

**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](http://WWW.CHICAGO.GOV/ZBA).**

**VIRTUALLY PRESENT VIA TELECONFERENCE FOR ALL OR SOME PORTIONS**

**Timothy Knudsen  
Zurich Esposito  
Brian Sanchez  
Sam Toia**

**Chairman Knudsen called the meeting to order at 9:03 AM. Chairman then undertook a roll call to establish the presence of a quorum. The morning hearings commenced with four members present (Chairman, Esposito, Sanchez, and Toia).**

**Motion to approve the minutes from the September 18, 2020 regular meeting of the Zoning Board of Appeals (“Board”) made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**Motion to approve the agenda for the October 16, 2020 regular meeting of Board made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**9:00 A.M.**

<b>321-20-S</b>	<b>ZONING DISTRICT: DX-16</b>	<b>WARD: 42</b>
<b>APPLICANT:</b>	UrbanX Learning dba GCE Lab School	
<b>OWNER:</b>	9 W. Washington Street, LLC	
<b>PREMISES AFFECTED:</b>	9 W. Washington Street, 4th Floor	
<b>SUBJECT:</b>	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.	
	<b>Motion to approve made by Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.</b>	

<b>322-20-Z</b>	<b>ZONING DISTRICT: B2-2</b>	<b>WARD: 11</b>
<b>APPLICANT:</b>	Jiarong Zhang	
<b>OWNER:</b>	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.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**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.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**At 10:54 AM, Chairman made a motion for a five (5) minute recess. Second by Toia.  
Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then stood in recess until 11:10 AM.**

**At 11:10 AM, Chairman made a motion to reconvene the meeting. Second by Toia.  
Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then reconvened at 11:10 AM.**

**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.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**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.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**



**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.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**At 1:51 PM, Chairman made a motion for a thirty (30) minute recess. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then stood in recess until 2:25 PM.**

**At 2:25 PM, Chairman made a motion to reconvene the meeting. Second by Toia. Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then reconvened at 2:25 PM.**

**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.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**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.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion failed 0-4; yeas – none; nays – Chairman, Esposito, Sanchez, and Toia.**

**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.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**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.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**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





**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and  
Toia.**

**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).  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and  
Toia.**

**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.  
**Motion to approve made by Chairman. Second by Toia.  
Motion failed 1-3; yeas – Esposito; nays - Chairman, Sanchez,  
and Toia.**

**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.  
**Motion to approve made by Chairman. Second by Toia.  
Motion failed 1-3; yeas – Esposito; nays - Chairman, Sanchez,  
and Toia.**

**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.





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.

**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**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.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**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.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 3-1; yeas – Chairman, Esposito, and Toia; nays - Sanchez.**

**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.  
**Motion to approve made by Chairman. Second by Toia.  
Motion carried 3-1; yeas – Chairman, Esposito, and Toia; nays - Sanchez.**

**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.

**Motion to approve made by Chairman. Second by Toia.**

**Motion carried 3-1; yeas – Chairman, Esposito, and Toia; nays - Sanchez.**

**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.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 3-1; yeas – Chairman, Esposito, and Toia; nays - Sanchez.**

**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.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**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.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**290-20-S**                      **ZONING DISTRICT: B3-2**                      **WARD: 1**  
**APPLICANT:**                      Old Town Barbershop Co.

**OWNER:** Karkif Division 2, LLC  
**PREMISES AFFECTED:** 1805-09 W. Division Street  
**SUBJECT:** Application for a special use to establish a barber shop.  
**Motion to approve made by Chairman. Second by Toia.**  
**Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**At 5:23 PM, Chairman made a motion for a ten (10) minute recess. Second by Toia.**  
**Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then stood in recess until 5:35 PM.**

**At 5:35 PM, Chairman made a motion to reconvene the meeting. Second by Toia.**  
**Motion carried 4-0: yeas – Chairman, Esposito, Sanchez, and Toia. The Board then reconvened at 5:35 PM.**

**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 Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. Meeting went into closed session at 8:52 PM.**

**Motion to return to open session made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia. Meeting returned to open session at 9:24 PM.**

**Motion to approve the written resolution containing findings of fact consistent with the votes of the Board for Cal. No 152-20-S made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**Motion to approve 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 made by the Chairman. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**The Chairman moved to adjourn at 9:37 PM. Second by Toia. Motion carried 4-0; yeas – Chairman, Esposito, Sanchez, and Toia.**

**Adjournment.**