

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, JULY 21, 2020, AT 9:00 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.

Please note that this Agenda is formatted to legal paper,
adjust accordingly for printing purposes

NO. 20428 (4th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-3001

Common Address: 2601-3045 and 2600-3001 S. Ellis Avenue; 2900-3030 and 2901-3001 S. Cottage Grove; 2600-2900 S. Lake Park Avenue; 533 E. 29th Street; 401-434 E. 26th Street; 2701-2955 S. Vernon Avenue; 440-598 E. 31st Street; 2601-2627 S. Martin Luther King Drive

Applicant: GRIT Chicago. LLC

Owner: City of Chicago and Prairie Shores Owner, LLC

Attorney: Paul Shadle /Mariah DiGrino - DLA Piper LLP

Change Request: Planned Development No. 1133 and RM-5, Residential Multi-Unit District to B3-5, Community Shopping District then to a Planned Development

Purpose: To establish a new Planned Development to allow for the redevelopment of the former Michael Reese Hospital site, including re-establishment and realignment of streets.

NO. 20431 (5th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-3144

Common Address: 5527 South Woodlawn Avenue

Applicant: Robert J. Shimer Trust dated February 10, 2016

Owner: Robert J. Shimer Trust dated February 10, 2016

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

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

Purpose: The Applicant is seeking to subdivide the subject property into two separate and independent zoning lots, in order to preserve the existing secondary residential building (coach house) at the site.

NO. 20421 (14th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2912

Common Address: 3330-3356 West 51st Street

Applicant: CHRISTIANO MOTORS, INC

Owner: CHRISTIANO MOTORS, INC

Attorney: Law Office of Mark J. Kupiec & Assoc

Change Request: M1-2, Limited Manufacturing/Business Park District to M2-2, Light Industry District

Purpose: To allow outdoor motor vehicle auto sales, outdoor storage and parking.

NO. 20418 (18th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2899

Common Address: 3216 West 87th Street

Applicant: Little Bear Holdings, LLC

Owner: VENTERRA ASSOCIATES No. 12, LLC

Attorney: Pericles Abbasi

Change Request: Planned Development No. 1172 to C3-1, Commercial, Manufacturing & Employment District

Purpose: To allow Little Bear Holdings LLC, which has the property under contract with a Zoning Contingency to construct and operate a "Buddy Bear" Car Wash

NO. 20419 (27th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2900

Common Address: 1012-1024 West Randolph Street and 147-155 North Carpenter St.

Applicant: L3 1020 W Randolph, LLC

Owner: L3 1020 W Randolph, LLC

Attorney: Meg George, Akerman, LLP

Change Request: C1-3, Neighborhood Commercial District to DX-5, Downtown Mixed-Use District

Purpose: Build a new five-story building for retail and office space that exceeds the FAR requirements of its current zoning district.

NO. 20435T1 (27th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2992

Common Address: 732-742 North Noble Street/1400-1402 West Superior Street

Applicant: EZMB, LLC

Owner: Henry Ospina and Sonia Ospina

Attorney: Daniel G. Lauer, Esq.

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: To meet the bulk and density requirements by allowing the sub-division of the existing, improved zoning lot into two lots (29-30) with the existing 3-story residential building to remain on lot 29 and a proposed 4-story, 4-unit building on lot 30.

NO. 20430T1 (30th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-3123

Common Address: 3704-3710 N. Cicero Avenue

Applicant: G7 Investment, LLC, Series L

Owner: G7 Investment, LLC, Series L

Attorney: Daniel G. Lauer, Esq.

Change Request: B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a 4-story building with a commercial space on the ground floor and seventeen (17) residential dwelling units.

NO. 20432T1 (32nd WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-3180

Common Address: 2658 North Greenview Avenue

Applicant: 2658 N Greenview Ave. Chicago IL LLC

Owner: La Terra Properties. LLC

Attorney: Thomas S. Moore

Change Request: M1-2, Limited Manufacturing/Business Park District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant wishes to rezone this property, currently zoned for manufacturing use, to allow construction of a proposed 3-story single-family masonry residence with roof deck and detached 3-car masonry garage with roof deck. Residential uses are not allowed in a Manufacturing District.

NO. 20434T1 (33rd WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-3215

Common Address: 3334-3336 West Lawrence

Applicant: Bess Realty 2, LLC

Owner: Bess Realty 2, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: B1-2 Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To add an additional dwelling unit located at the garden level in an existing mixed-use building. The existing building currently contains 12 dwelling units with 6 offices and 3 commercial spaces. After renovation, the building will contain 13 dwelling units and 6 offices and 3 commercial spaces.

NO. 20426 (35th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2974

Common Address: 3139-3141 N. Central Park Ave.

Applicant: Daniel M. Mihalescu

Owner: Goran Josipovic

Attorney: Paul Kolpak

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

Purpose: To allow subdivision of lots 12 & 13 to construct new masonry 3-story 3-dwelling-unit building with finished basement on lot 13 & the existing 3 1/2 story building on lot 12 will remain.

NO. 20423T1 (35th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2959

Common Address: 3130-32 N Spaulding Avenue

Applicant: PDL Real Estate, LLC

Owner: PDL Real Estate, LLC

Attorney: Frederick E Agustin, Maurldes, Foley Tabangay, Turner & Agustin, LLC

Change Request: RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The reason for this change is to allow the subdivision of one (1) zoning lot into two (2) separate zoning lots measuring 25' x 123' for 3,075 square feet for each lot. Lot 11, which is 3132 N. Spaulding, is improved with the existing 2-flat and rear two-car garage. Lot 12, which is 3130 N. Spaulding, will be redeveloped with a new single-family residence and two-car garage.

NO. 20433 (36th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-3200

Common Address: 6618-20 W. Belmont

Applicant: Belmont Capital, LLC dba O&S Dental Inc.

Owner: Belmont Capital, LLC dba O&S Dental Inc.

Attorney: Paul A. Kolpak

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District

Purpose: To allow the warehouse storage and preparation of orders provided to O & S Dental, Inc. from 3rd party shippers.

NO. 20420-T1 (43rd WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2905

Common Address: 1754 N. Clark St.

Applicant: Gus Giordanos' Jazz Dance Chicago, Inc. d/b/a Giordano Dance Chicago

Owner: Gus Giordanos' Jazz Dance Chicago, Inc. d/b/a Giordano Dance Chicago

Attorney: John J. George, Akerman LLP

Change Request: B3-5, Community Shopping District to B3-5, Community Shopping District (extension of existing Type 1)

Purpose: Type 1 zoning ordinance is expiring and Applicant needs additional time to construct the proposed building.

NO. 20427T1 (45th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2990

Common Address: 4837-41 N, Lipps Ave.

Applicant: 4841 Lipps, LLC

Owner: City of Chicago

Attorney: Paul A. Kolpak

Change Request: B3-2, Community Shopping District to C1-3, Neighborhood Commercial District

Purpose: To develop a mixed-use development with 9 apartments and one restaurant/brewpub.

NO. 20424 (45th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2960

Common Address: 4202-4204 West Irving Park Road

Applicant: Dijey. LLC

Owner: Dijey. LLC

Attorney: Tyler Manic, Schain Banks

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

Purpose: To comply with the bulk and density requirements in order to allow the construction of a 3 story restaurant building with roof deck for outdoor dining

NO. 20429 (46th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-3081

Common Address: 4400-4424 and 4401-4415 North Clarendon Avenue

Applicant: Montrose and Clarendon, LLC

Owner: Montrose and Clarendon, LLC

Attorney: Mariah DiGrino - DLA Piper, LLP

Change Request: Residential-Business Planned Development. No. 138. To Residential-Business Planned Development. No. 138. as amended.

Purpose: Amendment to existing Planned Development to allow for additional uses in Subareas A and C that are ordinarily allowed in the underlying B3- 5 district

NO. 20422 (46th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2918

Common Address: 827-837 West Wilson Avenue

Applicant: Brinshore Development, LLC

Owner: 835 W. Wilson Holding, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: B3-5, Community Shopping District to B2-5, Neighborhood Mixed-Use District

Purpose: To construct a new 6-story, 73-unit residential building.

NO. 20425 (47th WARD) ORDINANCE REFERRED (6-17-20)

DOCUMENT #02020-2963

Common Address: 3226 North Lincoln Avenue

Applicant: Lincoln Melrose LLC

Owner: Citizens State Bank Lofts Condominium Association (upper floor condominiums)

Attorney: Edward .1. Kus / Taft Stettinius & Hollister LLP

Change Request: B3-4, Community Shopping District to C1-3, Neighborhood Commercial District

Purpose: To obtain appropriate licenses for an amusement arcade.