

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

**APPLICANT:** Fade O' Clock Inc.

Cal. No.1-25+S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2419 W. North Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 2/24/25.

APPROVED AS TO SUBSTANCE

*B. Sanchez*  
CHAIRMAN

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

APPLICANT: 735 W. Garfield, LLC/Kevin Nugent

Cal. No.2-25-S

APPEARANCE FOR: Same as Applicant

MINUTES OF MEETING: January 31, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 735 W. Garfield Boulevard

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor by converting four existing commercial spaces to dwelling units in an existing three-story, forty-eight dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 24 2025

CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN SANCHEZ
ANGELA BROOKS
HELEN SHILLER
ADRIAN SOTO
SWATHY STALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each board member with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 four existing commercial spaces to dwelling units in an existing three-story, forty-eight dwelling unit building; a variation was also granted to the subject property in Cal. No. 3-25-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 December 30, 2024, prepared by Yu and Associates Collaborative.

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

APPROVED AS TO SUBSTANCE
[Signature]
CHAIRMAN

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

**APPLICANT:** 735 Garfield, LLC/Kevin Nugent

**Cal. No.:** 3-25-ZC ( )

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 735 W. Garfield Boulevard

**NATURE OF REQUEST:** Application for a variation to reduce the additional parking requirements from four stalls to zero to convert an existing forty-eight dwelling unit building to a fifty-two dwelling unit building. This is a transit served location.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 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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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 additional parking requirements to zero to convert an existing forty-eight dwelling unit building to a fifty-two dwelling unit building. This is a transit served location; a special use was also approved for the subject property in Cal. No. 2-25-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 December 30, 2024, prepared by Yu and Associates Collaborative.

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:** Sunshine Horizons, LLC dba Karaoke on the Ave. **Cal. No.:** 4-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5234 W. Chicago Avenue

**NATURE OF REQUEST:** Application for a variation to allow the expansion of the maximum allowable floor area by 20.05 square feet for the construction of a proposed two-story rear addition to an existing building being renovated and converted to a new first floor entertainment small venue use with one dwelling unit above building and to establish two new unenclosed off-street parking spaces accessed by a public alley.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 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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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 maximum allowable floor area by 20.05 square feet for the construction of a proposed two-story rear addition to an existing building being renovated and converted to a new first floor entertainment small venue use with one dwelling unit above building and to establish two new unenclosed off-street parking spaces accessed by a public alley; two additional variations were granted to the subject property in Cal. Nos. 5-25-Z and 6-25-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 2/24/25

APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Sunshine Horizons, LLC dba Karaoke on the Ave. **Cal. No.:** 5-25-Z

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5234 W. Chicago Avenue

**NATURE OF REQUEST:** Application for a variation to establish a public place of amusement license for a proposed first floor entertainment small venue which is located within 125' of a residential district.

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
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BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 proposed first floor entertainment small venue which is located within 125' of a residential district; two additional variations were granted to the subject property in Cal. Nos. 4-25-Z and 6-25-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 2/24/25

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

**APPLICANT:** Sunshine Horizons, LLC dba Karaoke on the Ave. **Call No.:** 6-25EZ

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5234 W. Chicago Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the number of the required off-street parking from nine-spaces to two for a proposed first floor entertainment small venue with one dwelling unit above and to establish two new unenclosed off-street parking spaces accessed by a public alley with eight unenclosed bicycle parking spaces.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**  
  
FEB 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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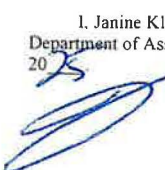
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 2025; and


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 the required off-street parking to two for a proposed first floor entertainment small venue with one dwelling unit above and to establish two new unenclosed off-street parking spaces accessed by a public alley with eight unenclosed bicycle parking spaces; two additional variations were granted to the subject property in Cal. Nos. 4-25-Z and 5-25-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 2/24/25



APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

APPLICANT: Stephanie Vasconcellos

Cal. No.: 7-25-Z

APPEARANCE FOR: Katarina Karac

MINUTES OF MEETING:

January 31, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 3044 N. Clifton Avenue

NATURE OF REQUEST: Application for a variation to reduce the front setback from the required 9.47' to 7.89' for a proposed two-story front porch for an existing two-story, single-family residence.

ACTION OF BOARD – VARIATION GRANTED

THE VOTE

ZBA

FEB 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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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 7.89' for a proposed two-story 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 a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/24/25

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Kangu Fades Barber Shop, LLC Cal. No.8-25-S

**APPEARANCE FOR:** Katarina Karac **MINUTES OF MEETING:** January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 4953 W. 63<sup>rd</sup> Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 2/24/25

APPROVED AS TO SUBSTANCE

  
CHAIRMAN



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

**APPLICANT:** BEDS Plus, Inc  
**APPEARANCE FOR:** Nicholas Ftikas  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 8515-25 S. Cicero Avenue

Cal. No.9-254S

**MINUTES OF MEETING:**  
 January 31, 2025

**NATURE OF REQUEST:** Application for a special use to establish an eighty bed transitional residences.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 an eighty bed transitional residences; 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, BEDS Plus Inc.; 2) the development is consistent with the design and layout of the architectural plans and drawings, dated January 7, 2025, prepared by WJW Architects; and 3) there are no more than eighty (80) total clients residing on-site at any time.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/24/25

APPROVED AS TO SUBSTANCE

*[Signature]*  
 CHAIRMAN

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

**APPLICANT:** Pathways in Education-Illinois Cal. No.10-25-S  
**APPEARANCE FOR:** Andrew Scott **MINUTES OF MEETING:**  
 January 31, 2025  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 2936-44 W. Belmont Avenue  
**NATURE OF REQUEST:** Application for a special use to establish a school.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 school; 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, Pathways in Education-Illinois, and the development is consistent with the design and layout of the G1.05-Site Plan, A1.0-First Floor Plan A1.1- Second Floor Plan, dated December 30, 2024, prepared by Arada Architects, and L1.0- Landscape Plan, dated December 30, 2024, prepared by Jane J. Chen, and Photo Exhibits B1-B11, and Exhibit C6 of existing exterior North, East, West and South Existing elevations dated, July 10, 2024, prepared by Miles Wieting (Assistant Principal).

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 2/19/25

APPROVED AS TO SUBSTANCE

*[Signature]*  
 CHAIRMAN

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

**APPLICANT:** Vital Health 888, LLC

Cal. No.11-25-S

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2212 W. North Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 2025; and

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

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant, Vital Health 888, 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 2/24/25

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
**CHAIRMAN**

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

**APPLICANT:** JFMC-Facilities Corporation

**Cal. No.:** 10-25-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2757 W. Jerome Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 20' to 3.73' to convert a one car garage serving an existing one-story family community home into livable space and use the existing driveway as a parking space.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 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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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 3.73' to convert a one car garage serving an existing one-story family community home into livable space and use the existing driveway as a parking space; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/24/25



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

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

**APPLICANT:** The Leather Archives and Museum Inc. **Cal. No.:** 13-25-Z

**APPEARANCE FOR:** Liz Butler/Braedon Lord

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6418 N. Greenview Avenue

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

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
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BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 museum to provide events, and ticket sales 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 2/24/25.

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

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

**APPLICANT:** Ernesto Ayala & Daniela Hernandez

**Cal. No.:** 14-25-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7929 S. Kolin Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 25.7' to 23.8', south side setback from 5' to 3' (north to be 5'), combined side yard setback from 13.5' to 8' for a proposed second floor addition and new attached one car garage to an existing two-story, single-family residence..

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 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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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 23.8', south side setback to 3' (north to be 5'), combined side yard setback to 8' for a proposed second floor addition and new attached one car garage to 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 2/24/25



**APPROVED AS TO SUBSTANCE**



**CHAIRMAN**

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

**APPLICANT:** Felix Widjaja & Delia Setiawan

**Cal. No.:** 15-25-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1838 N. Rockwell Street

**NATURE OF REQUEST:** Application for a variation to allow a proposed two-story, two dwelling unit principal building and a two-story additional dwelling unit coach house one dwelling unit accessory building for a lot that has 91% of the required minimum lot area.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 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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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 a proposed two-story, two dwelling unit principal building and a two-story additional dwelling unit coach house one dwelling unit accessory building for a lot that has 91% of the required minimum lot area; three additional variations were granted to the subject property in Cal. Nos. 16-25-Z, 17-25-Z, and 18-25-Z; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/24/25.



APPROVED AS TO SUBSTANCE



CHAIRMAN

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

**APPLICANT:** Felix Widjaja & Delia Setiawan **Cal. No.:** 16-25-Z  
**APPEARANCE FOR:** Thomas Moore **MINUTES OF MEETING:**  
 January 31, 2025  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 1838 N. Rockwell Street

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 2' to 1.042' (south to be 3.083') combined side yard setback from 4.425' to 4.125' for a proposed two-story two dwelling unit principal building and a two-story additional dwelling unit coach house one dwelling unit accessory building for a lot that has 91% of the required minimum lot area for a total of three dwelling units on the lot.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 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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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 1.042' (south to be 3.083') combined side yard setback to 4.125' for a proposed two-story two dwelling unit principal building and a two-story additional dwelling unit coach house one dwelling unit accessory building for a lot that has 91% of the required minimum lot area for a total of three dwelling units on the lot; three additional variations were granted to the subject property in Cal. Nos. 15-25-Z, 17-25-Z, and 18-25-Z; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/24/25.

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



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

**APPLICANT:** Felix Widjaja & Delia Setiawan

**Cal. No.:** 17-25-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1838 N. Rockwell Street

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard open space from the required 450 square feet to 254.08 square feet for a proposed two-story two dwelling unit principal building and a two-story additional dwelling unit coach house one dwelling unit accessory building.

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
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BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 254.08 square feet for a proposed two-story two dwelling unit principal building and a two-story additional dwelling unit coach house one dwelling unit accessory building; three additional variations were granted to the subject property in Cal. Nos. 15-25-Z, 16-25-Z, and 18-25-Z; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/24/25.

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Felix Widjaja & Delia Setiawan **Cal. No.:** 18-25-Z

**APPEARANCE FOR:** Thomas Moore

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1838 N. Rockwell Street

**NATURE OF REQUEST:** Application for a variation to reduce the minimum required off-street parking from three stalls to two for a proposed two-story, two dwelling unit principal building and a two-story, additional dwelling unit coach house one dwelling unit accessory building with an attached two car garage accessed by a public alley.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| X           |          |        |
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BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 required off-street parking to two for a proposed two-story, two dwelling unit principal building and a two-story, additional dwelling unit coach house one dwelling unit accessory building with an attached two car garage accessed by a public alley; three additional variations were granted to the subject property in Cal. Nos. 15-25-Z, 16-25-Z, and 17-25-Z; Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/24/25.

APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN

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

**APPLICANT:** RelaxShesNatural, LLC

Cal. No.19-25-S

**APPEARANCE FOR:** Tyler Manic

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1048 N. Ashland Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 2/24/25.

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
**CHAIRMAN**

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

**APPLICANT:** Veracruz Real Estate, LLC

Cal. No.20-25-S

**APPEARANCE FOR:** Caryn Shaw

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2436 W. Madison Street

**NATURE OF REQUEST:** Application for a special use to convert an existing ground floor commercial use to an artist live/ work space in an existing four-story mixed-use building.

**ACTION OF BOARD – APPLICATION APPROVED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
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BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to convert an existing ground floor commercial use to an artist live/ work space in an existing four-story mixed-use building; a variation was also granted to subject property in Cal. No. 21-25-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 Architectural drawings and plans all dated November 5, 2024, prepared by SOMA Design Consultants (Bryan W. Hudson), and the Photo Exhibits of existing exterior elevations, (photos B1, B5, and B6) dated September 11, 2024, prepared by Ivonne Cruz.

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 2/19/25

APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Veracruz Real Estate, LLC **Cal. No.:** 21-25-Z

**APPEARANCE FOR:** Caryn Shaw **MINUTES OF MEETING:** January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2436 W. Madison Street

**NATURE OF REQUEST:** Application for a variation to reduce the required additional parking from one space to zero to convert an existing ground floor commercial use to an artist live/ work space in an existing four-story mixed-use building.

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
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BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 additional parking to zero to convert an existing ground floor commercial use to an artist live/ work space in an existing four-story mixed-use building; a special use was also approved for the subject property in Cal. No. 20-25-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 Architectural drawings and plans all dated November 5, 2024, prepared by SOMA Design Consultants (Bryan W. Hudson), and the Photo Exhibits of existing exterior elevations, (photos B1, B5, and B6) dated September 11, 2024, prepared by Ivonne Cruz.

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 2/14/25

APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Cody Butzen

**APPEARANCE FOR:** Thomas Pikarski

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 7306 N. Oriole Avenue

**Cal. No.:** 22-25-Z

**MINUTES OF MEETING:**  
January 31, 2025

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 19.96' to 17.48', north side setback from 4.4' to 2.4' (south to be 3.87'), combined side yard setback from 13.2' to 6.27' for a proposed second story addition with cantilevers at front and sides, new rear one-story addition with roof top deck above, and new rear one-story open deck at an existing one-story, single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
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| X           |          |        |
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BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 17.48', north side setback to 2.4' (south to be 3.87'), combined side yard setback to 6.27' for a proposed second story addition with cantilevers at front and sides, new rear one-story addition with roof top deck above, and new rear one-story open deck at an existing one-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance would create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/24/25.

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Wild West Tattoos, LLC

Cal. No.23-25-S

**APPEARANCE FOR:** Patrick Turner

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 5755 W. Belmont Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 service establishment; expert testimony was offered that the use would not have a negative impact on the surrounding community and is in character with the neighborhood; further expert testimony has offered that the use complies with all the criteria as set forth by the code for the granting of a special use at the subject site; the Board finds the use complies with all applicable standards of this Zoning Ordinance; is in the interest of the public convenience and will not have a significant adverse impact on the general welfare of neighborhood or community; is compatible with the character of the surrounding area in terms of site planning and building scale and project design; is compatible with the character of the surrounding area in terms of operating characteristics, such as hours of operation, outdoor lighting, noise, and traffic generation; and is designed to promote pedestrian safety and comfort; it is therefore

RESOLVED, that the aforesaid special use request be and it hereby is approved and the Zoning Administrator is authorized to permit said special use subject to the following condition(s) provided: the special use is issued solely to the applicant Wild West Tattoos, 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 2/24/25

**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**



ZONING BOARD OF APPEALS  
CITY OF CHICAGO

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**Damen Huron, LLC**  
APPLICANT(S)

**24-25-Z**  
CALENDAR NUMBER(S)

**1958 W. Huron Street**  
SUBJECT PROPERTY

**January 31, 2025**  
HEARING DATE

| ACTION OF BOARD                         | THE VOTE                | AFFIRMATIVE                         | NEGATIVE                 | ABSENT                   |
|---|-------------------------|-------------------------------------|--------------------------|--------------------------|
| The variation application was APPROVED. | Brian Sanchez, Chairman | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Angela Brooks           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Helen Shiller           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Adrian Soto             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Swathi Staley           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   |                         |                                     |                          |                          |

**FINDINGS OF THE ZONING BOARD OF APPEALS**

**I. APPLICATION BACKGROUND**

The subject property is located in the West Town neighborhood. It is zoned RS-3 and is improved with a two-story, two-residential unit mixed use building with ground floor commercial space. The Applicant proposed to repair an existing rear addition constructed at least four decades ago that was built by the previous property owner without permits. Part of the addition includes an enclosed staircase. The stairs, which were constructed a century ago, have fallen in disrepair. The remaining part of the addition is one story and was integrated into the main building to expand the space of the first floor. The building was cited by the City of Chicago. In order to facilitate such structural repairs, the Applicant sought the following variation from the Chicago Zoning Ordinance: reduce the required rear yard setback from 36.9' to 0'.

**II. PUBLIC HEARING**

In accordance with the Rules of Procedure of the Zoning Board of Appeals, the Applicant had submitted its proposed Findings of Fact. The Zoning Board of Appeals ("ZBA") held a public hearing on the Applicant's variation application at its regular meeting held on Friday, January 31, 2025. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**. At the conclusion of the hearing, the ZBA took the matter under advisement. Prior to the conclusion of the meeting, the ZBA voted on the matter.



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

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

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

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

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

### IV. FINDINGS OF FACT

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

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

I. Practical Difficulties or Particular Hardships:

The practical difficulty or particular hardship that would derive from strict compliance with the regulations and standards of the Zoning Ordinance is that the Applicant would have to demolish a portion of the existing structure, rendering parts of the building unoccupiable. In reaching its conclusion that practical difficulties or particular hardships exist, the ZBA conducted an analysis of the variation requirements under the "reasonable return", "unique circumstances", and "neighborhood's essential character" categories below. Further, the ZBA finds that the practical difficulties or particular hardships were not created by any person having an interest in the property because the Applicant purchased the property as-built in 2017.

II. Reasonable Return:

The Applicant purchased the property in 2017 as it currently exists. The Applicant is not a developer, and is not seeking to increase its economic return, but simply is seeking to comply with the Chicago Zoning Ordinance and make the required repairs to the existing structure requested in the City's complaint to make the structure safer and in compliance with the City of Chicago Municipal Code. The addition was constructed long before the Applicant purchased the property. As such, the purpose of the variation sought by the Applicant is not based exclusively upon a desire to make more money out of the property.

III. Unique Circumstances:

The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property because the subject property has existed and operated as it currently stands for numerous years prior to the Applicant purchasing the subject property in 2017. The building has two (2) current residential tenants and one (1) commercial tenant. Altering the current existing structure would create a hardship for the Applicant in that it would make part of the property unoccupiable/uninhabitable. Approval of a variation to reduce the rear yard setback would allow the current structure to be repaired in a manner that is safer and in compliance with the Municipal code.

IV. Neighborhood's Essential Character:

If granted, the variation sought will not alter the essential character of the neighborhood because the variation will allow the Applicant to bring an existing structure to into compliance with the Chicago Zoning Ordinance and building code. Granting the variation will not be detrimental to the public welfare or injurious to other property or improvements in which the subject property is located because the structure has already been in existence for over four decades. Furthermore, the ZBA finds that granting of the variation will not impair an adequate supply of light and air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood because the structure will be code compliant. Also, there is no zoning relief requested for building height, front or side setbacks, and the request for rear setback relief is essentially for the current, "as built" condition.

The Applicant's next-door neighbor appeared at the public hearing as an Interested Party. Her opposition to the variation application was not due to the actual setback reduction itself, but instead had to do with the deck the applicant planned to construct on top of the one story addition. The Interested Party complained that the tenant in the apartment on the second floor of the subject property often brings people over and is noisy late into the night. She was concerned that constructing a deck on top of the addition, which would serve that tenant's apartment, would allow that behavior to continue. While the ZBA sympathizes with the Interested Party's complaint, the proposed deck does not require a variation. Therefore, the ZBA is not the right venue to address the Interested Party's conflict with the Applicant's tenant. The ZBA notes that there are other options available when experiencing a noisy neighbor, such as calling 311 or seeking legal aid for dealing with a nuisance neighbor. In the meantime, the ZBA recommends that the Applicant remind its tenants to be considerate of the neighbors.

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

The ZBA finds that variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: promoting the public health, safety and general welfare, pursuant to Section 17-1-0501, by repairing and making the existing structure compliant with the City of Chicago Municipal Code; preserving the overall quality of life for residents and visitors, pursuant to Section 17-1-0502, by allowing the current commercial occupant and residential tenants to continue to occupy the property and the repairs will ensure the building is safer for all local residents; protecting the character of established residential neighborhoods, pursuant to Section 17-1-0503, by allowing two residential units to stay in-tact as they currently exist and not change the footprint of a long-standing commercial unit on the first floor ; maintaining economically vibrant as well as attractive business and commercial areas, pursuant to Section 17-1-0504, because the variation will allow the necessary repair work to an existing building that has been a long-standing commercial unit on the first floor within the neighborhood; promoting rehabilitation and reuse of older buildings, pursuant to Section 17-1-0511, because the building is over 100 years old; and maintaining a range of housing choices and options, pursuant to Section 17-1-0512, by preserving two existing and occupied residential units.

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

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

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

APPROVED AS TO SUBSTANCE

By:   
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that  
I caused this to be placed in the USPS mail, postage prepaid, on 2/24, 2025.

  
Janine Klich-Jensen



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

**APPLICANT:** Kathleen and Robert Kolodgy

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

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2139 N. Clifton Avenue

**NATURE OF REQUEST:** Application for a variation to increase the existing floor area from 3,178 square feet to 3,932 square feet for a proposed second floor addition to the existing three-story, single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
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| X           |          |        |

BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to increase the existing floor area to 3,932 square feet for a proposed second floor addition to the existing three-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 26-25-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 2/24/25.

**APPROVED AS TO SUBSTANCE**

*[Signature]*  
**CHAIRMAN**

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

**APPLICANT:** Kathleen and Robert Kolodgy

**Cal. No.:** 26-25-Z

**APPEARANCE FOR:** Agnes Plecka

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2139 N. Clifton Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the north side setback from the required 2' to 1.18' (south to be 2.91'), combined side yard setback from 5' to 4.09' for a proposed second floor rear addition to an existing single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 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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WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 1.18' (south to be 2.91'), combined side yard setback to 4.09' for a proposed second floor rear addition to an existing single-family residence; an additional variation was granted to the subject property in Cal. No. 25-25-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 2/24/25

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Adrout Euro Business, Ltd. dba Dermalicious med-spa-san studio Cal. No.27-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 2038 W. Division Street

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 2/25/25



APPROVED AS TO SUBSTANCE



CHAIRMAN





ZONING BOARD OF APPEALS  
CITY OF CHICAGO

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**Nora Miltz & Jay Lavender**  
APPLICANT(S)

**28-25-Z; 29-25-Z; 30-25-Z**  
CALENDAR NUMBER(S)

**1930 W. School St.**  
SUBJECT PROPERTY

**January 31, 2025**  
HEARING DATE

| ACTION OF BOARD                           | THE VOTE                | AFFIRMATIVE                         | NEGATIVE                 | ABSENT                   |
|---|-------------------------|-------------------------------------|--------------------------|--------------------------|
| The variation applications were APPROVED. | Brian Sanchez, Chairman | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Angela Brooks           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Helen Shiller           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Adrian Soto             | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Swathi Staley           | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   |                         |                                     |                          |                          |

**FINDINGS OF THE ZONING BOARD OF APPEALS**

I. APPLICATION BACKGROUND

The subject property is located in the Roscoe Village neighborhood. It is zoned RS-3 and is improved with a 3-story residential building with 3 units. The Applicants proposed to convert the three unit building into a 2-unit building and modify the gabled roof to flat roof in order to make all of the area on the third floor usable. The Applicants sought the following variations from the Chicago Zoning Ordinance: (1) a variation to increase the existing floor area ratio from 1.01 to 1.10; (2) a variation to increase the building height from the maximum 30' to 32'<sup>1</sup>; (3) and a variation to reduce the west side setback from the required 2' to 0.84' (east to be 3.30'). combined side yard setback from 5' to 4.14'.

II. PUBLIC HEARING

In accordance with the Rules of Procedure of the Zoning Board of Appeals, the Applicant had submitted their proposed Findings of Fact. The Zoning Board of Appeals (“ZBA”) held a public hearing on the Applicants’ variation application at its regular meeting held on Friday, January 31, 2025. Due notice of the hearing was provided under Sections 17-13-0107-A(9) and 17-13-0107-B of the Chicago Zoning Ordinance and by publication in the *Chicago Tribune*. The list of participants who provided sworn testimony is attached as the **Hearing Participant Exhibit**. At the conclusion of the hearing, the ZBA took the

<sup>1</sup> The current peak of the building is 35.5’ above grade, however, pursuant to §17-17-0311-A of the Zoning Ordinance, the building height of any principal or accessory building is measured as the vertical distance from grade to the highest point of the underside of the top floor’s ceiling joist on a building with a flat roof or to the mean height level between eaves and ridge of a gabled roof.

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

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

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

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

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

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

#### IV. FINDINGS OF FACT

After careful consideration of the evidence, testimony and the entire record, including the Applicants' proposed Findings of Fact, the ZBA hereby makes the following findings with reference to the Applicants' application for a variation pursuant to Sections 17-13-1107-A, B, and C of the Chicago Zoning Ordinance:

##### I. Practical Difficulties or Particular Hardships:

The practical difficulties or particular hardships that would derive from strict compliance with the regulations and standards of the Zoning Ordinance are the following: The existing roof pitch only allowed for approximately 50% of the net floor plate square footage to be usable with a ceiling height of 7 feet. Further, there is no way to comply with the required side setbacks without moving the existing building or demolishing it. Similarly, the only way to comply with the required floor area ratio ("FAR") would be to demolish the existing third floor and the majority of the second floor. In essence, the Applicants would not be able to comply with existing zoning requirements—height, FAR, and setbacks—without demolishing a large majority of the existing house. In reaching its conclusion that practical difficulties or particular hardships exist, the ZBA conducted an analysis of the variation requirements under the "reasonable return", "unique circumstances", and "neighborhood's essential character" categories below. Further, the ZBA finds that the practical difficulties or particular hardships were not created by any person having an interest in the property.

##### II. Reasonable Return:

The property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of the zoning ordinance due to the practical difficulties stated above. Additionally, the Applicants are private individuals that seek to improve and renovate the property to provide a home for themselves and immediate aging family members. The Applicants are asking for a reasonable design approach to optimize the existing massing of the building that fits in with the existing character of the street and neighborhood. As such, the ZBA also finds that the purpose of the variations sought by the Applicants were not based exclusively upon a desire to make more money out of the property.

##### III. Unique Circumstances:

The practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property due to pre-existing conditions on the subject property as stated above. Further, the existing block has a mix of multiple unit buildings and single-family homes. The property directly adjacent to the west and directly to the south across the street have very similar mass and building height. Many of the wood frame buildings within 100 feet of the property would have similar building height and FAR conflicts. Looking at the particular physical surroundings, shape, or topographical condition of the subject property, the present conditions would result in a particular hardship upon the property owner if the strict letter of the regulations were carried out because the limitation of the existing footprint would not allow for compliance with the side setback requirements. The ZBA also finds that the conditions upon which the variation application is based are not generally applicable to other property within the same zoning classification because the only way to comply with

current existing zoning requirements would be demolish the entire building and build a new structure. It would be structurally infeasible to move an exterior wall and rebuild the roof and remove a floor without compromising the entire building.

IV. Neighborhood's Essential Character:

The Applicants' neighbor objected to the application on the basis that the variations will be out of character with the neighborhood in terms of building height and aesthetic. The neighbor stated the Applicants' home would be much taller than the surrounding buildings in the area. However, based on the ZBA's review of the photographic evidence provided by both the Applicants and the neighbor, it appears that there are a variety of homes with different styles and roof shapes, including a building across the street with a flat roof. The building at 1940 W. School also has a rooftop deck and a number of other properties on the street have some form of elevated patio.

The neighbor also stated that the Applicants' choice to continue vinyl siding up to the roof does not match the neighborhood's character. This is a confusing objection as the neighbor's own home, as well as many other homes in the area use what appears to be vinyl siding up to the roofline. Based on evidence provided, the existing block has a mix of multiple unit buildings and single-family homes; a mix of gabled, flat, and other shaped roofs; and a mix of wood framing, vinyl siding, and brick facades. In fact, there is one building on the block, 1946 W. School, that appears to have a mix of brick, horizontal vinyl, vertical wood, and shingles for its siding. It appears the Applicants have chosen to keep it simple and plan to use just one type of siding for the whole house. The ZBA's observations, taken together indicate that if granted, the variations sought will not alter the essential character of the neighborhood.

Granting the variations will not be detrimental to the public welfare or injurious to other property or improvements in which the subject property is located because the renovation of the property and the de-conversion from 3 units to 2 units will not bring the down the value of neighboring properties as there are other 2-unit properties in the neighborhood. The addition of the roof deck will be within the block's aesthetic, as previously mentioned, many properties on the block have either a rear yard deck, roof deck, or garage roof deck.

The Applicants' neighbor also objected to the application on the basis that the modification of the roof shape and height from a 35'-5" gabled roof to a 36'<sup>7</sup>/<sub>2</sub>" flat roof will impair an adequate supply of light to his property. The two homes are in a relatively close proximity to each other, both constructed near the lot line. The neighbor's home has two dormers that directly face into the Applicant's gabled roof. Because of the sloping nature of the gabled roof, the neighbor's rooms on the third floor are able to receive direct sunlight at certain times of the day. By squaring up the roof of their home, the Applicants will eliminate the slope, thus blocking instances of direct sunlight to the neighbor's third floor rooms.

While the Chicago Zoning Ordinance does require the ZBA to take into consideration the impairment of light, it is interpreted to mean natural light generally, not direct sunlight.

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<sup>2</sup> See footnote 1 for calculation of building height.

The fact that parts of a property might be shaded from direct sunlight by an adjacent property does not mean that light to that property is impaired. Further, photographic evidence submitted by both the Applicants and the neighbor show that the neighbor's home has additional windows on third floor at both the front and rear of the building. So, between all the windows on three sides of the neighbor's house<sup>3</sup>, the ZBA believes that the granting of the variations will not impair an adequate supply of light to the neighboring property. For similar reasons, the ZBA does not believe that the variations will impair an adequate supply of light to the neighbor's rear deck.

Furthermore, the ZBA finds that granting of the variations will not impair an adequate supply of air to adjacent property, or substantially increase congestion in the public streets, or increase the danger of fire, or endanger public safety, or substantially diminish or impair property values within the neighborhood. All construction plans will have to be built to code and the adjacent property directly to the west has a very similar massing when compared to the subject building.

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

The ZBA finds that variation is consistent with the stated purpose and intent of the Chicago Zoning Ordinance, specifically by: preserving the overall quality of life for residents and visitors, pursuant to Section 17-1-0502, because the proposed design provides both a "typical" 1-story apartment unit that will serve an aging family member that can no longer manage living alone but still provide them the independence of their own apartment that can easily be accessed by a family member; protecting the character of established residential neighborhoods, pursuant to Section 17-1-0503, because the proposed design does not deviate from the normal character of the surrounding properties as there are many existing 2, 3, and 4 story multi-unit buildings in the neighborhood; promoting rehabilitation and reuse of older buildings, pursuant to Section 17-1-0511, because the majority of the existing exterior of the building will remain in lieu of having to demolish the entire building and rebuild a new building; maintaining a range of housing choices and options, pursuant to Section 17-1-0512, because by retaining two units, rather than demolishing and building a single family home, future use of the building as a multi-unit building will help provide more housing options for the neighborhood in the future.

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

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

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

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<sup>3</sup> It was unclear from the photographic evidence submitted whether the neighboring house has any windows on the west side on the third floor.

APPROVED AS TO SUBSTANCE

By:   
Brian Sanchez, Chairman

I, Janine Klich-Jensen, staff person for the ZONING BOARD OF APPEALS, certify that I caused this to be placed in the USPS mail, postage prepaid, on 2/24, 2025.

  
Janine Klich-Jensen



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

**APPLICANT:** Circa Jewels, LLC\*  
**APPEARANCE FOR:** Timothy Barton  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 875 N. Michigan Avenue, Unit 1370

Cal. No.31-25-S

**MINUTES OF MEETING:**  
January 31, 2025

**NATURE OF REQUEST:** Application for a special use to establish a valuable objects dealer license.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**  
  
FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 valuable objects dealer license; 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, Circa Jewels, 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 2/24/25

\*Amended at hearing

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



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

**APPLICANT:** PK Salon Suites, LLC | Cal. No.32-25-S

**APPEARANCE FOR:** Same as Applicant | **MINUTES OF MEETING:**

January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 11111 S. Western Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 2/24/25



**APPROVED AS TO SUBSTANCE**

  
**CHAIRMAN**

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

**APPLICANT:** Daniel Z. Smith d/b/a Danny's Barber Shop Cal. No.33-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 10950 S. Wentworth Avenue

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 2/24/25

APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Infinite Beauty 88 LLC

Cal. No.34-25-S

**APPEARANCE FOR:** Same as Applicant

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 6719 N. Northwest Highway

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

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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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**THE RESOLUTION:**

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 2/24/25

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:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 115 W. 87<sup>th</sup> Street

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

**ACTION OF BOARD – Continued to February 21, 2025 at 2pm.**

**THE VOTE**

**ZBA**

FEB 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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**APPROVED AS TO SUBSTANCE**  
*B. Staley*  
**CHAIRMAN**

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

**APPLICANT:** Robert C. Cooney

**Cal. No.:** 36-25-Z

**APPEARANCE FOR:** Rolando Acosta

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1901 W. Oakdale Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 35.01' to 26.58', west side setback from 4.29' to zero (east to be zero), combined side yard setback from 10.72' to zero for a proposed raised deck and planter, a sport court/ patio with new fence and gates to an existing two-story, single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 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           |          |        |

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 26.58', west side setback to zero (east to be zero), combined side yard setback to zero for a proposed raised deck and planter, a sport court/ patio with new fence and gates to an existing two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance could create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/25/25

APPROVED AS TO SUBSTANCE

CHAIRMAN

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

**APPLICANT:** West Town Gamma Sub, LLC **Cal. No.:** 37-25-Z

**APPEARANCE FOR:** Ximena Castro **MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1342 W. Ohio Street

**NATURE OF REQUEST:** Application for a variation to reduce the front setback from the required 10' 5', west side setback from 2' to zero (east to be 3'), combined side yard setback from 4.80' to 3' for a proposed three-story, six dwelling unit building.

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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, west side setback to zero (east to be 3'), combined side yard setback to 3' for a proposed three-story, six dwelling unit building; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance could create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/29/2025.

APPROVED AS TO SUBSTANCE

  
CHAIRMAN

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

**APPLICANT:** Robert Bessio and Jennifer Daily

**Cal. No.:** 38-25-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 305 W. Concord Place

**NATURE OF REQUEST:** Application for a variation to reduce the rear yard setback from the required 27.66' to zero for a proposed one car garage with roof deck and pergola to serve an existing two-story, single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

|               | AFFIRMATIVE | NEGATIVE | ABSENT |
|---------------|-------------|----------|--------|
| BRIAN SANCHEZ | X           |          |        |
| ANGELA BROOKS | X           |          |        |
| HELEN SHILLER | X           |          |        |
| ADRIAN SOTO   | X           |          |        |
| SWATHY STALEY | X           |          |        |

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 zero for a proposed one car garage with roof deck and pergola to serve an existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 39-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance could create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/25/25



APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Robert Bessio and Jennifer Daily

**Cal. No.:** 39-25-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 305 W. Concord Place

**NATURE OF REQUEST:** Application for a variation to relocate the required 124 square feet of rear yard open space to the garage roof deck which is over 4' aboveground for a proposed one-car garage with a roof deck and pergola to serve an existing two-story, single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 124 square feet of rear yard open space to the garage roof deck which is over 4' aboveground for a proposed one-car garage with a roof deck and pergola to serve an existing two-story, single-family residence; an additional variation was granted to the subject property in Cal. No. 38-25-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance could 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 2/25/25

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN



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

APPLICANT: Alice Driscoll Cal. No.40-25-S

APPEARANCE FOR: Nicholas Ftikas MINUTES OF MEETING: January 31, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 2820 N. Southport Avenue

NATURE OF REQUEST: Application for a special use to establish residential use below the second floor within an existing three-story one dwelling unit building to be converted to a two dwelling unit building.

ACTION OF BOARD – APPLICATION APPROVED

THE VOTE

ZBA

FEB 24 2025

CITY OF CHICAGO ZONING BOARD OF APPEALS

BRIAN SANCHEZ ANGELA BROOKS HELEN SHILLER ADRIAN SOTO SWATHY STALEY

Table with 3 columns: AFFIRMATIVE, NEGATIVE, ABSENT. Rows for each member with 'X' in the AFFIRMATIVE column.

THE RESOLUTION:

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 within an existing three-story one dwelling unit building to be converted to a two 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 June 10, 2024, prepared by Scott D. Bloom Architect.

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/24/25

APPROVED AS TO SUBSTANCE [Signature] CHAIRMAN

**APPLICANT:** Jeffery Ramsey and Jeanne M. Cullen

**Cal. No.:** 41-25-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 3634 N. Lakewood Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the east and west side setback from 2' each to zero, combined side yard setback from 5.14' to zero, rear setback from 34.62' to zero for a proposed rear deck with north side spiral stair and south side stairs and garage pergola/ trellis and fireplace for an existing two-story, single-family residence.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 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           |          |        |

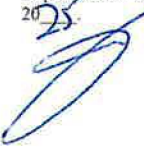
WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 2025; and

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 side setback to zero, combined side yard setback to zero, rear setback to zero for a proposed rear deck with north side spiral stair and south side stairs and garage pergola/ trellis and fireplace for an existing two-story, single-family residence; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance could create practical difficulties or particular hardships for the subject property; 2) the requested variation is consistent with the stated purpose and intent of this Zoning Ordinance; 3) the property in question cannot yield a reasonable return if permitted to be used only in accordance with the standards of this Zoning Ordinance; 4) the practical difficulties or particular hardships are due to unique circumstances and are not generally applicable to other similarly situated property; and 5) the variation, if granted will not alter the essential a character of the neighborhood, it is therefore

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

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

I, Janine Klich-Jensen, Project Coordinator for the ZONING BOARD OF APPEALS, certify that I addressed a business envelope and caused this to be placed in the City of Chicago Department of Assets, Information and Services (AIS) intra-office intake container for stamping and mailing via USPS at 121 North LaSalle Street, Chicago, IL on 2/24/25.



APPROVED AS TO SUBSTANCE  
  
CHAIRMAN

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

**APPLICANT:** Mid City Food & Fuel #2, Inc. Cal. No.195-23-S  
**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**  
January 31, 2025  
**APPEARANCE AGAINST:** None  
**PREMISES AFFECTED:** 7051 S. Wabash Avenue

**NATURE OF REQUEST:** Application for a special use to establish a one-story gas station with mini mart.

**ACTION OF BOARD – Continued to February 21, 2024 at 2:00pm.**

**ZBA**


FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

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

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

APPLICANT: Decolores, LLC

Cal. No.: 462-24-Z

APPEARANCE FOR: Ximena Castro

MINUTES OF MEETING:  
January 31, 2025

APPEARANCE AGAINST: None

PREMISES AFFECTED: 1636 S. Halsted Street

NATURE OF REQUEST: Application for a variation to reduce the rear setback from the required 16' to 5' in order to expand an existing restaurant.

ACTION OF BOARD – VARIATION WITHDRAWN

ZBA

THE VOTE

FEB 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

*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Answer Tamras Cal. No.468-24-S

**APPEARANCE FOR:** Nicholas Ftikas **MINUTES OF MEETING:**

January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1463 W. Montrose Avenue

**NATURE OF REQUEST:** Application for a special use to establish residential use below the second floor for a proposed three-story addition containing three dwelling units at the rear of an existing three-story, mixed-use building which is located within 1,320' of a CTA bus line corridor roadway segment.

**ACTION OF BOARD – APPLICATION APPROVED**

**THE VOTE**

**ZBA**

FEB 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 January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted to establish residential use below the second floor for a proposed three-story addition containing three dwelling units at the rear of an existing three-story, mixed-use building which is located within 1,320' of a CTA bus line corridor roadway segment; two variations were granted to the subject property in Cal. Nos. 469-24-Z ad 470-24-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 November 6, 2024, prepared by RIZ Architects, and, prior to the issuance of any building permits, the applicant submits a final landscape plan, including all required parkway landscaping, per Section 17-11 of the Chicago Zoning Ordinance, for review and approval by the City Forester.

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 2/27/25.

APPROVED AS TO SUBSTANCE

*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Answer Tamras

**Cal. No.:** 469-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1463 W. Montrose Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the rear setback from the required 30' to 2.41' for a proposed rear three-story addition containing three new dwelling units at an existing three-story, mixed-use building that is located within 1,320' of a CTA bus line corridor roadway segment.

**ACTION OF BOARD – VARIATION GRANTED**

**ZBA**

FEB 24 2025

CITY OF CHICAGO  
ZONING BOARD  
OF APPEALS

**THE VOTE**

| AFFIRMATIVE | NEGATIVE | ABSENT |
|-------------|----------|--------|
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |
| X           |          |        |

BRIAN SANCHEZ  
ANGELA BROOKS  
HELEN SHILLER  
ADRIAN SOTO  
SWATHY STALEY

WHEREAS, a public hearing was held on this application by the Zoning Board of Appeals at its regular meeting held on January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 2025; and

WHEREAS, the Zoning Board of Appeals, having reviewed the proposed finding of fact and having fully heard the testimony and arguments of the parties and being fully advised in the premises, hereby finds the following; the applicant shall be permitted variation to reduce the rear setback to 2.41' for a proposed rear three-story addition containing three new dwelling units at an existing three-story, mixed-use building that is located within 1,320' of a CTA bus line corridor roadway segment; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 468-24-S and 470-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance could 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 November 6, 2024, prepared by RIZ Architects, and, prior to the issuance of any building permits, the applicant submits a final landscape plan, including all required parkway landscaping, per Section 17-11 of the Chicago Zoning Ordinance, for review and approval by the City Forester.

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 2/24/25.

APPROVED AS TO SUBSTANCE  
*[Signature]*  
CHAIRMAN

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

**APPLICANT:** Answer Tamras

**Cal. No.:** 470-24-Z

**APPEARANCE FOR:** Nicholas Ftikas

**MINUTES OF MEETING:**  
January 31, 2025

**APPEARANCE AGAINST:** None

**PREMISES AFFECTED:** 1463 W. Montrose Avenue

**NATURE OF REQUEST:** Application for a variation to reduce the required number of off-street parking spaces for a transit served location from three parking spaces to zero for a proposed rear three-story addition containing three new dwelling units at an existing three-story, mixed-use building that is located within 1,320' of a CTA bus line corridor roadway segment.

**ACTION OF BOARD – VARIATION GRANTED**

**THE VOTE**

**ZBA**

FEB 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 January 31, 2025 after due notice thereof as provided under Section 17-13-0107B and by publication in the Chicago Tribune on January 2, 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 number of off-street parking spaces for a transit served location to zero for a proposed rear three-story addition containing three new dwelling units at an existing three-story, mixed-use building that is located within 1,320' of a CTA bus line corridor roadway segment; a special use was approved and an additional variation was granted to the subject property in Cal. Nos. 468-24-S and 469-24-Z; the Board finds 1) strict compliance with the regulations and standards of this Zoning Ordinance could 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 November 6, 2024, prepared by RIZ Architects, and, prior to the issuance of any building permits, the applicant submits a final landscape plan, including all required parkway landscaping, per Section 17-11 of the Chicago Zoning Ordinance, for review and approval by the City Forester.

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

I, Janine Klich-Jenson, 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 2/24/25

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