

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, JULY 19, 2022
AT 10:00 A.M.**

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/>].

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at nicole.wellhausen@cityofchicago.org and raymond.valadez@cityofchicago.org.

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

NO. 21050 (47th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1842

Common Address: 1756 W. Newport Avenue

Applicant: Coen Developers, LLC

Owner: Brenda Berman

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To permit the construction of a new three-story, three-unit residential building, with off-street (garage) parking for three vehicles, at the subject site

NO. 21070T1 (47th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1896

Common Address: 3310-3312 N. Lincoln Avenue

Applicant: 3312 Lincoln, LLC

Owner: 3312 Lincoln, LLC

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

Change Request: B1-2, Neighborhood Shopping District to B3-3, Community Shopping District

Purpose: To permit the redevelopment of the site, in its entirety, with a new six-story, multi-unit, mixed-used building which will feature commercial space on the 1st floor and a total of twenty-four dwelling units above (2nd thru 6th floors) with off-street interior parking for seven (7) vehicles

NO. 21059 (47th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1956

Common Address: 1616 to 1630 West Montrose Avenue

Applicant: Evanston Gateway, LLC

Owner: Evanston Gateway, LLC

Attorney: Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

Change Request: B1-3, Neighborhood Shopping District to C1-3, Neighborhood Commercial District

Purpose: To allow for a massage establishment in one of the commercial units on the ground floor

NO. 21062T1 (47th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1964

Common Address: 1654 W. School Street

Applicant: School Street Flats, LLC

Owner: School Street Flats, LLC

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

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To permit the redevelopment of the site, in its entirety, with a new four-story, seventeen-unit residential building, which will feature enclosed off-street parking for seventeen (17) vehicles

NO. 21063T1 (44th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1973

Common Address:

Applicant: 1300 W. Addison Street

Owner: 1300 Addison, LLC

Attorney: Tim Barton-Thomas R. Raines, Attorney at Law, LLC

Change Request: RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District to B3-2, Community Shopping District

Purpose: To allow a 1st floor tavern with outdoor patio space and 2 dwelling units on the 2nd and 3rd floor (2 units total) in an existing 3-story building

NO. 21066T1 (44th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1977

Common Address: 3355 N. Southport Avenue

Applicant: HPL 3355 Southport, LLC

Owner: HPL 3355 Southport, LLC

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

Change Request: B3-2, Community Shopping District to B3-3, Community Shopping District

Purpose: To permit the redevelopment and reactivation of the site with a new four-story, mixed-use building, which will feature commercial space located in the basement and 1st floor, plus a total of six (6) dwelling units on the 2nd thru 4th floors, with accessible (ADA) off-street parking for one vehicle

NO. 21068 (43rd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1894

Common Address: 2222 N. Halsted Street

Applicant: Dresden Development Company, LLC

Owner: Dresden Development Company, LLC

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

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM5, Residential Multi-Unit District

Purpose: To permit the rehabilitation and renovation of the existing (non-conforming) improvements, the programming for which includes the erection of a one-story partial addition above the 3rd floor. The proposed Zoning Map Amendment will also bring the existing non-conforming conditions into compliance under the current Zoning Ordinance.

NO. 21044 (42nd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1836

Common Address: 426-448 E. Ontario Street and 427-441 E. Erie Street

Applicant: AH-441 Erie, LLC

Owner: AH-441 Erie, LLC

Attorney: Meg George/Chris A. Leach

Change Request: Residential Business Planned Development No. 252 to Residential Business Planned Development No. 252, as amended

Purpose: To add hotel as a permitted use to Residential Business Planned Development No. 252

NO. 21056 (42nd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1950

Common Address: 210-212 N. Canal Street

Applicant: CA RE 210-12 Canal Street, LLC and 222 N. Canal, LLC

Owner: CA RE 210-12 Canal Street, LLC and 222 N. Canal, LLC

Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks

Change Request: DX-7, Downtown Mixed-Use District to DS-7, Downtown Service District

Purpose: To permit the establishment of a food and beverage catering use within the existing multi-unit retail building. No physical building expansions are proposed as part of this zoning change request.

NO. 21067T1 (40th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1978

Common Address: 4912 N. Western Avenue

Applicant: Printmakers, LLC c/o Deborah Lader

Owner: Printmakers, LLC c/o Deborah Lader

Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-1.5, Community Shopping District

Purpose: To permit a one-story building addition to the existing first floor retail unit at the subject property. The applicant will be expanding its existing art studio that currently operates at the subject property.

NO. 21060 (39th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1957

Common Address: 6320-6324 N. Milwaukee Avenue

Applicant: Wunderlich Properties, LLC

Owner: Wunderlich Properties, LLC

Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks

Change Request: B3-1, Community Shopping District to B3-2, Community Shopping District

Purpose: To establish three (3) residential units on the building's second floor, which would be replacing retail/office space

NO. 21064 (38th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1975

Common Address: 7035 W. Addison Street

Applicant: Ovy Addison, LLC

Owner: Ovy Addison, LLC

Attorney: Thomas S. Moore

Change Request: B1-2, Neighborhood Shopping District to C1-2, Neighborhood Commercial District

Purpose: Existing catering business seeks liquor license to cater events serving liquor off site

NO. 21072 (35th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1943

Common Address: 2901 N. Milwaukee Avenue

Applicant: Deep Red Wine Merchants, LLC

Owner: 2901 N. Milwaukee, LLC

Attorney: Daniel Rubinow/Trogliia Kaplan Attorneys

Change Request: B2-3, Neighborhood Mixed-Use District to C1-3, Neighborhood Commercial District

Purpose: To allow for package goods liquor sales; to meet the use table and standards of the C1-3 Neighborhood Commercial District

NO. 21073 (33rd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1944

Common Address: 3548 W. Lawrence Avenue

Applicant: Angel Nacipucha

Owner: Angel Nacipucha

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: B1-2, Neighborhood Shopping District to B3-2, Community Shopping District

Purpose: To convert from a limited restaurant use to a general restaurant use to expand the existing bar for additional bar seating and acquire an accessory incidental liquor license for the full-service kitchen

NO. 21065T1 (32nd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1976

Common Address: 1894-1896 North Milwaukee Avenue

Applicant: 1894 NM, LLC

Owner: 1894 NM, LLC

Attorney: Liz Butler & Braeden Lord-Elrod Friedman, LLP

Change Request: M1-1, Limited Manufacturing/Business Park District to B1-1, Neighborhood Shopping District

Purpose: To authorize the establishment and operation of a day care business

NO. 21047 (32nd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1839

Common Address: 2746 N. Clybourn Avenue

Applicant: Costco Wholesale Corporation

Owner: Costco Wholesale Corporation

Attorney: Max B. Guggenheim; Meltzer, Purfill & Stelle, LLC

Change Request: Business-Planned Development No. 728 to Business-Planned Development No. 728, as amended

Purpose: Expansion of accessory fueling facility, reconfiguration of parking lot and expansion of the Costco warehouse building

NO. 21045 (32nd & 1st WARDS) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1835

Common Address: 2501-2555 North Elston Avenue

Applicant: Delta Real Estate Holdings, LLC

Owner: 2525 Holding, LLC, Columbia Equities Limited Partnership and CC Elston, LLC

Attorney: Mariah DiGrino and Rich Klawiter-DLA Piper, LLP

Change Request: C3-3, Commercial, Manufacturing, and Employment District then to Waterway Business Planned Development No. 1222, as amended (a portion of the Property, consisting of the land that is currently in Subarea B, would remain in the C3-3 District and be rezoned pursuant to a separate but concurrent application to PD 1238).

Purpose: To permit the construction of a new vehicle sales and service establishment containing approximately 62,000 square feet of floor area, vehicle inventory spaces, 62 accessory vehicle parking spaces, 4 bicycle parking spaces, and accessory and incidental uses. The rezoning will also facilitate the removal of Subarea B from the PD to accommodate the prior transfer of Subarea B to the adjacent owner.

NO. 21048 (32nd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1840

Common Address: 2416-2520 N. Elston Ave., 2000-2050 W. Fullerton Ave., 2425-2455 N. Elston Ave., 2418-2518 N. Damen Ave., 2463-2497 N. Leavitt St.

Applicant: Tennis Corporation of America d/b/a Midtown Athletic Club

Owner: Columbia Equities Limited Partnership

Attorney: John J. George and Kate Duncan, Akerman LLP

Change Request: Planned Development No. 1222, then C3-3, Commercial, Manufacturing and Employment District and then to Planned Development No. 1238, as amended

Purpose: To add a new parcel into the boundaries of Planned Development No. 1238

NO. 21061T1 (28th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1958

Common Address: 2437 West Flourney Street

Applicant: 2G Holdings, LLC

Owner: 2G Holdings, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To convert the existing building from a single-family residence to a two-unit residential building

NO. 21046 (25th & 28th WARDS) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1838

Common Address: 1201-1285 W. Cabrini Street, et al.

Applicant: City of Chicago

Owner: City of Chicago

Attorney: Lisa Misher, Assistant Corporation Counsel

Change Request: Residential-Business Planned Development No. 896 to Residential Business Planned Development No. 896, as amended and B3-2, Community Shopping District

Purpose: Amendment to existing planned development

NO. 21035 (25th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1838

Common Address: 1037 W 16th St, 1600-1638 and 1746-1758 S Miller St and 1018-1030 W 18th St

Applicant: Board of Education for the City of Chicago

Owner: Public Building Commission of Chicago

Attorney: Lisa Misher, Assistant Corporation Counsel

Change Request: C1-2 Neighborhood Commercial District and RT4 Residential Two Flat, Townhouse and Multi Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Purpose: To correct and unify a split zone. School use - Changing CI-2 District to correspond to those of an RT-4 Residential Two-Flat Townhouse and Multi-Unit District for site work purposes. Existing 3 story elementary school building with existing 39 parking spaces; no residential; and the existing building height is to remain unchanged.

NO. 21043 (27th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1837

Common Address: 708-732 W. Hubbard /456-476 N. Milwaukee /461-483 N. Milwaukee /448-470 N. Union /449-467 N. Union

Applicant: MH Building, LLC

Owner: MH Building LLC, M478A LLC, 709 WGA LLC, 456 Union Owner LLC, CT Owner LLC & U461C LLC

Attorney: Katie Jahnke Dale - DLA Piper LLP

Change Request: M2-3 Light Industry District/CI-5 Neighborhood Commercial District to DX-7 Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To permit the construction of a multi-building planned development consisting of 1,159 dwelling units, 175 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 11.5.

NO. 21049 (27th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1841

Common Address: 500-520 N. Des Plaines Street/509 N. Union Street

Applicant: SA East Owner, LLC

Owner: SA West Owner, LLC

Attorney: Katie Jahnke Dale - DLA Piper LLP

Change Request: C1-5, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To permit the construction of a multi-building planned development consisting of 1,110. dwelling units, 141 hotel rooms, 145 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 11.5.

NO. 21069T1 (27th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1895

Common Address: 2405 W. Grand Avenue

Applicant: RDM Ventures, LLC

Owner: Grand and Western, LLC

Attorney: Liz Butler & Braeden Lord-Elrod Friedman, LLP

Change Request: M1-2, Limited Manufacturing/Business Park District to C1-3, Neighborhood Commercial District

Purpose: To construct a five-story, mixed-use, multi-family building with approximately 4,745 square feet of ground floor commercial space, forty dwelling units, and one loading berth. The proposed project will contain 11 off-street vehicular parking spaces and 35 bicycle parking spaces.

NO. 21071T1 (26th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1909

Common Address: 3552 W. Grand Avenue

Applicant: Central Park Foods, Inc.

Owner: CVS Health Corporation

Attorney: Thomas S. Moore-McCarthy Duffy, LLP

Change Request: M1-2, Limited Manufacturing/Business Park District to B3-2, Community Shopping District

Purpose: To repurpose a vacant 34,562 square foot commercial building to open a new grocery store

NO. 21052T1 (25th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1844

Common Address: 125 S. Racine Avenue

Applicant: Steve Golden and Cynthia Arnold Golden

Owner: Steve Golden and Cynthia Arnold Golden

Attorney: Warren E. Silver, Silver Law Office, PC

Change Request: DS-3, Downtown Service District to DX-3, Downtown Mixed-Use District

Purpose: To remodel the subject property to contain commercial space on the ground floor and 2nd floor and two residential dwelling units above the ground floor, and to eliminate the nonconforming ground floor dwelling unit and one other dwelling unit.

NO. 21078T1 (25th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1939

Common Address: 2236 W. Cermak Road

Applicant: 2236-38 W. Cermak, LLC

Owner: 2236-38 W. Cermak, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To allow the sub-division of one improved zoning lot measuring 50' X 125' into two zoning lots measuring 25' X 125' with one commercial building to remain and one zoning lot will be razed to accommodate a new 3-story, 3-dwelling-unit residential building with 3 paved parking spaces

NO. 21074 (25th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1945

Common Address: 1013 West 18th Street

Applicant: Walker Capital Management, LLC

Owner: Walker Capital Management, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: C1-2, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To legalize the illegal ground floor unit and add one additional dwelling unit in the basement to convert the building from one to three dwelling units

NO. 21076T1 (25th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1947

Common Address: 2018 West 21st Place

Applicant: Cloud Property Management LLC, 2018 Series

Owner: Cloud Property Management LLC, 2018 Series

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: B2-3, Neighborhood Mixed-Use District to B2-3, Neighborhood Mixed-Use District (Type 1)

Purpose: A mandatory Type 1 amendment to correct the drawings published to convert the existing building from six to nine dwelling units

NO. 21055 (23rd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1846

Common Address: 5101 S. Millard Avenue

Applicant: Los Dos Gueritos, LLC

Owner: Los Dos Gueritos, LLC

Attorney: Brendan Penny of Liston & Tsantilis, P.C.

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to M1-1, Limited Manufacturing/Business Park District

Purpose: To establish a new, non-required accessory off-site parking lot to serve the adjacent existing building to the south and provide additional employee parking

NO. 21057T1 (22nd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1952

Common Address: 3350 S. Kedzie Avenue

Applicant: Inergy Nightclub, Corp.

Owner: Matt Rogatz

Attorney: Mark Kupiec

Change Request: M3-3, Heavy Industry District to C3-1, Commercial, Manufacturing, and Employment District

Purpose: To establish a tavern with food service and live entertainment, and to permit the issuance of a Public Place of Amusement License

NO. 21054T1 (15th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1869

Common Address: 1920-1924 West 59th Street

Applicant: Grandma Marie's Learning Center

Owner: Wendy Berry

Attorney:

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-1, Neighborhood Commercial District

Purpose: To allow for a potential daycare center

NO. 21077 (12th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1948

Common Address: 2623 West 24th Street

Applicant: Moco Group, LLC

Owner: Moco Group, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM5, Residential Multi-Unit District

Purpose: To allow an additional dwelling unit; to convert the existing building from a three to four residential-dwelling-unit building

NO. 21053 (11th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1845

Common Address: 635-37 West 26th Street

Applicant: Marcos Medina

Owner: Marcos Medina

Attorney: Sylvia Michas, c/o Taft, Stettinius & Hollister, LLP

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B1-2, Neighborhood Shopping District

Purpose: To align the uses legally established within the existing building and allow for future business and other uses within the 1st floor as permitted within the B1 District

NO. 21051 (10th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1843

Common Address: 11835-11901 S. Avenue O

Applicant: Gallo Equipment Co.

Owner: Gallo Equipment Co.

Attorney: Jordan Matyas/Max Stein

Change Request: M1-1, Limited Manufacturing/Business Park District to M2-1 Light Industry District

Purpose: To comply with the Use Table and Standards for the M2 district for Vehicle Sales and Service, Heavy Equipment Sales and Rentals

NO. 21058T1 (8th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1955

Common Address: 1122 E. 87th Street

Applicant: Chicago Title Land Trust No. 1084272

Owner: Chicago Title Land Trust No. 1084272

Attorney: James DiChristofano, Esq., DiChristofano & Associates, LLC

Change Request: M1-2, Limited Manufacturing/Business Park District to C1-1, Neighborhood Commercial District

Purpose: To allow a roller rink-sport and recreation participant use

NO. 21075 (1st WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1946

Common Address: 1429 N. Fairfield Avenue

Applicant: Abbasi Real Estate, LLC

Owner: Abbasi Real Estate, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

Purpose: To add one additional dwelling unit in the basement to convert the building from three to four dwelling units