

**CITY OF CHICAGO ZONING BOARD OF APPEALS**  
**FRIDAY- April 18, 2025**  
**121 N. LaSalle, Second Floor City Council Chambers**

Approval of the minutes from the March 21, 2025, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the April 18, 2025 regular meeting of the Zoning Board of Appeals.

**9:00 A.M.**

<b>108-25-Z</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: RT-4</b> Brian Schell Brian & Katherine Schell 2625 N. Paulina Street Application for a variation to reduce the rear setback from the required 34.89' to 2.42', south side setback from 2.33' to zero (north to be 2.84'), combined side yard setback from 5.83' to 2.84' for a proposed new raised rear deck, spiral stair, covered walkway, trellis, garage roof deck with access bridge and pergola in the rear of an existing single-family residence.	<b>WARD: 32</b>
<b>109-25-Z</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: RT-4</b> Brian Schell Brian & Katherine Schell 2625 N. Paulina Street Application for a variation to relocate the rear yard open space from the required 236 square feet to a garage roof deck for a proposed new rear raised deck, spiral stair, covered walkway, trellis, garage roof deck with access bridge and pergola in the rear of an existing single-family residence.	<b>WARD: 32</b>
<b>110-25-Z</b> <b>APPLICANT:</b> <b>OWNER:</b> <b>PREMISES AFFECTED:</b> <b>SUBJECT:</b>	<b>ZONING DISTRICT: RS-3</b> Osanca, LLC Same as applicant 3530 N. Paulina Street Application for a variation to reduce the south side setback from the required from 2' to zero (north and combined side yard setback to be 10'), rear setback from 37.50' to zero for a proposed two-car garage with roof deck / pergola and trellis to serve an existing three-story, three dwelling unit building.	<b>WARD: 47</b>

<b>111-25-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Osanca, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3530 N. Paulina Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear yard open space from the required 675 square feet to zero for a proposed two car garage with roof deck / pergola and trellis to serve an existing three-story, three dwelling unit building.	
 <b>112-25-Z</b>	 <b>ZONING DISTRICT: RS-2</b>	 <b>WARD: 41</b>
<b>APPLICANT:</b>	Oki Ishi, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	6021 N. Neola Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the west side setback from the required 9' to 4.5' (east to be 24.08', combined side yard setback to be 28.58'), rear setback from 18.98' to 12.98' for a proposed two-story, single-family residence and front two car garage.	
 <b>113-25-Z</b>	 <b>ZONING DISTRICT: RS-2</b>	 <b>WARD: 41</b>
<b>APPLICANT:</b>	OKI Ishi, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	6021 N. Neola Avenue	
<b>SUBJECT:</b>	Application for a variation to allow adjustments to driveway and vehicle access, permitting two parking spaces less than 20' from the front property line for a proposed two-story single-family residence and front two-car garage.	
 <b>114-25-Z</b>	 <b>ZONING DISTRICT: RS-3</b>	 <b>WARD: 45</b>
<b>APPLICANT:</b>	Marcin Sterniuk	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4950 N. Central Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 27.13' to 18.83', east side setback from 2' to 0.50' (west side setback to be 3'), combined side setback from 4' to 3.50' for a proposed two-story, single-family residence.	
 <b>115-25-Z</b>	 <b>ZONING DISTRICT: RS-3</b>	 <b>WARD: 36</b>
<b>APPLICANT:</b>	Damari Gurrola	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2736 N. Normandy Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 35.11' to 0.42', south side setback from 4' to 0.35' (north to be 30.49') combined side yard setback to be 30.84' for a proposed two-car carport, new pergola over an existing patio for the existing one-story, single-family residence.	

<b>116-25-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 13</b>
<b>APPLICANT:</b>	Hector Soto	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5623 S. Mason Avenue	
<b>SUBJECT:</b>	Application for a variation to increase the maximum building height from 30' to 32' for a proposed second and third floor addition for an existing two-story, single-family residence.	
<b>117-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	JAJ 53rd Inc.	
<b>OWNER:</b>	Rockbuild Enterprise, Inc.	
<b>PREMISES AFFECTED:</b>	5301 S. Kedzie Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a gas station and convenience store.	
<b>118-25-Z</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 14</b>
<b>APPLICANT:</b>	JAJ 53rd Inc.	
<b>OWNER:</b>	Rockbuild Enterprise, Inc.	
<b>PREMISES AFFECTED:</b>	5301 S. Kedzie Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the minimum lot area from the required 20,000 square feet to 10,000 square feet for a proposed gas station.	
<b>119-25-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 18</b>
<b>APPLICANT:</b>	Ashley Forever Hair Braiding & Shop. LLC d/b/a/ Ashley Hair Braiding	
<b>OWNER:</b>	Martin Vargas	
<b>PREMISES AFFECTED:</b>	2623 W. 79th Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	
<b>120-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 38</b>
<b>APPLICANT:</b>	Harlem Spa Corporation / Sainan Zhang	
<b>OWNER:</b>	Joseph Salamone	
<b>PREMISES AFFECTED:</b>	3703 N. Harlem Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a massage establishment.	
<b>121-25-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 46</b>
<b>APPLICANT:</b>	Kenny Macs, LLC (Kenneth McFadden (Member)	
<b>OWNER:</b>	Paulco, LLC	
<b>PREMISES AFFECTED:</b>	4427 N. Broadway	
<b>SUBJECT:</b>	Application for a special use to establish a barber shop.	
<b>122-25-S</b>	<b>ZONING DISTRICT: M2-3</b>	<b>WARD: 12</b>
<b>APPLICANT:</b>	Chicago Badminton Academy, LLC	
<b>OWNER:</b>	NEA CMP Chicago Business Center, LLC	
<b>PREMISES AFFECTED:</b>	2600 W. 35th Street	
<b>SUBJECT:</b>	Application for a special use to establish a sports and recreation, participant, health club (gym, badminton, pickle ball training facility).	

<b>123-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Door 24 Wine, LLC	
<b>OWNER:</b>	Michele Fitzpatrick	
<b>PREMISES AFFECTED:</b>	2124 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a special use to alter an existing liquor store (packaged goods) on the ground floor of an existing two-story mixed-use building.	

<b>124-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 32</b>
<b>APPLICANT:</b>	Door 24 Wine, LLC	
<b>OWNER:</b>	Michele Fitzpatrick	
<b>PREMISES AFFECTED:</b>	2124 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a tavern in an existing liquor store on the ground floor of an existing two-story, mixed-use building.	

**125-25-S**                      **ZONING DISTRICT:** B1-2                      **WARD:** 47  
**APPLICANT:** Big Wolf Barbershop, LLC  
**OWNER:** Horizon Group XVI, LLC  
**PREMISES AFFECTED:** 1960 W. Lawrence Avenue  
**SUBJECT:** Application for a special use to establish a hair service establishment.

<b>126-25-S</b>	<b>ZONING DISTRICT: B3-3</b>	<b>WARD: 12</b>
<b>APPLICANT:</b>	Santasia Parker	
<b>OWNER:</b>	Michael Fox	
<b>PREMISES AFFECTED:</b>	2038 W. 35th Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair service.	

<b>127-25-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Brian & Fiona Peterman	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4606 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the north side setback from the required 3.17' to 3', south side setback from 3' to 1.75', combined side yard setback from 8' to 4.75' for a proposed third floor addition and a rear three-story open deck to the existing two-story, four dwelling unit building.	

<b>128-25-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Brian & Fiona Peterman	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4606 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a variation to increase the maximum height from 30' to 32.58' for a proposed third floor addition and a rear three-story open deck for the existing two-story, four-dwelling unit building.	

<b>129-25-Z</b>	<b>ZONING DISTRICT: RS-3</b>	<b>WARD: 47</b>
<b>APPLICANT:</b>	Brian & Fiona Peterman	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4606 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a variation to increase the existing floor area that has been in existence for fifty years by 478.65 square feet for a proposed third floor addition and a rear three story pen deck for the existing two-story four dwelling unit building.	
 <b>130-25-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 33</b>
<b>APPLICANT:</b>	G7 Investment, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	4906 N. Whipple Street	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 37.59' to 1.75', north side setback from 2.4' to zero (south side setback to be 0.5'), combined side yard setback from 6' to 0.5' for an as-built rear 13' tall fence and rolling gate on a lot with an existing four-story building.	
 <b>131-25-Z</b>	 <b>ZONING DISTRICT: RS-3</b>	 <b>WARD: 4</b>
<b>APPLICANT:</b>	David Kadzai	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	3326 S. Calumet Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the rear setback from the required 35' to 1.60', north side setback from 2' to .30' (south to be 2.90'), combined side yard setback from 4.68' to 3.20' for a proposed two car garage with roof deck / pergola and trellis serving the existing two-story, single-family residence.	
 <b>132-25-S</b>	 <b>ZONING DISTRICT: B3-5</b>	 <b>WARD: 43</b>
<b>APPLICANT:</b>	Validus Capital, LLC	
<b>OWNER:</b>	L.V.M Corporation/ Sunman Corporation	
<b>PREMISES AFFECTED:</b>	601 W. Diversey Parkway	
<b>SUBJECT:</b>	Application for a special use to convert an existing five-story hotel to a forty-dwelling unit building with ground floor retail use.	
 <b>133-25-Z</b>	 <b>ZONING DISTRICT: B3-5</b>	 <b>WARD: 43</b>
<b>APPLICANT:</b>	Validus Capital, LLC	
<b>OWNER:</b>	L.V.M Corporation/ Sunman Corporation	
<b>PREMISES AFFECTED:</b>	601 W. Diversey Parkway	
<b>SUBJECT:</b>	Application for a variation to reduce the number of required off-street parking spaces from forty to zero for the conversion of an existing hotel to a forty-dwelling unit building with ground floor retail. This is a transit served location within 2,640' of a CTA rail station.	

<b>134-25-Z</b>	<b>ZONING DISTRICT: B3-5</b>	<b>WARD: 43</b>
<b>APPLICANT:</b>	Validus Capital, LLC	
<b>OWNER:</b>	L.V.M. Corporation / Sunman Corporation	
<b>PREMISES AFFECTED:</b>	601 W. Diversey Parkway	
<b>SUBJECT:</b>	Application for a variation to reduce the required 10' x 25' loading spaces from one to zero for the conversion of a five-story hotel to a forty-dwelling unit building with ground floor retail use. This is a transit served location within 2,640' of a CTA rail station.	
 <b>135-25-Z</b>	 <b>ZONING DISTRICT: RT-4</b>	 <b>WARD: 1</b>
<b>APPLICANT:</b>	Craig Burton & Marzia Sedino	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	2045 W. Cortez Street	
<b>SUBJECT:</b>	Application for a variation to reduce the west side setback from 2' to 0.38' (east to be 2.59'), combined side yard setback from 4.80' to 2.97' for a proposed rear two-story addition and a rear wood deck/ stairs to an existing single-family residence.	
 <b>136-25-S</b>	 <b>ZONING DISTRICT: B1-2</b>	 <b>WARD: 40</b>
<b>APPLICANT:</b>	Consuelo Tolson d/b/a/ Frank's Barber Shop	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	5239 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a hair service.	
 <b>137-25-Z</b>	 <b>ZONING DISTRICT: RS-2</b>	 <b>WARD: 45</b>
<b>APPLICANT:</b>	Vince Kasza	
<b>OWNER:</b>	Vince Kasza/ Meda Kasza	
<b>PREMISES AFFECTED:</b>	7150 N. McAlpin Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the east side setback from the required 4' to 1.17' (west to be 5.03'), combined side yard setback from 12' to 6.20' for a proposed rear second floor addition and a side two-story addition with an attached one-car garage to the existing single-family residence.	
 <b>138-25-Z</b>	 <b>ZONING DISTRICT: RS-2</b>	 <b>WARD: 45</b>
<b>APPLICANT:</b>	Vince Kasza	
<b>OWNER:</b>	Vince Kasza and Meda Kasza	
<b>PREMISES AFFECTED:</b>	7150 N. McAlpin Avenue	
<b>SUBJECT:</b>	Application for a variation to reduce the required off-street parking from two spaces to one for a proposed rear second floor addition and a two-story side addition with an attached one-car garage to the existing single-family residence.	

<b>139-25-S</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	JBP Food Mart, Inc.	
<b>OWNER:</b>	Methal Fakhoury	
<b>PREMISES AFFECTED:</b>	1150 N. Cicero Avenue	
<b>SUBJECT:</b>	Application for a special use to establish a 967.5 square foot addition to an existing gas station with accessory car wash use building for new accessory convenience store use.	

<b>140-25-Z</b>	<b>ZONING DISTRICT: C1-1</b>	<b>WARD: 37</b>
<b>APPLICANT:</b>	JBP Food Mart Inc.	
<b>OWNER:</b>	Methal Fakhoury	
<b>PREMISES AFFECTED:</b>	1150 N. Cicero Avenue	
<b>SUBJECT:</b>	Application for a variation to eliminate 137 lineal feet of perimeter landscape, ornamental fencing, trees, and shrubs along Cicero Avenue, reduce perimeter landscape setback from 7' to 4' for 24' along Cicero Avenue, reduce perimeter trees from seven to six along Cicero Avenue and to reduce interior trees from eleven to nine.	

**2:00 P.M.**

## CONTINUANCES

<b>65-25-S</b>	<b>ZONING DISTRICT: B3-2</b>	<b>WARD: 36</b>
<b>APPLICANT:</b>	944 Damen, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	944 N. Damen Avenue	
<b>SUBJECT:</b>	Application for a special use to establish business live / work for a proposed three-story, six dwelling unit building.	

<b>509-24-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 9</b>
<b>APPLICANT:</b>	Raina 95th Ryan, LLC	
<b>OWNER:</b>	Same as applicant	
<b>PREMISES AFFECTED:</b>	205-15 W. 95th Street	
<b>SUBJECT:</b>	Application for a special use to establish a drive-through facility to serve a proposed fast-food restaurant.	

<b>514-24-S</b>	<b>ZONING DISTRICT: B1-1</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	Revenge Salon Suites Limited	
<b>OWNER:</b>	Singhal SC, LLC	
<b>PREMISES AFFECTED:</b>	200 E. 75th Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair, nail salon and barber shop.	

<b>46-25-S</b>	<b>ZONING DISTRICT: B3-1</b>	<b>WARD: 6</b>
<b>APPLICANT:</b>	Urile Beauty Hair Braiding, Inc.	
<b>OWNER:</b>	Kamm Howard	
<b>PREMISES AFFECTED:</b>	348 E. 71 St Street	
<b>SUBJECT:</b>	Application for a special use to establish a hair salon.	

**58-25-S**

**ZONING DISTRICT: RT-4**

**WARD: 6**

**APPLICANT:**

Next Steps recovery Support & Services, LLC

**OWNER:**

Next Steps, NFP

**PREMISES AFFECTED:**

7033 S. Yale Street

**SUBJECT:**

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

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its March 21, 2025 regular meeting.

Adjournment.