Emmanuel Byarm

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 118 S. Clinton Street

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor by converting existing ground floor commercial spaces in an existing seven-story, mixed use building to five new dwelling units.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor by converting existing ground floor commercial spaces in an existing seven-story, mixed use building to five new dwelling units; a variation was also granted to subject property in Cal. No. 70-25-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 February 3, 2025, prepared by Kennedy Mann Architecture.

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 2/25/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: HP-118 S. Clinton, LLC

Cal. No.: 70-25-Z

APPEARANCE FOR: Tyler Manic / Emmanuel Byarm

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 118 S. Clinton Street

NATURE OF REQUEST: Application for a variation to reduce the number of additional off-street parking spaces from fifty-two to zero to allow the conversion of an existing seven-story commercial building to a seventy-four-dwelling unit building with commercial uses on the ground floor and seventh floor. This is a transit served location.

ACTION OF BOARD – VARIATION GRANTED

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of additional off-street parking spaces to zero to allow the conversion of an existing seven-story commercial building to a seventy-four-dwelling unit building with commercial uses on the ground floor and seventh floor. This is a transit served location; a special use was also approved at the subject property in Cal. No. 69-25-S; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

RESOLVED, that the aforesaid variation request be and it hereby is approved and the Zoning Administrator is authorized to permit said variation subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated February 3, 2025, prepared by Kennedy Mann Architecture.

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 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Scott M. Tyrell

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

Cal. No.: 71-25-Z

MINUTES OF MEETING:
February 21, 2025

PREMISES AFFECTED: 3426 N. Hamilton Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 12.35' to 11', north side setback from 2' to .05' (south to be 2.39'), combined side yard setback from 5' to 2.44 for a proposed rear two-story addition with new deck and new front porch for the existing two-story single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 11', north side setback to .05' (south to be 2.39'), combined side yard setback to 2.44 for a proposed rear two-story addition with new deck and new front porch for 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 3/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Kiara Nail Spa, LLC

Cal. No.35-25-S

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:

February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 115 W. 87th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a 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 3/18/25

APPROVED AS TO SUBSTANCE

Brendy
CHAIRMAN

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

APPLICANT: Lawndale Christian Health Center Cal. No.173-24-S

APPEARANCE FOR: Lewis Powell III

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-06 w. Jackson Boulevard

MINUTES OF MEETING:
February 21, 2025

NATURE OF REQUEST: Application for a special use to establish a community center on the ground floor of an existing three-story, mixed-use building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

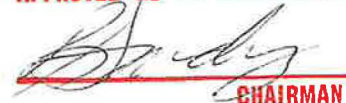
WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a community center on the ground floor of an existing three-story, mixed-use building; a variation was also granted and three additional special uses were approved for subject property in Cal. Nos. 174-24-S, 175-24-Z, 266-24-S, and 267-24-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, Lawndale Christian Health Center, and the development is consistent with the design and layout of the architectural plans and elevations, dated January 24, 2025, and prepared by Urban Resources 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 3/24/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Phoenix Recovery Center Services, LLC

Cal. No.174-24-S

APPEARANCE FOR: Lewis Powell III

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-06 w. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a transitional residence on the second floor of an existing three-story, mixed-use building at 4000 W. Jackson Boulevard.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional residence on the second floor of an existing three-story, mixed-use building at 4000 W. Jackson Boulevard; a variation was also granted and three additional special uses were approved for subject property in Cal. Nos. 173-24-S, 175-24-Z, 266-24-S, and 267-24-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: 1) the special use is issued solely to the applicant, Phoenix Recovery Services, LLC; 2) the development is consistent with the design and layout of the plans and drawings dated January 24, 2025, prepared by Urban Resources Inc.; 3) the facility is exclusively utilized as a transitional residence for adult males recovering from substance abuse disorders; and 4) there are no more than six (6) adult male clients residing within the second floor dwelling unit, at any given time.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Edna's Circle

Cal. No.: 175-24-Z

APPEARANCE FOR: Lewis Powell III

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-06 W. Jackson Boulevard

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback on floor containing dwelling units from the required 30' to 25' for a proposed second and third floor addition and rear exterior stair on an existing three-story, mixed-use building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard setback on floor containing dwelling units to 25' for a proposed second and third floor addition and rear exterior stair on an existing three-story, mixed-use building; four special uses were approved for subject property in Cal. Nos. 173-24-S, 174-24-S, 266-24-S, and 267-24-S the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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 3/20/25

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Phoenix Recovery Services Cal. No.266-24-S

APPEARANCE FOR: Lewis Powell III

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-06 w. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a transitional residence on the third floor of an existing three-story, mixed-use building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional residence on the third floor of an existing three-story, mixed-use building; a variation was also granted and three additional special uses were approved for subject property in Cal. Nos. 173-24-S, 174-24-S; 175-24-Z, and 267-24-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: 1) the special use is issued solely to the applicant, Phoenix Recovery Services, LLC; 2) the development is consistent with the design and layout of the plans and drawings dated January 24, 2025, prepared by Urban Resources Inc.; 3) the facility is exclusively utilized as a transitional residence for adult males recovering from substance abuse disorders; and 4) there are no more than six (6) adult male clients residing within the second floor dwelling unit, at any given time.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/24/25.

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Phoenix Recovery Services

Cal. No.267-24-S

APPEARANCE FOR: Lewis Powell III

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4000-06 w. Jackson Boulevard

NATURE OF REQUEST: Application for a special use to establish a transitional residence in an existing two-story residential building at 4002 W. Jackson Boulevard.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish a transitional residence in an existing two-story residential building at 4002 W. Jackson Boulevard; a variation was also granted and three additional special uses were approved for subject property in Cal. Nos. 173-24-S, 174-24-S; 175-24-Z, and 266-24-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: 1) the special use is issued solely to the applicant, Phoenix Recovery Services, LLC; 2) the development is consistent with the design and layout of the plans and drawings dated January 24, 2025, prepared by Urban Resources Inc.; 3) the facility is exclusively utilized as a transitional residence for adult males recovering from substance abuse disorders; and 4) there are no more than six (6) adult male clients residing within the second floor dwelling unit, at any given time.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Exclusa Enterprise, Inc.

Cal. No.433-24-S

APPEARANCE FOR: Agnes Plecka

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3018-22 W. North Avenue

NATURE OF REQUEST: Application for a special use to establish an outdoor patio, expansion of a tavern.

ACTION OF BOARD – APPLICATION WITHDRAWN

ZBA

MAR 24 2025

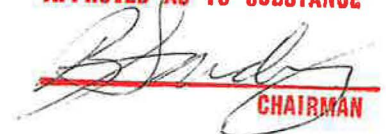
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE VOTE

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: Catapult Real Estate Solutions, LLC Cal. No.497-24-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4006 N. Sheridan Road

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor for a proposed seven-story, ninety-one dwelling unit building with thirty-eight parking spaces.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed seven-story, ninety-one dwelling unit building with thirty-eight parking spaces; two variations were also granted to the subject property in Cal. Nos. 498-24-Z and 499-24-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 December 9, 2024, prepared by Built Form, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/24/25

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Catapult Real Estate Solutions, LLC

Cal. No.: 498-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4006 N. Sheridan Road

NATURE OF REQUEST: Application for a variation to reduce the required off-street parking spaces from ninety-one to thirty-eight for a proposed seven-story ninety-one dwelling unit building with thirty-eight parking spaces. This is a transit served location.

ACTION OF BOARD – VARIATION GRANTED

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

THE VOTE

BRIAN SANCHEZ

ANGELA BROOKS

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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required off-street parking spaces to thirty-eight for a proposed seven-story ninety-one dwelling unit building with thirty-eight parking spaces. This is a transit served location; a special use was approved and a variation was granted to the subject property in Cal. Nos. 497-24-S and 499-24-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 development is consistent with the design and layout of the plans and drawings, dated December 9, 2024, prepared by Built Form, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/24/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Catapult Real Estate Solutions, LLC

Cal. No.: 499-24-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:

February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4006 N. Sheridan Road

NATURE OF REQUEST: Application for a variation to reduce the required 10' x 25' loading spaces from one to zero for a proposed seven-story, ninety-one-dwelling unit building with thirty-eight parking spaces which is located within 2,640' of a CTA rail station.

ACTION OF BOARD – VARIATION GRANTED

ZBA

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ

ANGELA BROOKS

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

THE VOTE

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 February 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on February 6, 2025; and


WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required 10' x 25' loading spaces to zero for a proposed seven-story, ninety-one-dwelling unit building with thirty-eight parking spaces which is located within 2,640' of a CTA rail station; a special use was approved and a variation was granted to the subject property in Cal. Nos. 497-24-S and 498-24-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 development is consistent with the design and layout of the plans and drawings, dated December 9, 2024, prepared by Built Form, LLC.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 3/24/2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Raina 95th Ryan, LLC

Cal. No.509-24-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 205-15 W. 95th Street

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

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

ZBA

THE VOTE

MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
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: Revenge Salon Suites Limited Cal. No.514-24-S

APPEARANCE FOR: Mark Kupiec

MINUTES OF MEETING:
February 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 200 E. 75th Street

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

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

ZBA


MAR 24 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

THE VOTE

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
X		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN