

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

APPLICANT: Lamint, LLC

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2204 W. North Avenue

Cal. No.72-25-S

MINUTES OF MEETING:
March 21, 2025

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE



ZBA

APR 21 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to 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 4/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Sal Becovic

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

PREMISES AFFECTED: 7737 N. Eastlake Terrace

Cal. No.: 73-25-Z

MINUTES OF MEETING:
March 21, 2025

NATURE OF REQUEST: Application for a variation to increase the floor area from 12,515 square feet to 13,868 square feet for a proposed three-story rear addition to an existing four-story multi-unit residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

APR 21 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area to 13,868 square feet for a proposed three-story rear addition to an existing four-story multi-unit 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 4/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Craig Yarbrough

APPEARANCE FOR: Same as Applicant

APPEARANCE AGAINST: None

Cal. No.: 74-25-Z

MINUTES OF MEETING:
March 21, 2025

PREMISES AFFECTED: 6601-05 S. Evans Street

NATURE OF REQUEST: Application for a variation to reduce the off-street accessory parking requirement from six spaces to five for a proposed four- story, seven dwelling unit building with a type "A" accessible unit located on the ground floor.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the off-street accessory parking requirement to five for a proposed four- story, seven dwelling unit building with a type "A" accessible unit located on the ground floor; 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 4/21 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Jay Shablott
APPEARANCE FOR: Same as Applicant
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2458 W. Belle Plaine Avenue

Cal. No.: 75-25-Z

MINUTES OF MEETING:
March 21, 2025

NATURE OF REQUEST: Application for a variation to increase the floor area for an accessory building of 686.7 square feet by 23.47 square feet for a total of 710.17 square feet for proposed additions on the existing two-story accessory building to establish an additional dwelling unit coach house with two parking spaces in the rear of the existing three-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the floor area for an accessory building of 686.7 square feet by 23.47 square feet for a total of 710.17 square feet for proposed additions on the existing two-story accessory building to establish an additional dwelling unit coach house with two parking spaces in the rear of the existing three-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/21/2025.

APPROVED BY THE BOARD
[Signature]
CHAIRMAN

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

APPLICANT: Tressed to Kill, Inc.

Cal. No.76-25-S

APPEARANCE FOR: Owen Brugh

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2036 W. Montrose Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to 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 4/21, 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Parlour Hair and Skin, LLC

Cal. No.77-25-S

APPEARANCE FOR: Erin Blake

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3537 W. 111th Street

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

THE RESOLUTION:


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

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

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

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

I, Janine 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 4/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: ME Damen, LLC Cal. No.78-25-S

APPEARANCE FOR: Agnes Plecka **MINUTES OF MEETING:**
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4703-11 S. Damen Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, ME Damen, LLC, and the development is consistent with the design and layout of the plans and drawings, dated February 28, 2025, prepared by Vari Architects, LTD.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/21 2025

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Damario Bloodson

Cal. No.: 79-25-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1258 W. 73rd Street

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 17.91' to 7.90', west side setback from 4' to 1.34' (east to be 3.80'), combined side yard setback from 7.5' to 5.14' for a proposed front porch for an existing two-story single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 7.90', west side setback to 1.34' (east to be 3.80'), combined side yard setback to 5.14' for a proposed front porch for an existing two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential 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 4/21/25.

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Peter Probst

Cal. No.: 80-25-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:

March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1014 W. 32nd Place

NATURE OF REQUEST: Application for a variation to reduce the east and west setback from the required 2' to 0.40' and 1.92', combined side yard setback from 4.80' to 2.32', rear setback from 37.28' to 30.08' for a proposed rear two-story deck/ stairs and interior alterations in an existing two-story, four dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the east and west setback to 0.40' and 1.92', combined side yard setback to 2.32', rear setback to 30.08' for a proposed rear two-story deck/ stairs and interior alterations in an existing two-story, four dwelling unit building; an additional variation was granted to the subject property in Cal. No. 81-25-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 4/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Peter Probst

Cal. No.: 81-25-Z

APPEARANCE FOR: Thomas Moore

MINUTES OF MEETING:

March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1014 W. 32nd Place

NATURE OF REQUEST: Application for a variation to reduce the required diameter of 15' to 900 square feet of rear yard open space to zero for a proposed rear two-story deck / stairs and interior alterations in an existing two-story, four dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ

ANGELA BROOKS

HELEN SHILLER

ADRIAN SOTO

SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required diameter of 15' to 900 square feet of rear yard open space to zero for a proposed rear two-story deck / stairs and interior alterations in an existing two-story, four dwelling unit building; an additional variation was granted to the subject property in Cal. No. 80-25-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 4/21 2025.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

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

APPEARANCE FOR: Zubin Kammula

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1359 W. Taylor Street

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

ACTION OF BOARD – Continued to May 16, 2025 at 9:00am.


THE VOTE

ZBA

APR 21 2025
CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Title and Land Trust Company **Cal. No.:** 83-25-Z
As successor trustee (No. 319314)
APPEARANCE FOR: Nichola Ftikas **MINUTES OF MEETING:**
March 21, 2025
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2510 W. George Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 30' to 1' for a proposed four-story, five-dwelling unit building located within a CTA bus line corridor with five parking spaces located on the ground floor.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

APR 21 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 1' for a proposed four-story, five-dwelling unit building located within a CTA bus line corridor with five parking spaces located on the ground floor; an additional variation was granted to the subject property in Cal. No. 84-25-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 4/21/2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Chicago Title and Land Trust Company **Cal. No.:** 84-25-Z
As successor trustee (No. 319314)
APPEARANCE FOR: Nichola Ftikas **MINUTES OF MEETING:**
March 21, 2025
APPEARANCE AGAINST: None
PREMISES AFFECTED: 2510 W. George Street

NATURE OF REQUEST: Application for a variation to increase the parking from three spaces to five spaces for proposed four-story, five-dwelling unit building located within a CTA bus line corridor with five parking spaces located on the ground floor.

ACTION OF BOARD – VARIATION GRANTED

ZBA

APR 21 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		
ABSENT		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the parking to five spaces for proposed four-story, five-dwelling unit building located within a CTA bus line corridor with five parking spaces located on the ground floor; an additional variation was granted to the subject property in Cal. No. 83-25-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 4/21/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Volo Holdings, LLC 1087 Marshfield Series

Cal. No.: 85-25-Z

APPEARANCE FOR: Nichola Ftikas

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1087 N. Marshfield Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 7.63' to 7', rear setback from 39' to 25' for a proposed revision to permit # 101047504 to change the layout of the proposed three-car garage to include a roof deck serving a three-story, three-dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		


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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the front setback to 7', rear setback to 25' for a proposed revision to permit # 101047504 to change the layout of the proposed three-car garage to include a roof deck serving a three-story, three-dwelling unit building floor; an additional variation was granted to the subject property in Cal. No. 86-25-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 4/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Volo Holdings, LLC 1087 Marshfield Series

Cal. No.: 86-25-Z

APPEARANCE FOR: Nichola Ftikas

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1087 N. Marshfield Avenue

NATURE OF REQUEST: Application for a variation to relocate the required 211 square feet of rear yard open space to a garage roof deck which is over 4' above grade to allow the revision of permit # 101047504 to change the layout of the proposed three-car garage to include a roof deck to serve a three-story three dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

APR 21 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to relocate the required 211 square feet of rear yard open space to a garage roof deck which is over 4' above grade to allow the revision of permit # 101047504 to change the layout of the proposed three-car garage to include a roof deck to serve a three-story three dwelling unit building; an additional variation was granted to the subject property in Cal. No. 85-25-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 4/21/2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Cloontia, LLC-A Cal. No.87-25-S

APPEARANCE FOR: Nicholas Ftikas **MINUTES OF MEETING:**
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 5751 W. Higgins Avenue

NATURE OF REQUEST: Application for a special use to expand an existing basement dwelling unit into an existing two-story, six dwelling unit mixed-use building to be converted to a five dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 21 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

THE RESOLUTION:

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

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the development is consistent with the design and layout of the plans and drawings, dated March 7, 2025, prepared by Spoke 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 4/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 1507 Sedgwick, LLC

Cal. No.88-25-S

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1505-07 N. Sedgwick Street

NATURE OF REQUEST: Application for a special use to increase the number of residential uses below the second floor by converting four office spaces to four dwelling units to a five-dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 21 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

THE RESOLUTION:

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to increase the number of residential uses below the second floor by converting four office spaces to four dwelling units to a five-dwelling unit building; a variation was also granted to the subject property in Cal. No. 89-25-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 24, 2025, prepared by Hanna Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/1/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: 1507 Sedgwick, LLC

Cal. No.: 89-25-Z

APPEARANCE FOR: Nichola Ftikas

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1505-07 N. Sedgwick Street

NATURE OF REQUEST: Application for a variation to reduce the number of street parking spaces from one to zero to convert a four-story office and residential building to a five-dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

ZBA

APR 21 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		
ABSENT		
X		

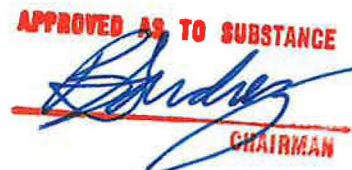
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the number of street parking spaces to zero to convert a four-story office and residential building to a five-dwelling unit building; a special use was also approved for the subject property in Cal. No. 88-25-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 24, 2025, prepared by Hanna Architects, Inc.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/21 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Brian and April Runft

Cal. No.: 90-25-Z

APPEARANCE FOR: Nichola Ftikas

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2338 W. Charleston Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 28' to zero for a proposed 12' metal gate for an existing three-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

APR 21 2025

CITY OF CHICAGO
ZONING BOARD
OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to zero for a proposed 12' metal gate for an existing three-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 4/21/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: Mem Ken, LLC Cal. No.91-25-S

APPEARANCE FOR: Nicholas Ftikas / Nicole Lopatinsky

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2620 W. North Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

THE RESOLUTION:

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

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/21/25.

APPROVED AS TO SUBSTANCE


CHAIRMAN

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

APPLICANT: AP Barber Studio Inc. Cal. No.92-25-S

APPEARANCE FOR: Nicholas Ftikas / Nicole Lopatinsky **MINUTES OF MEETING:**
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4408 N. Kedzie Avenue

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

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

APR 21 2025

**CITY OF CHICAGO
ZONING BOARD
OF APPEALS**

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

AFFIRMATIVE	NEGATIVE	ABSENT
X		
X		
X		
ABSENT		
X		

THE RESOLUTION:

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

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

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/21 2025

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

APPLICANT: Eric Eichler and Andrea Oulehlova **Cal. No.:** 93-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3128 N. Oakley Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 22.27' to 19.7', south side back from 4.07' to 2' (north to be 4.085'), combined side yard setback from 10.17' to 6.08' for a proposed rear two-story addition with a second-story roof top deck and two enclosed parking spaces for the existing two-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 19.7', south side back to 2' (north to be 4.085'), combined side yard setback to 6.08' for a proposed rear two-story addition with a second-story roof top deck and two enclosed parking spaces for the existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 94-25-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 4/21/2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Eric Eichler and Andrea Oulehlova

Cal. No.: 94-25-Z

APPEARANCE FOR: Nicholas Ftikas

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3128 N. Oakley Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 225 square feet to zero for a proposed rear two-story addition with a second-floor roof top deck and two enclosed parking spaces for the existing two-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to zero for a proposed rear two-story addition with a second-floor roof top deck and two enclosed parking spaces for the existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 93-25-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 4/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Liberty Mart Inc. dba Bridgeport Shell Cal. No.95-25-S

APPEARANCE FOR: Rich Toth

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 215 W. 31st Street

NATURE OF REQUEST: Application for a special use to modify an existing gas station and expand an existing convenience store with a second-floor office.

ACTION OF BOARD – Continued to May 16, 2025 9am.

ZBA

APR 21 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: Liberty Mart Inc. dba Bridgeport Shell Cal. No.96-25-Z

APPEARANCE FOR: Rich Toth

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 215 W. 31st Street

NATURE OF REQUEST: Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 12,500 square feet +/- to allow modifications to a gas station and the expansion of an existing convenience store with second floor office.

ACTION OF BOARD – Continued to May 16, 2025 9am.

ZBA

APR 21 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		

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

APPLICANT: Liberty Mart Inc. dba Bridgeport Shell Cal. No.97-25-Z

APPEARANCE FOR: Rich Toth

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 215 W. 31st Street

NATURE OF REQUEST: Application for a variation to reduce the perimeter landscape from the required 7' to 5' along Wells Street, eliminate perimeter trees along Wells Street, eliminate landscape setback, ornamental fencing, perimeter trees and shrub hedge along 31st street, eliminate five required interior trees and reduce the interior landscape from 646 square feet to 286 square feet.

ACTION OF BOARD – Continued to May 16, 2025 9am.

ZBA

APR 21 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: 6829 S. Clyde, LLC

Cal. No.: 98-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6829 S. Clyde Avenue

NATURE OF REQUEST: Application for a variation to reduce the south side setback from the required 5' to zero, rear setback from 37.60' to 26.58' to allow bicycle parking in the side setback and erect a partial four-story rear enclosed porch to an existing transit served four-story, six dwelling unit building to be converted to a ten dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the south side setback to zero, rear setback to 26.58' to allow bicycle parking in the side setback and erect a partial four-story rear enclosed porch to an existing transit served four-story, six dwelling unit building to be converted to a ten dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 99-25-Z and 100-25-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 4/21/2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 6829 S. Clyde, LLC

Cal. No.: 99-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6829 S. Clyde Avenue

NATURE OF REQUEST: Application for a variation to reduce the rear yard open space from the required 460.64 square feet to 367.38 square feet for a transit served four-story, six dwelling unit building to be converted to a ten dwelling unit building.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard open space to 367.38 square feet for a transit served four-story, six dwelling unit building to be converted to a ten dwelling unit building; two additional variations were granted to the subject property in Cal. Nos. 98-25-Z and 100-25-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 4/21/25

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 6829 S. Clyde, LLC

Cal. No.: 100-25-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 6829 S. Clyde Avenue

NATURE OF REQUEST: Application for a variation to reduce the required from our spaces to zero to convert an existing transit served four-story, six dwelling unit building to be converted to ten dwelling units.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the required from our spaces to zero to convert an existing transit served four-story, six dwelling unit building to be converted to ten dwelling units; two additional variations were granted to the subject property in Cal. Nos. 98-25-Z and 99-25-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 4/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3312 Lincoln, LLC

Cal. No.: 101-25-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1624 W. School Street / 3305 N. Paulina Street

NATURE OF REQUEST: Application for a variation to reduce the rear yard setback from the required 30' to 6.13' for a proposed five-story, seventeen dwelling unit building with a thirteen-space garage located within 2,640' of a CTA rail station.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear yard setback to 6.13' for a proposed five-story, seventeen dwelling unit building with a thirteen-space garage located within 2,640' of a CTA rail station; an additional variation was granted to the subject property in Cal. No. 102-25-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 4/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: 3312 Lincoln, LLC

Cal. No.: 102-25-Z

APPEARANCE FOR: Sara Barnes

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1624 W. School Street / 3305 N. Paulina Street

NATURE OF REQUEST: Application for a variation to increase the number of required off-street parking spaces for a transit served location from nine to thirteen for a proposed five-story, seventeen dwelling unit building with a thirteen-space garage which is located within 2,640' of a CTA rail station.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the number of required off-street parking spaces for a transit served location to thirteen for a proposed five-story, seventeen dwelling unit building with a thirteen-space garage which is located within 2,640' of a CTA rail station; an additional variation was granted to the subject property in Cal. No. 101-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/21 2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: John Tomlinson

Cal. No.: 103-25-Z

APPEARANCE FOR: Frederick Agustin

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4837 N. Hamilton Avenue

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2.4' to 0.7' (south to be 15.79'), combined side yard setback to be 16.49' for a proposed rear one-story addition to the existing three-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

ZBA

APR 21 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		

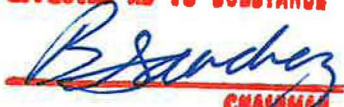
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on March 21, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on March 6, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 0.7' (south to be 15.79'), combined side yard setback to be 16.49' for a proposed rear one-story addition to the existing three-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 4/21/25.

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

APPLICANT: Marcilia Bellgrau
APPEARANCE FOR: Frederick Agustin
APPEARANCE AGAINST: None
PREMISES AFFECTED: 1908 N. Francisco Avenue

Cal. No.: 104-25-Z

MINUTES OF MEETING:
March 21, 2025

NATURE OF REQUEST: Application for a variation to reduce the north side setback from the required 2' to 0.73' (south to be 26.82'), combined side yard setback to be 27.55' for a proposed roof enclosure and second floor rear addition for an existing two-story single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the north side setback to 0.73' (south to be 26.82'), combined side yard setback to be 27.55' for a proposed roof enclosure and second floor rear addition for an existing two-story single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 4/21/25.

APPROVED AS TO SUBSTANCE
B. Sanchez
CHAIRMAN

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

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

APPEARANCE FOR: Warren Silver

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 4621 N. Clark Street

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

ACTION OF BOARD – Continued to June 20, 2025 at 9:00am.

THE VOTE


ZBA

APR 21 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: Stadium Sports Inc.

Cal. No.: 107-25-Z

APPEARANCE FOR: John Fritchey

MINUTES OF MEETING:
March 21, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3420 W. Grace Street

NATURE OF REQUEST: Application for a variation to establish a public place of amusement license to a restaurant to provide live entertainment venue (rear building) which is within 125' of a residential district.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

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

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to establish a public place of amusement license to a restaurant to provide live entertainment venue (rear building) which is 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 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 4/21/2025.

APPROVED AS TO SUBSTANCE

CHAIRMAN