

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF NOVEMBER 16, 2021**

Pursuant to applicable law, the Chairman has determined that an in-person meeting is not practical or prudent. Accordingly, attendance at this meeting will be by remote means only. Instructions for how to attend this meeting and participate in oral public comment will be provided on the Chicago City Clerk's website [<http://www.chicityclerk.com/>]

**NO. CPC-5 (47th WARD) ORDINANCE REFERRED (7-21-21)**  
**DOCUMENT #02021-2998**

**Common Address:** 3840 N Lincoln Ave

**Applicant:** Maurice Cox, Commissioner, DPD

**Change Request:** B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

**NO. A-8706 (45th WARD) ORDINANCE REFERRED (7-21-21)**  
**DOCUMENT #02021-3078**

**Common Address:** 4050 N Laporte Ave

**Applicant:** Alderman James Gardiner

**Change Request:** B1-1 Neighborhood Shopping District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. 20802T1 (47th WARD) ORDINANCE REFERRED (7-21-21)**  
**DOCUMENT #02021-3197**

**Common Address:** 2042-2046 W. Irving Park Road

**Applicant:** 2042 W Irving, LLC

**Owner:** Rosemary Eleanor M. Banks Trust, Dated September 12, 2008

**Attorney:** Sara K. Barnes- Law Offices of Samuel V.P. Banks

**Change Request:** B1-1, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to raze the existing non-conforming structures and to redevelop the site, in its entirety, with a new four-story, twenty-two-unit residential building.

**NO. 20493T1 (40th WARD) ORDINANCE REFERRED (9-9-20)**  
**DOCUMENT #02020-4564**

**Common Address:** 6542-58 North Clark Street/1637-49 West Albion Avenue

**Applicant:** MNM Clark, LLC

**Owner:** MNM Clark, LLC

**Attorney:** Michael Ezgur

**Change Request:** B3-2, Community Shopping District to B3-5, Community Shopping District

**Purpose:** To allow for construction of a new, mixed-use five-story residential storage warehouse building as an addition to the existing, five-story residential storage warehouse building with ground floor commercial space, two loading berths, and eight parking spaces.

**NO. 20677T1 (31st WARD) ORDINANCE REFERRED (4-21-21)**  
**DOCUMENT #02021-1632**

**Common Address:** 4014 West Parker Avenue

**Applicant:** Earle Johnson

**Owner:** Earle Johnson

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** M1-1, Limited Manufacturing/Business Park District to C2-2, Motor Vehicle-Related Commercial District

**Purpose:** The applicant seeks to permit the use of the existing building as a ground floor warehouse/workshop and a second floor residential dwelling unit.

**NO. 20712 (27th WARD) ORDINANCE REFERRED (5-26-21)**  
**DOCUMENT #02021-2002**

**Common Address:** 400 N. Elizabeth

**Applicant:** Mark Goodman & Associates, Inc.

**Owner:** Peppercorn 400, LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale - DLA Piper, LLP

**Change Request:** C3-3, Commercial, Manufacturing & Employment District to DX-5, Downtown Mixed-Use District then to a Business Planned Development

**Purpose:** Mandatory Planned Development pursuant to Section 17-8-0514 (Bonus Floor Area) and Section 17-8-0512 (Tall Buildings)

**NO. 20707 (27th WARD) ORDINANCE REFERRED (5-26-21)**  
**DOCUMENT #02021-1972**

**Common Address:** 315 N. May Street/1112 W. Carroll Avenue

**Applicant:** Trammel Crow Chicago Development, inc.

**Owner:** May Associates, L.L.C and : 1112 W. Carrol, L.L.C.

**Attorney:** Rich Klawiter & Katie Jahnke Dale - DLA Piper, LLP

**Change Request:** DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

**Purpose:** Mandatory Planned Development pursuant to Section 17-8-0514 (Bonus Floor Area)

**NO. 20840T1 (27th WARD) ORDINANCE REFERRED (9-14-21)**  
**DOCUMENT #02021-4142**

**Common Address:** 1521-1525 N. Elston Avenue

**Applicant:** 1521-25 Elston Adventures, LLC

**Owner:** 1521-25 Elston Adventures, LLC

**Attorney:** Tim Barton

**Change Request:** M2-3, Light Industry District to C3-3, Commercial, Manufacturing and Employment District

**Purpose:** To meet the bulk, density and use tables standards of the C3-3. To allow office use exceeding 9000 sq. ft. In a six-story building under construction

**NO. 20749-T1 (26th WARD) ORDINANCE REFERRED (6-23-21)**  
**DOCUMENT #02021-2448**

**Common Address:** 3518-3556 W Division Street

**Applicant:** O'Reilly Auto Enterprises, LLC

**Owner:** Peter Cacciatore- Jos. Cacciatore & Co Real Estate

**Attorney:**

**Change Request:** M2-1 Light Industry District to C2-1 Motor Vehicle Related District

**Purpose:** To comply with new land use standards within the existing commercial building to allow a new auto supply and accessory sales use

**NO. 20564 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-16-20)**  
**DOCUMENT #02020-6232**

**Common Address:** 1930-2050 S Jefferson Street; 1927-2051 S Des Plaines Street; 2020-50 S Des Plaines Street; 2037-51 S Ruble Street; 563-571 W Cullerton Street

**Applicant:** New Chan LLC

**Owner:** New Chan LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** Planned Development No. 1123 to B2-3 Neighborhood Shopping District

**Purpose:** To return the zoning to the B2-3 Neighborhood Shopping District according to Statement 17 of PD 1123 because of no commencement of construction for 6 years of approval of PD 1123

**NO. 20657 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (3-24-21)**  
**DOCUMENT #02021-1201**

**Common Address:** 4210 - 4258; 4300 - 4358; 4400 - 4458 S. Cicero Ave.; 4800 - 4926; 4801 - 4959 W. 44th St.; 4301 -4359 S. LaPorte Ave.; 4800 - 4958 W. 45th St.; and 4401 -4435; 4441 - 4459 S. Lavergne Ave.

**Applicant:** Chicago Housing Authority

**Owner:** Chicago Housing Authority

**Attorney:** Carol D. Stubblefield, Neal & Leroy, LLC

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B3-3, Community Shopping District then to a Planned Development

**Purpose:** Mandatory Planned Development to establish multi-unit residential development and commercial uses Section 17-8-0513-A

**NO. 20710 (18<sup>th</sup> WARD) ORDINANCE REFERRED (5-26-21)**  
**DOCUMENT #02021-1974**

**Common Address:** 3100 West 77th Street and 7600 South Kedzie Avenue

**Applicant:** Abe Holdings, LLC

**Owner:** Abe Holdings, LLC

**Attorney:** Rolando Acosta-Acosta Ezgur, LLC

**Change Request:** Planned Development No. 776 & M2-2, Light Industry District to M2-2, Light Industry District then to a planned development.

**Purpose:** Development of a container storage facility west of Kedzie

**NO. 20819 (17th WARD) ORDINANCE REFERRED (9-14-21)**  
**DOCUMENT #02021-3976**

**Common Address:** 1414-1416 W. 69<sup>th</sup> Street

**Applicant:** Belle Lucre, LLC

**Owner:** Belle Lucre, LLC

**Attorney:** Acosta Ezgur, LLC- Rolando R. Acosta

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District

**Purpose:** To establish a commercial/office use in the existing building

**NO. 20740 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (6-23-21)**  
**DOCUMENT #02021-2452**

**Common Address:** 171 W Oak St

**Applicant:** Morningside South Affordable LLC

**Owner:** Morningside South Affordable LLC

**Attorney:** Steve Friedland

**Change Request:** Residential Planned Development No. 156, as amended to DX-5 Downtown Mixed Use District and then to Residential Planned Development No. 156, as amended

**Purpose:** To permit the residential units in the building to be occupied as multi-unit residential dwelling units