

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

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

110-25-Z
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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

111-25-Z
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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

112-25-Z
APPLICANT: Oki Ishi, LLC
OWNER: 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

113-25-Z
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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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

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

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

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

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

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.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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.

Motion to approve made by Chairman. Second by Shiller.

Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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

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

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

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

127-25-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 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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 three-story open deck for the existing two-story, four-dwelling unit building.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

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

130-25-Z **ZONING DISTRICT: RT-4** **WARD: 33**
APPLICANT: G7 Investment, LLC
OWNER: 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.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley.

131-25-Z **ZONING DISTRICT: RS-3** **WARD: 4**
APPLICANT: David Kadzai
OWNER: Same as applicant
PREMISES AFFECTED: 3326 S. Calumet Avenue

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

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B1-2

WARD: 40

Consuelo Tolson d/b/a/ Frank's Barber Shop

Same as applicant

5239 N. Damen Avenue

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

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-2

WARD: 45

Vince Kasza

Vince Kasza/ Meda Kasza

7150 N. McAlpin Avenue

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

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-2

WARD: 45

Vince Kasza

Vince Kasza and Meda Kasza

7150 N. McAlpin Avenue

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

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: C1-1

WARD: 37

JBP Food Mart, Inc.

Methal Fakhoury

1150 N. Cicero Avenue

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.

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

Motion to move into closed session pursuant to Section 2(c)(4) of the Open Meetings Act for the purpose of considering the evidence and testimony presented in open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley. Meeting went into closed session at 10:40AM.

Motion to return to open session made by the Chairman. Second by hiller. Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley. Meeting returned to open session at 10:51AM. Following the return to open session, the Board then voted on matters presented before them.

At 10:57AM, Chairman made a motion to recess until 2:00 PM. Second by Shiller. Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley. The Board then stood in recess until 2:00 PM.

At 2:01 PM, Chairman made a motion to reconvene the meeting. Second by Shiller. Motion carried 5-0; yeas – Chairman, Rao, Shiller, Soto, and Staley. The Board then reconvened at 2:01 PM.

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	

Adjournment.