

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- April 18, 2025

121 N. LaSalle, Second Floor City Council Chambers

THIS MEETING OF THE ZONING BOARD OF APPEALS IS AN IN-PERSON MEETING. THERE WILL BE NO REMOTE PARTICIPATION. ANYONE WISHING TO PARTICIPATE IN THE MEETING MUST BE PHYSICALLY PRESENT AT 121 N. LASALLE STREET, SECOND FLOOR, CITY COUNCIL CHAMBERS.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Brian Sanchez, Chairman
Vaishali Rao
Helen Shiller
Adrian Soto
Swathi Staley**

Chairman Sanchez called the meeting to order at 9:02 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The morning hearings commenced with five members present (Chairman, Rao, Shiller, Soto, and Staley). Chairman Sanchez designated alternate member Rao to fill in Angela Brooks' position as regular member due to Angela Brooks' resignation.

Motion to approve the minutes for the March 21, 2025 regular meeting of the Zoning Board of Appeals ("Board") made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

Motion to approve the agenda for the April 18, 2025 regular meeting of the Board made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Rao, Soto, Shiller, and Staley.

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.	
	Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.	

109-25-Z	ZONING DISTRICT: RT-4	WARD: 32
APPLICANT:	Brian Schell	
OWNER:	Brian & Katherine Schell	

2.97' for a proposed rear two-story addition and a rear wood deck/ stairs to an existing single-family residence.

**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.**

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.

**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.**

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.

**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.**

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.

**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.**

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.

**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.**

Adjournment.