CITY OF CHICAGO ZONING BOARD OF APPEALS FRIDAY- October 16, 2020 VIRTUAL MEETING

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON MEETING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BE BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the September 18, 2020 regular meeting of the Zoning Board of Appeals ("Board").

Approval of the agenda for the October 16, 2020 regular meeting of the Board.

9:00 A.M.

321-20-S ZONING DISTRICT: DX-16 WARD: 42

APPLICANT: UrbanX Learning dba GCE Lab School

OWNER: 9 W. Washington Street, LLC **PREMISES AFFECTED:** 9 W. Washington Street, 4th Floor

SUBJECT: Application for a special use to construct a tenant build out of the

fourth floor for a high school in an existing four-story building with a change of use from office/ business. The fourth floor and lobby

entrance at the first floor will be built out.

Approved

322-20-Z ZONING DISTRICT: B2-2 WARD: 11

APPLICANT: Jiarong Zhang
OWNER: Same as applicant
PREMISES AFFECTED: 1005 W. 31st Street

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

required 5' to 1', east setback from 5' to 3' for a proposed four-story, mixed use building with fourth floor rooftop access and ground

floor commercial use.

Approved

323-20-Z APPLICANT:Agnieszka Ulanowicz-Weeks and Lawrence Weeks

OWNER: Same as applicant **PREMISES AFFECTED:** 6709 N. Kinzua Avenue

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

required 30.75' to 8' for a proposed one-story, front addition to the

existing one-story, single family residence.

324-20-S ZONING DISTRICT: B3-1 WARD: 33

APPLICANT: Roshni Nails Chicago Ltd
OWNER: Damen Montrose, LLC
PREMISES AFFECTED: 2000 W. Montrose Avenue

SUBJECT: Application for a special use to establish a beauty salon.

• Approved

325-20-S ZONING DISTRICT: B3-2 WARD: 40

APPLICANT: Freyja Inc.

OWNER: Damen Argyle, LLC **PREMISES AFFECTED:** 4955 N. Damen Avenue

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

Approved

326-20-S ZONING DISTRICT: B1-2 WARD: 47

APPLICANT: Roam Salon, LLC **OWNER:** Steven E.Gross

PREMISES AFFECTED: 4330 N. Lincoln Avenue

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

Approved

ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Melissa Gomez dba Dynamic Salon Spa Studios, Co.

OWNER: Gaspar Gomez

PREMISES AFFECTED: 1754 W. Division Street #1

SUBJECT: Application for a special use to establish a massage establishment.

• Approved

328-20-Z ZONING DISTRICT: RT-4 WARD: 3

APPLICANT: Jamil Walden
OWNER: Same as applicant
PREMISES AFFECTED: 5329 S. Wabash Avenue

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

required 2' to zero (south to be 5.33') for a proposed two-story, rear addition to the existing two-story, three dwelling unit building.

Approved

329-20-S ZONING DISTRICT: DX-3 WARD: 27

APPLICANT: CWAZ, LLC

OWNER: Linda Strauss-Miller beneficiary of Chicago Title land Trust dated

12/01/06 - Trust No. 502-4348

PREMISES AFFECTED: 1152 W. Randolph Street

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

dispensary.

• Approved with conditions

330-20-Z ZONING DISTRICT: RS-3 WARD: 48

APPLICANT: Greg Shipley **OWNER:** Same as applicant

PREMISES AFFECTED: 1421 W. Edgewater Avenue

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

required 10.28' to 4.06', west side setback from 2' to 0.17' (east to be 3.1'), combined side setback from 5' to 3.25' for a new loft within an existing two-story, two dwelling unit building with new front

balcony.

• Approved

331-20-Z ZONING DISTRICT: RS-3 WARD: 48

APPLICANT: Greg Shipley **OWNER:** Same as applicant

PREMISES AFFECTED: 1421 W. Edgewater Avenue

SUBJECT: Application for a variation to increase the maximum 2,221.08

square feet of floor area that has existed for more than fifty years to

2,581.43 square feet for a total of 2,911.43 square feet for a proposed new loft in an existing two-story, two dwelling unit

building.

• Approved

332-20-Z ZONING DISTRICT: C1-2 WARD: 26

APPLICANT: 811 N Francisco Inc.
OWNER: Same as applicant
PREMISES AFFECTED: 807 N. Francisco Avenue

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

containing dwelling units from the required 30' to 2' for a proposed four-story, rear deck structure onto a four-story, four dwelling unit

building.

Denied

333-20-Z ZONING DISTRICT: B3-1 WARD: 39

APPLICANT: Zeal Investments, LLC OWNER: Same as applicant

PREMISES AFFECTED: 6151 N. Milwaukee Avenue

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

containing dwelling units from the required 30' to 22.63' for a proposed second story addition with one dwelling unit to an existing

one-story office building.

334-20-Z **ZONING DISTRICT: B3-1 WARD: 39**

APPLICANT: Zeal Investments, LLC Same as applicant **OWNER:**

6151 N. Milwaukee Avenue PREMISES AFFECTED:

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

> required 2,500 square feet to 2,400 square feet for a proposed new second story addition to the existing one-story office building.

• Approved

ZONING DISTRICT: RT-4 335-20-S **WARD: 24**

APPLICANT: Lawndale Christian Legal Center

Same as applicant **OWNER:** 1449 S. Keeler Avenue PREMISES AFFECTED:

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

• Continued to December 18, 2020

336-20-Z **ZONING DISTRICT: RT-4 WARD: 24**

APPLICANT: Lawndale Christian Legal Center

OWNER: Same as applicant PREMISES AFFECTED: 1449 S. Keeler Avenue

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

> required 15' to zero, the opposite street side north side setback from 5' to zero, rear setback from 37.67' to 10' the front property line to open parking from 20' to 7' for a proposed three-story addition to an existing two-story school building to be converted to a transitional

residence and eleemosynary office with twenty-three on site

accessory parking spaces.

• Continued to December 18, 2020

ZONING DISTRICT: RT-4 WARD: 24 337-20-Z

APPLICANT: Lawndale Christian Legal Center

OWNER: Same as applicant 1449 S. Keeler Avenue PREMISES AFFECTED:

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

> maximum 38' to 39.45' for a proposed three-story addition to the existing two-story building to be converted to a transitional residence and eleemosynary office with twenty-three on site

accessory parking spaces.

Continued to December 18, 2020

338-20-Z ZONING DISTRICT: RT-4 WARD: 24

APPLICANT: Lawndale Christian Legal Center

OWNER: Same as applicant **PREMISES AFFECTED:** 1449 S. Keeler Avenue

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

the required 1,836.46 square feet to 807 square feet for a proposed three-story addition to the existing two-story school building to be converted to a transitional residence and eleemosynary office with

twenty-three on site accessory parking spaces.

• Continued to December 18, 2020

339-20-S ZONING DISTRICT: B3-2 WARD: 18

APPLICANT: Chick-fil-A. Inc.

OWNER: Ford City Realty, LLC

PREMISES AFFECTED: 4733 W. 76th Street

SUBJECT: Application for a special use to expand an existing drive-through

facility to serve a fast food restaurant.

Approved

340-20-S ZONING DISTRICT: B3-2 WARD: 6

APPLICANT: Self-Help Federal Credit Union

OWNER: Seaway Chatham, LLC

PREMISES AFFECTED: 631-59 E. 87th Street / 8700-10 S. Langley Avenue

SUBJECT: Application for a special use to establish a two-lane drive through

facility with automated teller machine to serve the existing bank

located at 645 E. 87th Street.

Approved

341-20-Z ZONING DISTRICT: RT-4 WARD: 4

APPLICANT: Vandersea Enterprises, LLC **OWNER:** Gregory Walker and Terry Runyon

PREMISES AFFECTED: 4337 S. Langley Avenue

SUBJECT: Application for a variation to reduce the north and south yard side

setbacks from 2' each to zero each, combined side yard setback from 4.08' to zero for a proposed two story, single family residence with

detached two car garage.

Approved

342-20-Z ZONING DISTRICT: RM-5 WARD: 27

APPLICANT: OWNER: PREMISES AFFECTED:JL Development, LLC
Same as applicant
719 N. Elizabeth Street

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

required 30' to 2', south side setback from 3.84' to zero, north side from 3.84' zero, combined side setback from 9.6' to zero for two proposed 10' high rolling gates in the rear of a proposed four-story,

five dwelling unit building with five parking spaces.

343-20-S ZONING DISTRICT: M1-1/ M2-2 WARD: 18

APPLICANT: Mi Canchita Indoor Field, LLC

OWNER: Yolanda and Jose Dominguez / Chulis, LLC

PREMISES AFFECTED: 7625 S. Kedzie Avenue

SUBJECT: Application for a special use to establish a sports and recreation,

participation use within an existing one-story building with new

on-site parking areas.

• Continued to December 18, 2020

344-20-Z ZONING DISTRICT: M1-1/ M2-2 WARD: 18

APPLICANT: Mi Canchita Indoor Field, LLC

OWNER: Yolanda & Jose Dominguez / Chulis, LLC

PREMISES AFFECTED: 7625 S. Kedzie Avenue

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

berth for a proposed Sports and Recreation participant use in an

existing one-story building.

• Continued to December 18, 2020

345-20-S ZONING DISTRICT: C1-1 WARD: 30

APPLICANT: Ag Bells II, LLC

OWNER: Chicago Title and Land Trust Company ATUT Trust Number

42200

PREMISES AFFECTED: 5308 W. Belmont Avenue

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

to serve a proposed fast food restaurant.

• Approved with conditions

346-20-S ZONING DISTRICT: B3-2 WARD: 2

APPLICANT: Beautyhood Limited

OWNER: Paul Travlos

PREMISES AFFECTED: 1518 N. Ashland Avenue

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

Approved

347-20-S ZONING DISTRICT: B3-2 WARD: 2

APPLICANT: Beautyhood Limited

OWNER: Paul Travos

PREMISES AFFECTED: 1518 N. Ashland Avenue

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

(permanent make up).

348-20-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Trust PM 1206 **OWNER:** Same as applicant

PREMISES AFFECTED: 1206 W. Wellington Avenue

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

required 34.72' to 2.12', west side setback from 3' to zero (east to be 2.94'), combined side setback from 7.5' to 2.94' for a proposed enclosed walkway and stair from garage to basement, garage roof deck access stair and a raised terrace on the rear of an existing

three-story single family residence.

Denied

349-20-Z ZONING DISTRICT: RT-4 WARD: 32

APPLICANT: Trust PM 1206 **OWNER:** Same as applicant

PREMISES AFFECTED: 1206 W. Wellington Avenue

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

space of 302 square feet to a garage roof deck for a proposed enclosed walkway and stair from the garage to basement, a garage roof deck access stair and a raised terrace on the rear of an existing

three-story single family residence.

Denied

350-20-S ZONING DISTRICT: C1-3 WARD: 33

APPLICANT: Matt Wilbur

OWNER: Matthew J. Wilbur Declaration trust dated 03/24/1999

PREMISES AFFECTED: 2803 W. Henderson Street

SUBJECT: Application for a special use to establish two ground floor live work

units for a total of twenty dwelling units in the four-story building

with twenty on-site parking spaces.

Approved

351-20-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Keeper Property Holdings, LLC

OWNER: Same as applicant **PREMISES AFFECTED:** 1601 W. Ohio Street

SUBJECT: Application for a special use to convert the existing four-story

mixed use (retail and three dwelling unit building) to a three dwelling unit building with first floor interior alteration.

Approved

352-20-S ZONING DISTRICT: PMD-15 WARD: 29 APPLICANT: Clade9 Chicago, LLC and 5851 W Dickens, LLC

OWNER: JR Property Development, LLC

PREMISES AFFECTED: 5851 W. Dickens Avenue

SUBJECT: Application for a special use to establish a cannabis craft grow

facility.

ZONING DISTRICT: PMD-15 WARD: 29 APPLICANT: Clade9 Chicago, LLC and 5851 W. Dickens, LLC

OWNER: Jr Development, LLC **PREMISES AFFECTED:** 5851 W. Dickens Avenue

SUBJECT: Application for a special use to establish a cannabis processing

facility.

Approved

CONTINUANCES

16-20-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Willie Brickhouse OWNER: Same as applicant

PREMISES AFFECTED: 4124 S. Berkeley Avenue

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

building line from the required 20' to 6.97', rear setback from the required 21.64' to 0.35', north side setback from 2' to zero (south to be 2') combined side setback from 4' to 2', the rear property line located at 10' from the centerline of the alley from the required 2' to 0.35 for a rear attached one car garage and a rear two story addition and a rooftop stairway enclosure to the existing single family home.

Approved

17-20-Z ZONING DISTRICT: RM-5 WARD: 4

APPLICANT: Willie Brickhouse **OWNER:** Same as applicant

PREMISES AFFECTED: 4124 S. Berkeley Avenue

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

the required seventy-six square feet to zero for a proposed rear

two-story addition with a rear attached one-car garage.

Approved

277-20-S ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: 1618-1624 Grand, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1620 W. Grand Avenue

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

second floor for a proposed four-story, eight dwelling unit building

and a detached eight car garage.

Approved

278-20-Z ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: 1618-1624 Grand, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1620 W. Grand Avenue

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

required 8,000 square feet to 7,350 square feet for a proposed four-story, eight dwelling unit building with a detached eight car

garage.

279-20-Z ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: 1618-1624 Grand, LLC **OWNER:** Same as applicant **PREMISES AFFECTED:** 1620 W. Grand Avenue

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

maximum 45' to 48.58' for a proposed four-story, eight dwelling

unit building with a detached eight car garage.

Approved

280-20-Z ZONING DISTRICT: C1-2 WARD: 1

APPLICANT: 1618-1624 Grand, LLC OWNER: Same as applicant PREMISES AFFECTED: 1620 W. Grand Avenue

SUBJECT: Application for a variation to increase the area for an accessory

building in the rear setback from 1,323 square feet to 1,442 square feet for a proposed four-story, eight dwelling unit building with a

detached eight car garage.

• Approved

283-20-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Becky Keeler **OWNER:** Same as applicant

PREMISES AFFECTED: 1636 W. Warren Boulevard

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

required 37.5' to 22.79', east side setback from 2' to 0.08' (west to be 1.4'), combined side setback from 3.99' to 1.48', the enclosed parking spaces accessing alleys from 2' to 0.08' for a proposed two-car parking stall carport with roof deck and bridge accessing the

roof deck from the rear open porch of the existing two story

residential building.

Approved

284-20-Z ZONING DISTRICT: RT-4 WARD: 27

APPLICANT: Becky Keeler **OWNER:** Same as applicant

PREMISES AFFECTED: 1636 W. Warren Boulevard

SUBJECT: Application for a variation to relocate the rear yard open space of

162.01 square feet to the two car carport with roof deck and a bridge accessing the roof deck from the rear open porch at the rear of the

two-story residential building.

Approved

290-20-S ZONING DISTRICT: B3-2 WARD: 1

APPLICANT: Old Town Barbershop Co. Karkif Division 2, LLC **PREMISES AFFECTED:** 1805-09 W. Division Street

SUBJECT: Application for a special use to establish a barber shop.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board for Board Cal No. 152-20-S.

Approval of the written resolutions containing findings of fact consistent with the votes of the Board at its September 18, 2020 regular meeting, with the exception of Board Cal. Nos. 285-20-S, 288-20-S, 289-20-S, 292-20-Z, 293-20-Z, 294-20-Z, 306-20-Z, 252-20-S and 253-20-Z.

Adjournment.