

**121 N. LaSalle, Second Floor City Council Chambers**

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

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**



|   |  |                 |
|---|--|-----------------|
| <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. |                 |
| <ul style="list-style-type: none"><li>• <b>Approved</b></li></ul> |  |                 |

|   |   |                 |
|---|---|-----------------|
| <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. |                 |
| <ul style="list-style-type: none"><li>• <b>Approved</b></li></ul> |   |                 |

|   |   |                 |
|---|---|-----------------|
| <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. |                 |
| <ul style="list-style-type: none"><li>• <b>Approved</b></li></ul> |   |                 |

|   |  |                 |
|---|--|-----------------|
| <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. |                 |
| <ul style="list-style-type: none"><li>• <b>Approved</b></li></ul> |  |                 |

|   |  |                 |
|---|--|-----------------|
| <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. |                 |
| <ul style="list-style-type: none"><li>• <b>Approved</b></li></ul> |  |                 |

- **Approved**

- **Approved**

- **Approved**

- **Approved**

- **Approved**

**136-25-S**

**ZONING DISTRICT:** B1-2                      **WARD:** 40

**APPLICANT:** Consuelo Tolson d/b/a/ Frank's Barber Shop

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 5239 N. Damen Avenue

**SUBJECT:** Application for a special use to establish a hair service.

- **Approved**

|   |   |                 |
|---|---|-----------------|
| <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. |                 |
| <ul style="list-style-type: none"><li>• <b>Approved</b></li></ul> |   |                 |

|   |   |                 |
|---|---|-----------------|
| <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. |                 |
| <ul style="list-style-type: none"><li>• <b>Approved</b></li></ul> |   |                 |

|   |  |                 |
|---|--|-----------------|
| <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. |                 |
| <ul style="list-style-type: none"><li>• <b>Approved</b></li></ul> |  |                 |

|   |  |                 |
|---|--|-----------------|
| <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. |                 |
| <ul style="list-style-type: none"><li>• <b>Approved</b></li></ul> |  |                 |

**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. |                 |

- Continued to May 16, 2025 at 9:00am.

|                           |   |                |
|---------------------------|---|----------------|
| <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. |                |

- **Withdrawn**

|                           |  |                |
|---------------------------|--|----------------|
| <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. |                |

- **Denied**

|                           |  |                |
|---------------------------|--|----------------|
| <b>46-25-S</b>            | <b>ZONING DISTRICT: B3-1</b>                             | <b>WARD: 6</b> |
| <b>APPLICANT:</b>         | Uriel 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. |                |

- **Approved**

**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.

- Continued to May 16, 2025 at 2:00pm.

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

Adjournment.