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.

108-25-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Brian Schell

OWNER: Brian & Katherine Schell **PREMISES AFFECTED:** 2625 N. Paulina Street

SUBJECT: 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.

Approved

109-25-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Brian Schell

OWNER: Brian & Katherine Schell **PREMISES AFFECTED:** 2625 N. Paulina Street

SUBJECT: 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.

Approved

110-25-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Osanca, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 3530 N. Paulina Street

SUBJECT: 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.

111-25-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Osanca, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 3530 N. Paulina Street

SUBJECT: 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.

• Approved

112-25-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: Oki Ishi, LLC Same as applicant **PREMISES AFFECTED:** 6021 N. Neola Avenue

SUBJECT: 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.

Approved

113-25-Z ZONING DISTRICT: RS-2 WARD: 41

APPLICANT: OKI Ishi, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 6021 N. Neola Avenue

SUBJECT: 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.

Approved

114-25-Z ZONING DISTRICT: RS-3 WARD: 45

APPLICANT: Marcin Sterniuk
OWNER: Same as applicant
PREMISES AFFECTED: 4950 N. Central Avenue

SUBJECT: 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.

115-25-Z ZONING DISTRICT: RS-3 WARD: 36

APPLICANT: Damari Gurrola **OWNER:** Same as applicant

PREMISES AFFECTED: 2736 N. Normandy Avenue

SUBJECT: 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.

Approved

116-25-Z ZONING DISTRICT: RS-3 WARD: 13

APPLICANT: Hector Soto
OWNER: Same as applicant
PREMISES AFFECTED: 5623 S. Mason Avenue

SUBJECT: 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.

Approved

117-25-S ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: JAJ 53rd Inc.

OWNER: Rockbuild Enterprise, Inc. **PREMISES AFFECTED:** 5301 S. Kedzie Avenue

SUBJECT: Application for a special use to establish a gas station and

convenience store.

Approved

118-25-Z ZONING DISTRICT: B3-1 WARD: 14

APPLICANT: JAJ 53rd Inc.

OWNER: Rockbuild Enterprise, Inc. **PREMISES AFFECTED:** 5301 S. Kedzie Avenue

SUBJECT: 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.

Approved

119-25-S ZONING DISTRICT: B1-1 WARD: 18

APPLICANT: Ashley Forever Hair Braiding & Shop. LLC d/b/a/ Ashley Hair

Braiding

OWNER: Martin Vargas **PREMISES AFFECTED:** 2623 W. 79th Street

SUBJECT: Application for a special use to establish a hair salon.

120-25-S ZONING DISTRICT: B3-1 WARD: 38

APPLICANT: Harlem Spa Corporation / Sainan Zhang

OWNER: Joseph Salamone

PREMISES AFFECTED: 3703 N. Harlem Avenue

SUBJECT: Application for a special use to establish a massage establishment.

Approved

121-25-S ZONING DISTRICT: B3-3 WARD: 46 APPLICANT: Kenny Macs, LLC (Kenneth McFadden (Member)

OWNER: Paulco, LLC **PREMISES AFFECTED:** 4427 N. Broadway

SUBJECT: Application for a special use to establish a barber shop.

Approved

122-25-S ZONING DISTRICT: M2-3 WARD: 12

APPLICANT: Chicago Badminton Academy, LLC **OWNER:** NEA CMP Chicago Business Center, LLC

PREMISES AFFECTED: 2600 W. 35th Street

SUBJECT: Application for a special use to establish a sports and recreation,

participant, health club (gym, badminton, pickle ball training

facility).

Approved

123-25-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Door 24 Wine, LLC **OWNER:** Michele Fitzpatrick **PREMISES AFFECTED:** 2124 N. Damen Avenue

SUBJECT: 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.

Approved

124-25-S ZONING DISTRICT: B3-2 WARD: 32

APPLICANT: Door 24 Wine, LLC **OWNER:** Michele Fitzpatrick **PREMISES AFFECTED:** 2124 N. Damen Avenue

SUBJECT: 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.

Approved

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.

126-25-S ZONING DISTRICT: B3-3 WARD: 12

APPLICANT: Santasia Parker **OWNER:** Michael Fox

PREMISES AFFECTED: 2038 W. 35th Street

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

Approved

127-25-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Brian & Fiona Peterman OWNER: Same as applicant 4606 N. Damen Avenue

SUBJECT: 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.

Approved

128-25-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Brian & Fiona Peterman OWNER: Same as applicant PREMISES AFFECTED: 4606 N. Damen Avenue

SUBJECT: Application for a variation to increase the maximum height from

30' to 32.58' for a proposed third floor addition and a rear threestory open deck for the existing two-story, four-dwelling unit

building.

Approved

129-25-Z ZONING DISTRICT: RS-3 WARD: 47

APPLICANT: Brian & Fiona Peterman OWNER: Same as applicant PREMISES AFFECTED: 4606 N. Damen Avenue

SUBJECT: 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.

Approved

130-25-Z ZONING DISTRICT: RT-4 WARD: 33

APPLICANT: G7 Investment, LLC Same as applicant **PREMISES AFFECTED:** 4906 N. Whipple Street

SUBJECT: 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.

131-25-Z ZONING DISTRICT: RS-3 WARD: 4

APPLICANT: David Kadzai **OWNER:** Same as applicant

PREMISES AFFECTED: 3326 S. Calumet Avenue

SUBJECT: 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.

Approved

132-25-S ZONING DISTRICT: B3-5 WARD: 43

APPLICANT: Validus Capital, LLC

OWNER: L.V.M Corporation/ Sunman Corporation

PREMISES AFFECTED: 601 W. Diversey Parkway

SUBJECT: Application for a special use to convert an existing five-story hotel

to a forty-dwelling unit building with ground floor retail use.

Approved

133-25-Z ZONING DISTRICT: B3-5 WARD: 43

APPLICANT: Validus Capital. LLC

OWNER: L.V.M Corporation/ Sunman Corporation

PREMISES AFFECTED: 601 W. Diversey Parkway

SUBJECT: 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.

Approved

134-25-Z ZONING DISTRICT: B3-5 WARD: 43

APPLICANT: Validus Capital, LLC

OWNER: L.V.M. Corporation / Sunman Corporation

PREMISES AFFECTED: 601 W. Diversey Parkway

SUBJECT: 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.

• Approved

135-25-Z ZONING DISTRICT: RT-4 WARD: 1

APPLICANT: Craig Burton & Marzia Sedino

OWNER: Same as applicant **PREMISES AFFECTED:** 2045 W. Cortez Street

SUBJECT: 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.

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

137-25-Z ZONING DISTRICT: RS-2 WARD: 45

APPLICANT: Vince Kasza

OWNER: Vince Kasza/ Meda Kasza **PREMISES AFFECTED:** 7150 N. McAlpin Avenue

SUBJECT: 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.

Approved

138-25-Z ZONING DISTRICT: RS-2 WARD: 45

APPLICANT: Vince Kasza

OWNER: Vince Kasza and Meda Kasza **PREMISES AFFECTED:** 7150 N. McAlpin Avenue

SUBJECT: 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.

Approved

139-25-S ZONING DISTRICT: C1-1 WARD: 37

APPLICANT: JBP Food Mart, Inc.
OWNER: Methal Fakhoury
PREMISES AFFECTED: 1150 N. Cicero Avenue

SUBJECT: 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.

Approved

140-25-Z ZONING DISTRICT: C1-1 WARD: 37

APPLICANT: JBP Food Mart Inc.

OWNER: Methal Fakhoury

PREMISES AFFECTED: 1150 N. Cicero Avenue

SUBJECT: 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

65-25-S ZONING DISTRICT: B3-2 WARD: 36

APPLICANT: 944 Damen, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 944 N. Damen Avenue

SUBJECT: 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.

509-24-S ZONING DISTRICT: B1-1 WARD: 9

APPLICANT: Raina 95th Ryan, LLC OWNER: Same as applicant PREMISES AFFECTED: 205-15 W. 95th Street

SUBJECT: Application for a special use to establish a drive-through facility to

serve a proposed fast-food restaurant.

• Withdrawn

514-24-S ZONING DISTRICT: B1-1 WARD: 6

APPLICANT: Revenge Salon Suites Limited

OWNER: Singhal SC, LLC **PREMISES AFFECTED:** 200 E. 75th Street

SUBJECT: Application for a special use to establish a hair, nail salon and

barber shop.

Denied

46-25-S ZONING DISTRICT: B3-1 WARD: 6

APPLICANT: Uriel Beauty Hair Braiding, Inc.

OWNER: Kamm Howard **PREMISES AFFECTED:** 348 E. 71 St Street

SUBJECT: 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 recovery Support & 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.