

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- August 16, 2024

121 N. LaSalle, 11th Floor, Room 1103

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, 11th Floor, Room 1103.

PHYSICALLY PRESENT FOR ALL OR SOME PORTIONS

**Brian Sanchez, Chairman
Angela Brooks
Helen Shiller
Adrian Soto
Swathi Staley**

Chairman Sanchez called the meeting to order at 9:04 AM. Chairman Sanchez undertook a roll call vote to establish the presence of a quorum. The hearings commenced with five members present (Chairman, Brooks, Shiller, Soto, and Staley).

Motion to approve the minutes for the July 21, 2024 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve the agenda for the August 16, 2024 regular meeting of the Board made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

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.	
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.	
	Motion to reverse decision of the Zoning Administrator made by Chairman. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.	

At 10:10 AM, Chairman made a motion to recess until 10:20 AM. Second by Brooks. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 10:20 AM.

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.

Motion to approve all written resolutions containing findings of fact consistent with the votes of the Board at its July 19, 2024 regular meeting made by the Chairman. Second by Staley. Motion carried 4-0; yeas – Chairman, Shiller, Soto, and Staley.

Motion to approve the Zoning Board of Appeals new Rules of Procedure made by the Chairman. Second by Staley. Motion carried 4-0; Yeas – Chairman, Shiller, Soto, and Staley.

At 5:32 PM, Chairman made a motion to adjourn. Second by Staley. Motion carried 4-0; yeas – Chairman, Staley, Soto, and Staley.

Adjournment 5:32 PM