

**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 ZONING DISTRICT: RS-1 WARD: 41
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.

- **Approved**

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**

327-20-S **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.

- **Approved**

334-20-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 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**

335-20-S **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 special use to establish a transitional residence.

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

337-20-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 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: JL Development, LLC
OWNER: Same as applicant
PREMISES AFFECTED: 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.

- Approved

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 Travlos
PREMISES AFFECTED: 1518 N. Ashland Avenue
SUBJECT: Application for a special use to establish a body art service (permanent make up).

- **Approved**

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.