# CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- August 16, 2024 121 N. LaSalle, 11<sup>th</sup> Floor, Room 1103

Approval of the minutes from the July 21, 2024, regular meeting of the Zoning Board of Appeals.

Approval of the agenda for the August 16, 2024, regular meeting of the Zoning Board of Appeals.

# 9:00 A.M.

# **AM CONTINUANCES**

129-24-A ZONING DISTRICT: PD-981 WARD: 2

APPLICANT: G.P Green House, LLC

OWNER: Schatz Building, LLC

PREMISES AFFECTED: 620 N. Fairbanks Ct.meting

**SUBJECT:** Application for an appeal from decision of the office of the Zoning

Administrator in revoking a denial to apply for a special use for an

adult use cannabis dispensary. The office of the Zoning

Administrator has determined there is a school within 500' of the

subject site.

Decision of the Zoning Administrator Reversed

# **REGULAR CALL**

310-24-S ZONING DISTRICT: B1-2 WARD: 30

APPLICANT: Xo's Hair and Makeup, LLC
OWNER: JMG Realty GRP, LLC
PREMISES AFFECTED: 3936 W. School Street

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

• Approved

311-24-S ZONING DISTRICT: B1-2 WARD: 11

**APPLICANT:** Ling Lin dba F1 Head Care

**OWNER:** Bernard Estrada **PREMISES AFFECTED:** 3249 S. Halsted Street

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

Approved

312-24-S ZONING DISTRICT: B1-1 WARD: 23

**APPLICANT:** Marilyn's Beauty Salon P.C.

**OWNER:** Brenda Macias **PREMISES AFFECTED:** 3807 W. 63rd Street

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

313-24-S ZONING DISTRICT: B3-3 WARD: 45

**APPLICANT:** One Stop Beauty Salon, Inc

**OWNER:** Trem, LLC

PREMISES AFFECTED: 4810 W. Irving Park Road

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

Approved

314-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Christian Moreno
OWNER: Same as applicant
PREMISES AFFECTED: 1936 N. Leavitt Street

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30.14' to 14.7' for a proposed two-story rear raised deck and stair to an existing three story multi dwelling unit building.

• Approved

315-24-Z ZONING DISTRICT: RS-3 WARD: 32

APPLICANT: Christian Moreno
OWNER: Same as applicant
PREMISES AFFECTED: 1936 N. Leavitt Street

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 900 square feet to zero for a proposed two-story rear addition to the existing three-story multi dwelling unit building.

Approved

316-24-Z ZONING DISTRICT: RS-2 WARD: 39

**APPLICANT:** Amy & Anthony Karony

OWNER: Same as applicant PREMISES AFFECTED: 4356 N. Keeler Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from

the required 4' to zero (south to be zero), combined side yard setback from 6.68' to zero for a proposed 9' solid fence at the north

side of the lot.

Approved

317-24-Z ZONING DISTRICT: RS-3 WARD: 4

APPLICANT: Thrisona Freeman

OWNER: Marc Freeman

PREMISES AFFECTED: 3402 S. Giles Avenue

**SUBJECT:** Application for a variation to reduce the rear yard open space from

the required 450 square feet to zero for a proposed detached, two-

car garage.

• Continued to September 20, 2024 at 2pm.

318-24-Z ZONING DISTRICT: RT-4 WARD: 3

**APPLICANT:** Dennis Kern **OWNER:** Same as applicant

PREMISES AFFECTED: 3744 S. Michigan Avenue

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

maximum 38' to 40.42' for a proposed three-story rear addition to

the existing three-story, single-family residence.

Approved

319-24-Z ZONING DISTRICT: RT-4 WARD: 3

**APPLICANT:** Dennis Kern **OWNER:** Same as applicant

PREMISES AFFECTED: 3744 S. Michigan Avenue

**SUBJECT:** Application for a variation to expand the existing floor area by

1,065.625 square feet for a proposed three-story, rear addition to

the existing three-story, single-family residence.

Approved

320-24-S ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** Beauty Studio By AP, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2343 W. Montrose Avenue, Unit A

**SUBJECT:** Application for a special use to establish a body art service

(permanent make up).

Approved

321-24-S ZONING DISTRICT: B3-2 WARD: 47

**APPLICANT:** Beauty Studio By AP, LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 2343 W. Montrose Avenue, Unit A

**SUBJECT:** Application for a special use to establish a nail salon.

• Approved

322-24-Z ZONING DISTRICT: RS-3 WARD: 44

**APPLICANT:** Bao Dang and Elizabeth Diaz

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3054 N. Clifton Avenue

**SUBJECT:** Application for a variation to expand the existing floor area by

271.6 for a proposed third story dormer additions and an as built rear three and one-story addition for the existing three-story, two

dwelling unit building.

323-24-Z ZONING DISTRICT: RS-3 WARD: 44

**APPLICANT:** Bao Dang and Elizabeth Diaz

OWNER: Same as applicant
PREMISES AFFECTED: 3054 N. Clifton Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from

the required 2' to 1.92' (south to be 2.83'), combined side yard setback from 5' to 4.75' for a proposed new third story dormer additions and an as built rear three-story and one-story addition to

the existing three-story, two dwelling unit building.

Approved

324-24-Z ZONING DISTRICT: B1-3 WARD: 1

**APPLICANT:** EZMB, LLC

**OWNER:** Vincent and Carol Pagone as Trustee of the Vincent Charles and

Carol Ann Pagone Trust

PREMISES AFFECTED: 1345 W. Grand Avenue

**SUBJECT:** Application for a variation to increase the number of required off-

street parking spaces from three stalls to six for a proposed fourstory, six dwelling unit building with ground floor office. This is a

transit served location within 2,640' of a CTA rail station.

Approved

325-24-Z ZONING DISTRICT: B1-3 WARD: 1

**APPLICANT:** EZMB, LLC

**OWNER:** Vincent and Carol Pagone as Trustees of the Vincent Charles and

Carol Ann Pagone Trust

**PREMISES AFFECTED:** 1345 W. Grand Avenue

**SUBJECT:** Application for a variation to reduce the rear setback on floors

containing dwelling units from the required 30' to 15' for a proposed four-story, six dwelling unit building with ground floor

office use.

Approved

326-24-Z ZONING DISTRICT: B3-2 / RT4 WARD: 24

APPLICANT: Demetrio Lopez
OWNER: Same as applicant
PREMISES AFFECTED: 2953-55 W. 25th Street

**SUBJECT:** Application for a variation to reduce the front setback from the

required 7.2' to 0.2', east side setback from 2' to 0.4' for the division on an improved zoning lot. The existing two-story

building at 2955 shall remain to establish a general retail use\* and second story dwelling unit. A vacant lot is proposed for 2953 W.

25th Street.

<sup>\*</sup>Amended at hearing

327-24-Z ZONING DISTRICT: B3-2 / RT-4 WARD: 24

APPLICANT: Demetrio Lopez
OWNER: Same as applicant
PREMISES AFFECTED: 2955 W. 25th Street

**SUBJECT:** Application for a variation to reduce the off-street parking from the

required nine spaces to zero to allow the renovation of an existing two-story building to establish a meeting hall and second story dwelling unit. This is a transit served location within 1,320 of a

CTA bus line.

• Withdrawn

328-24-Z ZONING DISTRICT: B1-5 WARD: 48

**APPLICANT:** 1101 Berwyn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5256 N. Winthrop Avenue

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 30' to 1' for a proposed five-story retail and twenty parking spaces on the ground floor with fifty-six\* dwelling units

on floors above. This is a transit served location.

Approved

329-24-Z ZONING DISTRICT: B1-5 WARD: 48

**APPLICANT:** 1101 W Berwyn, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 5256 N. Winthrop Avenue

**SUBJECT:** Application for a variation to eliminate the required 10' x 25

loading berth for a proposed five-story, retail and twenty parking space on the ground floor with fifty-six\* dwelling units above.

This is a transit served location.

Approved

330-24-Z ZONING DISTRICT: B1-5 WARD: 48

**APPLICANT:** 1101 W Berwyn, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 5256 N. Winthrop Avenue

**SUBJECT:** Application for a variation to allow the location of the building

which does not comply with the pedestrian street building location standards for a proposed five-story retail and twenty parking spaces on the ground floor with fifty-six\* dwelling units above.

This is a transit served location.

<sup>\*</sup>Amended at hearing

331-24-Z ZONING DISTRICT: B1-5 WARD: 48

**APPLICANT:** 1101 W Berwyn, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 5256 N. Winthrop Avenue

**SUBJECT:** Application for a variation to reduce the required parking spaces

from sixty to twenty for a proposed five-story, retail and twenty parking spaces on the ground floor with fifty-six\* dwelling units

above. This is a transit served location.

• Approved

332-24-Z ZONING DISTRICT: PMD-4A WARD: 27

**APPLICANT:** AZM 27, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1937 W. Fulton Street

**SUBJECT:** Application for a variation to increase the maximum allowed area

for a proposed office use from 9,000 square feet to 9,7623.9 square feet for a proposed office use in a three-story with a proposed three-story addition with a proposed contractor/ storage use.

Approved

333-24-Z ZONING DISTRICT: PMD-4A WARD: 27

**APPLICANT:** AZM 27, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1937 W. Fulton Street

**SUBJECT:** Application for a variation to reduce the parking spaces from four

to three for a proposed office use in a three-story building with a proposed three-story addition with a proposed contractor / storage

use.

Approved

334-24-S ZONING DISTRICT: B3-3 WARD: 28

**APPLICANT:** 749 Western Funding, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2354 W. Polk Street

**SUBJECT:** Application for a special use to establish residential use below the

second floor to allow the conversion of the existing first story retail

use tenant space into two new residential units for a total of twenty-two dwelling units in an existing five-story, mixed use

building.

<sup>\*</sup>Amended at hearing

335-24-Z ZONING DISTRICT: B3-3 WARD: 28

**APPLICANT:** 749 Western Funding, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 2354 W. Polk Street

**SUBJECT:** Application for a variation to reduce the required off-street parking

from the required two parking spaces to zero for the conversion of an existing first story retail use tenant space into two residential units for a total of twenty-two dwelling units in an existing five-

story, mixed use building.

• Approved

336-24-Z ZONING DISTRICT: RT-4 WARD: 25

**APPLICANT:** LocHomes, LLC **OWNER:** Same as applicant

PREMISES AFFECTED: 2006 S. Des Plaines Street

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,925 square feet for a proposed three-story, three dwelling unit building with a rear open porch and

detached three car garage.

• Continued to October 18, 2024 at 2pm.

337-24-Z ZONING DISTRICT: RT-4 WARD: 25

**APPLICANT:** LocHomes, LLC **OWNER:** Same as applicant

**PREMISES AFFECTED:** 2006 S. Des Plaines Street

**SUBJECT:** Application for a variation to increase the area occupied by an

accessory building in a required setback from 526 square feet to 573 square feet for a proposed detached three-car garage to serve a

proposed three-story, three dwelling unit building.

• Continued to October 18, 2024 at 2pm.

338-24-Z ZONING DISTRICT: RS-3 WARD: 44

**APPLICANT:** Gary & Ann McCoy **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1105 W. Wellington Avenue

**SUBJECT:** Application for a variation to increase the density not to exceed

more than one dwelling unit above it original construction to allow the conversion of an existing three-story, two dwelling building to

a three dwelling unit building and a propped rear two story accessory building containing a coach house and two enclosed

parking spaces.

339-24-Z ZONING DISTRICT: RS-3 WARD: 44

**APPLICANT:** Gary and Anne McCoy **OWNER:** Same as applicant

PREMISES AFFECTED: 1105 W. Wellington Avenue

**SUBJECT:** Application for a variation to reduce the required rear yard open

space from 675 square feet to zero to allow the existing three-story,

two dwelling unit, front building to be converted to a three

dwelling unit building and to construct a rear two-story accessory building containing a coach house and two enclosed parking

spaces.

• Approved

340-24-Z ZONING DISTRICT: RS-3 WARD: 44

**APPLICANT:** Gary and Anne McCoy **OWNER:** Same as applicant

**PREMISES AFFECTED:** 1105 W. Wellington Avenue

**SUBJECT:** Application for a variation to reduce the required off-street parking

spaces from three to two to allow the conversion of the front threestory, two dwelling unit building to a three dwelling unit building and for a new two-story accessory building containing a coach

house and t two enclosed parking spaces.

• Approved

341-24-Z ZONING DISTRICT: RM-5 WARD: 27

APPLICANT: David Kim
OWNER: Same as applicant
PREMISES AFFECTED: 19 S. Oakley Boulevard

**SUBJECT:** Application for a variation to relocate the 109.36 square feet of

rear yard open space on to a proposed roof deck of a proposed detached two-car garage with roof deck to serve the existing

single-family residence.

Approved

342-24-Z ZONING DISTRICT: RM-5 WARD: 27

**APPLICANT:** David Kim

**OWNER:** Same as applicant **PREMISES AFFECTED:** 19 S. Oakley Boulevard

**SUBJECT:** Application for a variation to reduce the setback from the rear

property line located at 10' from the centerline of the alley from the required 2' to zero for a proposed detached two-car garage with

roof deck to serve the existing single-family residence.

343-24-Z ZONING DISTRICT: C1-3 WARD: 25

**APPLICANT:** 1215-25 W. 18th Street (Chicago), LLC

**OWNER:** Same as applicant

PREMISES AFFECTED: 1805-11 S. Allport Street

**SUBJECT:** Application for a variation to reduce the rear yard setback on floors

containing dwelling units from the required 30' to 4.46' for a

proposed two-story addition to an existing theater located in a four-

story, mixed-use building.

• Approved

2:00 P.M.

344-24-S ZONING DISTRICT: B1-1 WARD: 19

**APPLICANT:** Amber S. Fuller dba Shady Snobs Beauty Bar

**OWNER:** Chris Pappas

**PREMISES AFFECTED:** 10409 S. Western Avenue

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

Approved

345-24-S ZONING DISTRICT: B3-1 WARD: 18

**APPLICANT:** Pollo Campero of Illinois, LLC

**OWNER:** Ingram Family Limited partnership and White Castle System, Inc.

PREMISES AFFECTED: 7912 S. Pulaski Road

**SUBJECT:** Application for a special use to establish a single lane drive-

through to serve a proposed one-story, fast-food restaurant.

Approved

346-24-Z ZONING DISTRICT: RT-4 WARD: 24

**APPLICANT:** TA Development, LLC

**OWNER:** M & O Partner Holdings, LLC

PREMISES AFFECTED: 2949 W. 25th Place

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,902 square feet for a proposed

two-story, three dwelling unit building.

Approved

347-24-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: TA Development, LLC OWNER: M& O Partner Holdings PREMISES AFFECTED: 2949 W. 25th Place

**SUBJECT:** Application for a variation to reduce the front setback from the

required 14.48' to 10.67' for a proposed two-story, three dwelling

unit building.

348-24-Z ZONING DISTRICT: RT-4 WARD: 24

**APPLICANT:** TA Development, LLC **OWNER:** M& O Partner Holdings **PREMISES AFFECTED:** 2948 W. 25th Place

**SUBJECT:** Application for a variation to reduce the front setback from the

required 14.4' to 10.67' for a proposed two-story, three dwelling

unit building.

Approved

349-24-Z ZONING DISTRICT: RT-4 WARD: 24

**APPLICANT:** TA Development, LLC

**OWNER:** M & O Partner Holdings, LLC

PREMISES AFFECTED: 2948 W. 25th Place

**SUBJECT:** Application for a variation to reduce the minimum lot area from

the required 3,000 square feet to 2,880 square feet for a proposed

two-story, three dwelling unit building.

Approved

350-24-Z ZONING DISTRICT: RT-4 WARD: 44

**APPLICANT:** Racool ST Residence, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1231 W. School Street

**SUBJECT:** Application for a variation to reduce the east side setback from the

required 4' to 3' (west to be 4'), combined ide yard setback from 10'

to 7' for a proposed three-story, single-family residence and

walkway connecting to a two-car garage.

Approved

351-24-Z ZONING DISTRICT: RT-4 WARD: 44

**APPLICANT:** Racool St Residence, LLC

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1231 W. School Street

**SUBJECT:** Application for a variation to permit an enclosed walkway,

connecting garage space to the principle building to encroach into the ear setback for a proposed three-story, single-family residence

and walkway connecting to a two-car garage.

Approved

352-24-Z ZONING DISTRICT: DC-16 WARD: 34

**APPLICANT:**R2 Development, LLC **OWNER:**Brown Derby, LLC **PREMISES AFFECTED:**79 W. Monroe Street

**SUBJECT:** Application for a variation to eliminate the one required loading

berth for a proposed one-hundred seventeen dwelling units with amenity space to an existing fourteen-story mixed use building.

353-24-Z ZONING DISTRICT: RT-4 WARD: 25

**APPLICANT:** The Catholic Bishop of Chicago

OWNER: Same as applicant PREMISES AFFECTED: 1639 S. Allport Street

**SUBJECT:** Application for a variation to reduce the off- street parking from

the required two stall to zero for the proposed conversion of an

existing three-story office building to a monastery.

• Approved

354-24-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Nozar Amiran and Azin Amiran

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1879 N. Hoyne Avenue

**SUBJECT:** Application for a variation to reduce the front setback from the

required 39.22' to 6.45', rear setback from 28' to 2' for a proposed two-story, single-family residence, a one-story rear open deck, detached two car garage with rooftop deck and access stairs.

Approved

355-24-Z ZONING DISTRICT: RS-3 WARD: 32

**APPLICANT:** Nozar Amiran and Azin Amiran

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1879 N. Hoyne Avenue

**SUBJECT:** Application for a variation to relocate 225 square feet of the

required rear yard open space to a garage roof deck for a proposed two-story, single-family residence with rear one, story open deck and detached two-car garage with roof deck and access stairs.

Approved

356-24-Z ZONING DISTRICT: RT-4 WARD: 24

**APPLICANT:** Dolores Lopez and Edgar Lopez

**OWNER:** Same as applicant **PREMISES AFFECTED:** 3412 W. 13th Place

**SUBJECT:** Application for a variation to reduce the rear setback from the

required 41.87' to 2.48' combined side yard setback from 5.05' to 4.95' (west to be 2.77', east to be 2.18' for an as built second-story addition and exterior entrance stairs more than 6' above grade containing a coach house on an existing two-car garage in the rear

of an existing two-story, single-family residence.

Approved

357-24-Z ZONING DISTRICT: RS-3 WARD: 12

**APPLICANT:** Dustin Voss & Nora Cole

**OWNER:** Same as applicant **PREMISES AFFECTED:** 1621 W. 37th Street

**SUBJECT:** Application for a variation to reduce the rear yard setback from

35.1' to 2' for a proposed two-car detached garage occupying 73% of the rear yard for an existing two-story, single-family residence.

358-24-Z ZONING DISTRICT: RS-3 WARD: 17

APPLICANT: Shurlon Thompson OWNER: Same as applicant 7547.5. Emerald As

**PREMISES AFFECTED:** 7547 S. Emerald Avenue

**SUBJECT:** Application for a variation to reduce the north side setback from

the required 2' to 0.4' (south side setback to remain at 3.38'), combined side yard setback from 4' to 3.38 for a proposed rear two-story addition with an exterior stair to an existing two-story,

single-family residence.

Approved

359-24-S ZONING DISTRICT: B3-1 WARD: 1

**APPLICANT:** Alfred R. Flojo

**OWNER:** Rogelio & Minerva Flojo **PREMISES AFFECTED:** 3049 W. Diversey Avenue

**SUBJECT:** Application for a special use to expand an existing special use for a

new rear two-story addition for the existing two-story, two dwelling unit building with a new third story addition.

Approved

360-24-S ZONING DISTRICT: C1-1 WARD: 32

**APPLICANT:** Westside Visionaries, LLC

**OWNER:** TCB-Elston, LLC **PREMISES AFFECTED:** 2709 N. Elston Avenue

**SUBJECT:** Application for a special use to establish an adult use cannabis

dispensary.

Approved

361-24-S ZONING DISTRICT: B1-2 WARD: 16

**APPLICANT:** Fifth Third Bank, National Association

**OWNER:** Same as applicant

**PREMISES AFFECTED:** 5902 S. Western Avenue

**SUBJECT:** Application for a special use to establish a single lane drive-

through facility to serve a commercial bank.

Approved

362-24-Z ZONING DISTRICT: B3-1 WARD: 36

**APPLICANT:** Native 312, LLC (Adam Dittman) **OWNER:** 3515-23 W. Grand Ave, LLC **PREMISES AFFECTED:** 3527-29 W. Grand Avenue

**SUBJECT:** Application for a variation to establish a public place of

amusement license to provide private event space that is within 125' of a residential district for ticketed events and charging at the

door.

# **CONTINUANCES**

173-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Lawndale Christian Health Center

**OWNER:** Edna's Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a community center on

the ground floor of an existing three-story, mixed-use building.

• Continued to September 20, 2024 at 2pm.

174-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Phoenix Recovery Center Services, LLC

**OWNER:** Edna's Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a transitional residence on

the second floor of an existing three-story, mixed-use building at

4000 W. Jackson Boulevard.

• Continued to September 20, 2024 at 2pm.

175-24-Z ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Edna's Circle **OWNER:** Same as applicant

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

**SUBJECT:** Application for a variation to reduce the rear yard setback on floor

containing dwelling units from the required 30' to 25' for a proposed second and third floor addition and rear exterior stair on

an existing three-story, mixed-use building.

• Continued to September 20, 2024 at 2pm.

266-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Phoenix Recovery Services

**OWNER:** Edna's Circle

**PREMISES AFFECTED:** 4000-04 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a transitional residence on

the third floor of an existing three-story, mixed-use building.

• Continued to September 20, 2024 at 2pm.

267-24-S ZONING DISTRICT: B3-2 WARD: 28

**APPLICANT:** Phoenix Recovery Services

**OWNER:** Edna's Circle

PREMISES AFFECTED: 4000-04 W. Jackson Boulevard

**SUBJECT:** Application for a special use to establish a transitional residence in

an existing two-story residential building at 4002 W. Jackson

Boulevard.

• Continued to September 20, 2024 at 2pm.

222-24-S ZONING DISTRICT: B3-3 WARD: 28

**APPLICANT:** NA Builders, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 511-13 S. California Avenue

**SUBJECT:** Application for a special use to establish a new gas station with a

convenience store.

• Approved

223-24-Z ZONING DISTRICT: B3-3 WARD: 28

**APPLICANT:** NA Builders, Inc. **OWNER:** Same as applicant

PREMISES AFFECTED: 511-13 S. California Avenue

**SUBJECT:** Application for a variation to reduce minimum lot area from the

required 20,000 square feet to 18,750 square feet for a proposed

gas station with a convenience store.

Approved

309-24-S ZONING DISTRICT: M1-2 WARD: 24

APPLICANT: K Town BCP, LLC
OWNER: City of Chicago
PREMISES AFFECTED: 4720 W. Fifth Avenue

**SUBJECT:** Application for a special use to establish a non-required accessory

parking lot.

Approved

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its July19, 2024 regular meeting.

Board discussion and vote on Zoning Board of Appeals new Rules of Procedure.

Adjournment.