

CITY OF CHICAGO ZONING BOARD OF APPEALS

FRIDAY- November 15, 2024

121 N. LaSalle, 10th Floor, Room 1003A

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, 10th Floor, Room 1003A.

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 9:03 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 October 18, 2024 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve the agenda for the November 15, 2024 regular meeting of the Board made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

9:00 A.M.

A.M. CONTINUANCES

409-24-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-2

WARD: 50

Aaron Topper

Same as applicant

2941 W. Morse Avenue

Application for a variation to reduce the rear setback from the required 34.48' to 20.09', west side setback from 8.5' to 7.49' (east to be 18.04'), combined side setback shall be 25.53' for a proposed two-story single-family residence with front patio and two enclosed parking spaces.

Motion to approve made by Chairman. Second by Shiller.

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

410-24-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-2

WARD: 50

Aaron Topper

Same as applicant

2941 W. Morse Avenue

Application for a variation to increase the floor area ratio from .65 to .66 for a proposed two-story single-family residence with front

patio and two enclosed parking spaces.

Motion to approve made by Chairman. Second by Shiller.

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

REGULAR CALL

446-24-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B1-2

WARD: 1

Noella's Salon and Spa Inc.

Anna Colella

1018 N. Ashland Avenue

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, Brooks, Shiller, Soto, and Staley.

447-24-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-3

WARD: 3

Darryl Bruce dba Life Stylez Barber & Beauty Shop

James Shephard

75 E. 43rd Street

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, Brooks, Shiller, Soto, and Staley.

448-24-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-2

WARD: 1

Dan Ta dba Wicker Park Nail Spa

Same as applicant

2105 W. Division Street

Application for a special use to establish a nail salon.

Motion to approve made by Chairman. Second by Shiller.

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

449-24-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B3-2

WARD: 33

Jennifer Holly Padilla

Troy one, LLC

3137 W. Montrose Avenue

Application for a special use to establish a massage establishment.

Motion to approve made by Chairman. Second by Shiller.

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

450-24-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: RS-3

WARD: 37

Jose Cazho Pinquil

Same as applicant

906 N. Karlov Avenue

Application for a variation to reduce the front setback from the required 21.28' to 12.97', north side setback from 2.4' to 1' (south to be 6.87') combined side setback to 7.87' for a proposed front

porch, north side and rear second floor addition for an existing two-story, two dwelling unit building.

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

451-24-S **ZONING DISTRICT: B3-2** **WARD: 32**
APPLICANT: Holy Cobra, LLC
OWNER: 1875 N. Milwaukee, LLC
PREMISES AFFECTED: 1875 N. Milwaukee Avenue
SUBJECT: Application for a special use to establish a tattoo services establishment.
**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

452-24-S **ZONING DISTRICT: M2-2** **WARD: 37**
APPLICANT: Grand Amoco Car Wash, Inc.
OWNER: Norko, LLC
PREMISES AFFECTED: 4400 W. North Avenue
SUBJECT: Application for a special use to expand a retail convenience store that is accessory to a gas station and automated car wash.
**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

453-24-Z **ZONING DISTRICT: M2-2** **WARD: 37**
APPLICANT: Grand Amoco Car Wash, Inc.
OWNER: Norko, LLC
PREMISES AFFECTED: 4400 W. North Avenue
SUBJECT: Application for a variation to reduce the lot area from the required 20,000 square feet to 17,598 square feet for the proposed expansion of a gas station convenience store and an automated car wash.
**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

454-24-Z **ZONING DISTRICT: M2-2** **WARD: 37**
APPLICANT: Grand Amoco Car Wash Inc.
OWNER: Norko, LLC
PREMISES AFFECTED: 4400 W. North Avenue
SUBJECT: Application for a variation to reduce the interior landscape area from the required 1,022 square feet to 320 square feet and to reduce the number of interior trees from the required eight to three.
**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

455-24-Z **ZONING DISTRICT: RS-2** **WARD: 41**

APPLICANT: Joseph Vartanian
OWNER: Same as applicant
PREMISES AFFECTED: 5320 N. Oriole Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 21.38' to 16.43' for a proposed front porch for the existing two-story, single-family residence.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

456-24-S **ZONING DISTRICT: B1-1** **WARD: 47**
APPLICANT: Public Building Commission of Chicago (PBC)
OWNER: Chicago Department of Transportation
PREMISES AFFECTED: 4666 N. Lincoln Avenue
SUBJECT: Application for a special use to establish a non-accessory parking lot located on a retail pedestrian street.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

457-24-S **ZONING DISTRICT: RM-6.5** **WARD: 43**
APPLICANT: Mansueto Belden-Stratford, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2300-12 N. Lincoln Park West
SUBJECT: Application for a special use to establish residential support service use restaurant that is 8,372.7 square feet and located on the ground floor and portion of the second story of an existing sixteen story, two-hundred and nine dwelling unit building with an existing day care and residential support services use at the basement, first and second stories.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

458-24-S **ZONING DISTRICT: RM-6.5** **WARD: 43**
APPLICANT: Mansueto Belden-Stratford, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 2300-12 N. Lincoln Park West
SUBJECT: Application for a special use to establish a residential support services at grade outdoor patio use serving a proposed residential support services restaurant in an existing sixteen story, two-hundred and nine dwelling unit building with an existing day care and residential support services use at the basement, first and second stories.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

459-24-S **ZONING DISTRICT: B3-1** **WARD: 29**

APPLICANT: JMLL Investments, LLC
OWNER: Trust No. 8002382159
PREMISES AFFECTED: 6214 W. North Avenue
SUBJECT: Application for a special use to convert an existing ground floor retail use tenant space into a proposed pawn shop use in an existing two-story, mixed-use building.
**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

460-24-S **ZONING DISTRICT: B3-1** **WARD: 41**
APPLICANT: Eda Salon & Spa, Inc.
OWNER: Higgins Rental, LLC
PREMISES AFFECTED: 7118 W. Higgins Avenue
SUBJECT: Application for a special use to establish a hair and nail salon.
**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

461-24-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Jeffrey Martin Krol, Elizabeth Ann Reichter
OWNER: Same as applicant
PREMISES AFFECTED: 1815 W. Cortland Street
SUBJECT: Application for a variation to reduce the west side setback from the required 2' to 1.33' (east to be 19.50'), combined side yard setback to be 20.83', rear setback from 35' to 19.58' for a proposed new stair bridge connection that will access a proposed roof deck and pergola on an existing detached two car garage from an existing rear open stair to an existing two-story, single-family residence.
**Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.**

462-24-Z **ZONING DISTRICT: RS-3** **WARD: 25**
APPLICANT: Decolores, LLC
OWNER: Sergio Reyes & Priscilla Reyes
PREMISES AFFECTED: 1626 S. Halsted Street
SUBJECT: Application for a variation to reduce the rear setback from the required 16' to 5' in order to expand an existing restaurant.
Continued to January 17, 2025 at 2:00pm.

463-24-Z **ZONING DISTRICT: B3-1** **WARD: 3**
APPLICANT: Wells Fargo Bank, N.A.
OWNER: Allen & King, LLC
PREMISES AFFECTED: 3907 S. Dr. Martin Luther King Jr. Dr.
SUBJECT: Application for a variation to reduce the required transparent window area by 25% along Martin Luther King Jr. Dr and 22% along Pershing Road (not to exceed 25%) for a proposed one-story bank with fourteen parking spaces which is located within 2,640 feet from a CTA rail station.

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

464-24-Z
APPLICANT: ZONING DISTRICT: B3-1 WARD: 3
Wells Fargo Bank, N.A
OWNER: Allen & King, LLC
PREMISES AFFECTED: 3907 S. Dr. Martin Luther King Jr. Dr.
SUBJECT: Application for a variation to allow vehicle access on King Drive and Pershing Road for a proposed one-story bank with fourteen parking spaces which is located within 2,640 from a CTA rail station.

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

465-24-Z
APPLICANT: ZONING DISTRICT: B3-1 WARD: 3
Wells Fargo Bank, N.A
OWNER: Allen & King, LLC
PREMISES AFFECTED: 3907 S. Dr. Martin Luther King Jr, Drive
SUBJECT: Application for a variation to reduce the front setback along King Drive from the required 9' to 3.6' for a proposed one-story bank with fourteen parking spaces which is located within 2,640' from a CTA rail station.

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

466-24-S
APPLICANT: ZONING DISTRICT: B3-2 WARD: 44
Barber Rocks, LLC
OWNER: Eli Elgazar
PREMISES AFFECTED: 936 W. Diversey Parkway
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, Brooks, Shiller, Soto,
and Staley.**

467-24-Z
APPLICANT: ZONING DISTRICT: RS-3 WARD: 11
Jorge Mancilla
OWNER: Same as applicant
PREMISES AFFECTED: 4201 S. Normal Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 5.58' to 1.58', north side setback from 2' to 0.58' (south to be 6.20' and combined side yard setback to be 6.78') for a proposed front porch, rear two-story stairs/ landing in an existing two-story, four dwelling unit building.

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

At 9:57 AM, Chairman made a motion to recess until 10:10 AM. Second by Shiller. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 10:10 AM.

At 10:10 AM, Chairman made a motion to reconvene the meeting. Second by Shiller. Motion carried 5-0: yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 10:10 AM.

468-24-S **ZONING DISTRICT: C1-3** **WARD: 47**
APPLICANT: Anwer Tamras
OWNER: Same as applicant
PREMISES AFFECTED: 1463 W. Montrose Avenue
SUBJECT: Application for a special use to establish residential use below the second floor for a proposed three-story addition containing three dwelling units at the rear of an existing three-story, mixed-use building which is located within 1,320' of a CTA bus line corridor roadway segment.
Continued to January 17, 2025 at 2:00pm.

469-24-Z **ZONING DISTRICT: C1-3** **WARD: 47**
APPLICANT: Anwer Tamras
OWNER: Same as applicant
PREMISES AFFECTED: 1463 W. Montrose
SUBJECT: Application for a variation to reduce the rear setback from the required 30' to 2.41' for a proposed rear three-story addition containing three new dwelling units at an existing three-story, mixed-use building that is located within 1,320' of a CTA bus line corridor roadway segment.
Continued to January 17, 2025 at 2:00pm.

470-24-Z **ZONING DISTRICT: C1-3** **WARD: 47**
APPLICANT: Anwer Tamras
OWNER: Same as applicant
PREMISES AFFECTED: 1463 W. Montrose Avenue
SUBJECT: Application for a variation to reduce the required number of off-street parking spaces for a transit served location from three parking spaces to zero for a proposed rear three-story addition containing three new dwelling units at an existing three-story, mixed-use building that is located within 1,320' of a CTA bus line corridor roadway segment.
Continued to January 17, 2025 at 2:00pm.

471-24-S **ZONING DISTRICT: B3-1** **WARD: 18**
APPLICANT: In the Clouds Tattoo, Inc.
OWNER: Victor M. Orozco-Lopez
PREMISES AFFECTED: 8356 S. Pulaski Road
SUBJECT: Application for a special use to establish a body art service (tattoo parlor with piercing) in an existing commercial space.

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

472-24-S

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B1-2

WARD: 50

Yeshivas Kesser Yonah

Same as applicant

6345 N. Monticello Avenue

Application for a special use to allow the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the existing first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear of the property.

Motion to approve made by Chairman. Second by Shiller.

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

473-24-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B1-2

WARD: 50

Yeshivas Kesser Yonah

Same as applicant

6345 N. Monticello Avenue

Application for a variation to reduce the required parking spaces from seven to six spaces for the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the existing first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear of the property.

Motion to approve made by Chairman. Second by Shiller.

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

474-24-Z

APPLICANT:

OWNER:

PREMISES AFFECTED:

SUBJECT:

ZONING DISTRICT: B1-2

WARD: 50

Yeshivas Kesser Yonah

Same as applicant

6345 N. Monticello Avenue

Application for a variation to eliminate the 7' landscape setback requirement (with one tree and a few shrubs) along N. Monticello Avenue for the expansion of an existing special use of an existing group living (dormitory) facility to be expanded into the first floor of an existing three-story building with twenty-eight bicycle parking spaces located within the building and six open surface parking spaces located at the rear of the property.

Motion to approve made by Chairman. Second by Shiller.

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

475-24-Z

APPLICANT:

ZONING DISTRICT: RT-4

WARD: 28

Michael Hollub

OWNER: Same as applicant
PREMISES AFFECTED: 833 S. Bishop Street
SUBJECT: Application for a variation to reduce the south side setback from the required 2' to zero, (north side setback to be zero), combined side yard setback from 4' to zero for a proposed one-, two- and three-story addition and a new rear deck for the existing two-story single-family residence.
Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Brooks, Shiller, Soto, and Staley(Chairman recused).

476-24-Z **ZONING DISTRICT: RT-4** **WARD: 28**
APPLICANT: Michael Hollub
OWNER: Same as applicant
PREMISES AFFECTED: 833 S. Bishop Street
SUBJECT: Application for a variation to increase the existing floor area ratio from 0.90 to 1.29 which is less than a 15% increase of the floor area in existence fifty years ago for a proposed one-, two- and three-story addition to the existing two-story single-family residence.
Motion to approve made by Chairman. Second by Shiller. Motion carried 4-0; yeas – Brooks, Shiller, Soto, and Staley(Chairman recused).

477-24-Z **ZONING DISTRICT: RS-3** **WARD: 32**
APPLICANT: Jacob A Beidler
OWNER: Jacob Beidler & Deborah Witzburg
PREMISES AFFECTED: 1658 N. Leavitt Street
SUBJECT: Application for a variation to reduce the south side back from the required 3' to zero (north to be 0.48'), combined side yard setback from 7.5' to 0.48', rear setback from 34.93' to 1.15' for an as built three-car detached garage with roof deck with new screen fences on parapet walls at sides and new roof structure over the roof top deck and an as built one story open deck all accessory to the existing three-story, single-family residence.
Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

478-24-S **ZONING DISTRICT: B1-2** **WARD: 1**
APPLICANT: LA Nails Studio, LLC dba LA Nails Studio
OWNER: 1054-56 N. Ashland Holdings, LLC
PREMISES AFFECTED: 1054 N. Ashland Avenue
SUBJECT: Application for a special use to establish a nail salon.
Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

479-24-Z **ZONING DISTRICT: RS-3** **WARD: 36**
APPLICANT: MK Construction & Builders, Inc.

OWNER: Same as applicant
PREMISES AFFECTED: 3013 N. Normandy Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 63.40' to 21' for a proposed two-story, single-family residence and two-car garage.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

480-24-Z **ZONING DISTRICT: RS-3** **WARD: 36**
APPLICANT: MK Construction & Builders, Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 3015 N. Normandy Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 64.81' to 21' for a proposed two-story, single-family residence with a two-car garage.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

481-24-S **ZONING DISTRICT: C1-2** **WARD: 5**
APPLICANT: KAP-JG, LLC and EKTtwo, LLC
OWNER: Stacey Garrett
PREMISES AFFECTED: 6948-50 S. Stony Island Avenue
SUBJECT: Application for a special use to establish an adult use cannabis dispensary.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

482-24-S **ZONING DISTRICT: C2-2** **WARD: 21**
APPLICANT: Unity Parenting & Counseling, Inc.
OWNER: Kiki Enterprises, LTD.
PREMISES AFFECTED: 8907-23 S. Ashland Avenue
SUBJECT: Application for a special use to establish a transitional shelter.
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

483-24-S **ZONING DISTRICT: B3-1** **WARD: 30**
APPLICANT: Starbucks Corporation
OWNER: GMX Rega OC, LLC
PREMISES AFFECTED: 6000 W. Belmont Avenue
SUBJECT: Application for a special use to establish a drive through to serve a proposed fast-food restaurant (Starbucks).
Motion to approve made by Chairman. Second by Shiller.
Motion carried 5-0; yeas – Chairman, Brooks, 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, Brooks, Shiller, Soto, and Staley. Meeting went into closed session at 11:49 PM.

Motion to return to open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session at 11:57 PM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests to the dates previously stated made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

At 12:03 PM, Chairman made a motion to recess until 2:00 PM. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then stood in recess until 2:00 PM.

At 2:02 PM, Chairman made a motion to reconvene the meeting. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. The Board then reconvened at 2:02 PM.

2:00 P.M.

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 February 21, 2025 at 2:00pm.	
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 February 21, 2025 at 2:00pm.	
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 February 21, 2025 at 2:00pm.	

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 February 21, 2025 at 2:00pm.

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 February 21, 2025 at 2:00pm.

277-24-S ZONING DISTRICT: C2-1 WARD: 9
APPLICANT: S & S Mini Mart, Inc.
OWNER: 12701 Halsted, LLC
PREMISES AFFECTED: 12701-07 S. Halsted
SUBJECT: Application for a special use to establish a gas station with a single-story convenience store.
Motion to approve made by Chairman. Second by Shiller. Motion failed 0-5; yeas – None; Nays - Chairman, Brooks, Shiller, Soto, and Staley.

278-24-Z ZONING DISTRICT: C2-1 WARD: 9
APPLICANT: S & S Mini Mart, Inc.
OWNER: 1270 Halsted, LLC
PREMISES AFFECTED: 12701-07 S. Halsted Street
SUBJECT: Application for a variation to reduce the minimum lot area from 20,000 square feet to 13,284 square feet for a proposed gas station with a one-story convenience store.
Motion to approve made by Chairman. Second by Shiller. Motion failed 0-5; yeas – None; Nays - Chairman, Brooks, Shiller, Soto, and Staley.

368-24-Z ZONING DISTRICT: RM-5 WARD: 43
APPLICANT: Dena Oaklander and Travis Meyer
OWNER: Same as applicant
PREMISES AFFECTED: 1936 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the north and south side setback from 2' to 0.35' and 1.74' and the combined setback from 4.08' to 2.09' for a proposed two-story rear addition and lower-level addition to connect the rear and principal building resulting in a two-story single-family residence.
Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

369-24-Z **ZONING DISTRICT: RM-5** **WARD: 43**
APPLICANT: Dena Oaklander & Travis Meyer
OWNER: Same as applicant
PREMISES AFFECTED: 1936 N. Sedgwick Street
SUBJECT: Application for a variation to reduce the minimum required diameter of 10' and 155 square feet of rear yard open space to zero square feet for a proposed rear two-story addition and lower-level addition to connect rear and principal buildings in a two-story, single-family residence.
Motion to approve made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

388-24-Z **ZONING DISTRICT: RS-2** **WARD: 19**
APPLICANT: C.K. Construction, Inc.
OWNER: Sergio Amezcuita & Lucia Nevarez Favela (11206) / Sharon Starlow (11202 & 11208)
PREMISES AFFECTED: 11202-08 S. Christiana Avenue
SUBJECT: Application for a variation to reduce the front setback from the required 20' to 16.4', north side setback from 4' to 1.3", (south to be 3.8'), combined side yard setback from 9' to 5.1' for the division of an improved zoning lot. The existing single-family residence at 11206 shall remain. Vacant lots at 11202 and 11208 are proposed.
Motion to dismiss on the Board's Own Motion made by Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, 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, Brooks, Shiller, Soto, and Staley. Meeting went into closed session at 3:26 PM.

Motion to return to open session made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley. Meeting returned to open session at 3:42 PM. Following the return to open session, the Board then voted on matters presented before them.

Motion to approve all continuance requests made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve all dismissals on the Board's own motion made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

Motion to approve all written resolutions containing findings of fact consistent with the votes of the Board at its October 18, 2024 regular meeting made by the Chairman. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley.

**At 3:44 PM, Chairman made a motion to adjourn. Second by Shiller. Motion carried 5-0; yeas – Chairman, Brooks, Shiller, Soto, and Staley).
Adjournment.**