

**MEETING  
OF THE  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING  
STANDARDS  
TUESDAY, APRIL 26, 2022  
AT 11:00 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](mailto:nicole.wellhausen@cityofchicago.org) and [raymond.valadez@cityofchicago.org](mailto: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. A-8748 (5<sup>th</sup> WARD) ORDINANCE REFERRED (3/23/22)**

**DOCUMENT #O2022-909**

**Common Address:** 5600-5602 South Drexel Avenue, 5627 South Maryland Avenue, and 5635-5637 South Maryland Avenue

**Applicant:** Alderman Leslie Hairston

**Change Request:** RM5 Residential Multi-Unit District and Institutional Planned Development No 43 to Institutional Planned Development No 43, as amended

**NO. A-8741 (21<sup>st</sup> WARD) ORDINANCE REFERRED (2/23/22)**

**DOCUMENT #O2022-644**

**Common Address:** 8147 S Vincennes Ave, 8134-8158 S Vincennes Ave and 442-450 W 82<sup>nd</sup> St

**Applicant:** Alderman Howard Brookins

**Change Request:** M1-1 Limited Manufacturing District, RS3 Residential Single Unit (Detached House) District, and Institutional Planned Development No 783 to Institutional Planned Development No 783, as amended

**NO. A-8742 (24<sup>th</sup> WARD) ORDINANCE REFERRED (3/23/22)**

**DOCUMENT #O2022-754**

**Common Address:** 1858 S Kedzie Ave

**Applicant:** Alderman Michael Scott

**Change Request:** B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

**NO. A-8743 (24<sup>th</sup> WARD) ORDINANCE REFERRED (3/23/22)**

**DOCUMENT #O2022-753**

**Common Address:** 1925-1929 S Kedzie Ave

**Applicant:** Alderman Michael Scott

**Change Request:** B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

**NO. A-8744 (24<sup>th</sup> WARD) ORDINANCE REFERRED (3/23/22)**

**DOCUMENT #O2022-752**

**Common Address:** 1901-1903 S Kedzie Ave, 1906 S Kedzie Ave

**Applicant:** Alderman Michael Scott

**Change Request:** B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

**NO. A-8487 (25<sup>th</sup> WARD) ORDINANCE REFERRED (7-24-19)**

**DOCUMENT #O2019-5785**

**Common Address:** 1628-1650 W 17<sup>th</sup> St; 1629-1651 W 16<sup>th</sup> St

**Applicant:** Alderman Byron Sigcho Lopez

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to POS-4 Parks and Open Space District

**NO. A-8745 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3/23/22)**

**DOCUMENT #O2022-756**

**Common Address:** 2550 N Milwaukee, 3131 W Logan Boulevard

**Applicant:** Alderman Scott Waguespack

**Change Request:** B3-3 Community Shopping District to POS-2 Parks and Open Space District

**NO. A-8746 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3/23/22)**

**DOCUMENT #O2022-756**

**Common Address:** 2420 N Sacramento

**Applicant:** Alderman Scott Waguespack

**Change Request:** C2-2 Motor Vehicle Related Commercial District to POS-2 Parks and Open Space District

**NO. 20988T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #O2022-830**

**Common Address:** 1912 West Division Street

**Applicant:** 1912 Division, LLC

**Owner:** 1912 Division, LLC

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

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District and B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** The Applicant seeks a zoning amendment in order to redevelop the subject property with a new four-story, mixed-use building containing retail space and a total of seven (7) dwelling units as more specifically described: a) retail space (1,400 sq. ft.) located within the first floor; b) one (1) ADA accessible dwelling unit located within the rear of the first floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units per floor)

**NO. 20986 (1st WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-851**

**Common Address:** 2536 W. North Avenue

**Applicant:** Blair Rockoff

**Owner:** Blair Rockoff

**Attorney:**

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

**Purpose:** To meet the bulk and density requirements of the B3-2 to allow the conversion by adding 3 dwelling units and to construct a new 2-story addition above the existing story

**NO. 20984 (3rd WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-797**

**Common Address:** 5438 S. Dearborn Street

**Applicant:** Center Court Development, LLC

**Owner:** Center Court Development, LLC

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

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

**Purpose:** The Applicant is proposing to develop the subject property with a new three-story, two (2) unit residential building.

**NO. 20983 (3rd WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-790**

**Common Address:** 5432 S, Dearborn Street

**Applicant:** Center Court Development, LLC

**Owner:** Center Court Development, LLC

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

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

**Purpose:** The Applicant is proposing to develop the subject property with a new three-story, two (2) unit residential building.

**NO. 20982 (3rd WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-789**

**Common Address:** 5404 S. Dearborn Street

**Applicant:** Center Court Development, LLC

**Owner:** Chicago Housing Authority

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

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

**Purpose:** The Applicant is proposing to develop the subject property with a new three-story, two (2) unit residential building.

**NO. 20991T1 (4th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-858**

**Common Address:** 4451 S. Cottage Grove Avenue

**Applicant:** Black Box Construction, LLC

**Owner:** Black Box Construction, LLC

**Attorney:**

**Change Request:** B1-1, Neighborhood Shopping District to B3-2, Community Shopping District

**Purpose:** To meet the bulk and density requirements of the B3-2 district. To allow the new construction of a mixed-use, 4-story building.

**NO. 20980 (7th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-787**

**Common Address:** 9319 S. Merrill Avenue

**Applicant:** Lechu Investments, LLC

**Owner:** Fashomz Investments, Inc.

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

**Change Request:** RS2, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

**Purpose:** The Applicants are proposing to take down the existing residential building and develop the subject property with two (2) new single-family homes.

**NO. 20970 (8th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-777**

**Common Address:** 1116 E. 79<sup>th</sup> Street and 1117 E. 79<sup>th</sup> Street

**Applicant:** Metra Commuter Rail Division of the Regional Transportation

**Owner:** Metra Commuter Rail Division of the Regional Transportation

**Attorney:** Carol D. Stubblefield c/o Neal and Leroy, LLC

**Change Request:** M1-2, Limited Manufacturing/Business Park District to T, Transportation District

**Purpose:** Applicant seeks to rezone the property to allow renovation of the existing train station platform

**NO. 20969 (8th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-776**

**Common Address:** 911 E. 87<sup>th</sup> Street and 944 E. 87<sup>th</sup> Street

**Applicant:** Metra Commuter Rail Division of the Regional Transportation

**Owner:** Metra Commuter Rail Division of the Regional Transportation

**Attorney:** Carol D. Stubblefield c/o Neal and Leroy, LLC

**Change Request:** M1-2, Limited Manufacturing/Business Park District and RS3, Residential Single-Unit (Detached House) District to T, Transportation District

**Purpose:** Applicant seeks to rezone the property to allow renovation of the existing train station platform

**NO. 20966 (8th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-773**

**Common Address:** 801 E. 95<sup>th</sup> Street and 804 E. 95<sup>th</sup> Street

**Applicant:** Metra Commuter Rail Division of the Regional Transportation

**Owner:** Metra Commuter Rail Division of the Regional Transportation

**Attorney:** Carol D. Stubblefield c/o Neal and Leroy, LLC

**Change Request:** RM5, Residential Multi-Unit District, M1-1, Limited Manufacturing/Business Park District and M3-3, Heavy Industry District to T, Transportation District

**Purpose:** Applicant seeks to rezone the property to allow renovation of the existing train station platform and construction of a future vendor building

**NO. 20968 (9th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-775**

**Common Address:** 637 E. 103<sup>rd</sup> Street and 638 E. 103<sup>rd</sup> Street

**Applicant:** Metra Commuter Rail Division of the Regional Transportation

**Owner:** Metra Commuter Rail Division of the Regional Transportation

**Attorney:** Carol D. Stubblefield c/o Neal and Leroy, LLC

**Change Request:** M1-1, Limited Manufacturing/Business Park District, B3-2, Community Shopping District and RS3, Residential Single-Unit (Detached House) District to T, Transportation District

**Purpose:** Applicant seeks to rezone the property to allow renovation of the existing train station platform

**NO. 20967 (9th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-774**

**Common Address:** 469 E. 111<sup>th</sup> Street and 470 E. 111<sup>th</sup> Street

**Applicant:** Metra Commuter Rail Division of the Regional Transportation

**Owner:** Metra Commuter Rail Division of the Regional Transportation

**Attorney:** Carol D. Stubblefield c/o Neal and Leroy, LLC

**Change Request:** M1-2, Limited Manufacturing/Business Park District and M3-3, Heavy Industry District to T, Transportation District

**Purpose:** Applicant seeks to rezone the property to allow renovation of the existing train station platform

**NO. 20961 (10th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-767**

**Common Address:** 3211 to 3227 E. 92<sup>nd</sup> Street; 9200 to 9242 South Burley Avenue

**Applicant:** SACRED Apartments Developer, LLC

**Owner:** City of Chicago and Cook County Land Bank

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

**Change Request:** B2-2, Neighborhood Mixed-Use District and RS2, Residential Single-Unit (Detached House) District to Residential-Business Planned Development

**Purpose:** Elective planned development

**NO. 20985 (11th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-821**

**Common Address:** 3155 S. Union Avenue

**Applicant:** James Macchione

**Owner:** James Macchione

**Attorney:** Kathleen Duncan, Akerman, LLP

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

**Purpose:** To correct a previous map amendment error in the prior boundary description which incorrectly described adjacent property to the north and to allow for an additional dwelling unit to be added to the property for Applicant's mother to reside.

**NO. 20975T1 (11th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-782**

**Common Address:** 3357 S. Carpenter Street

**Applicant:** Nicholas D. Katsafados

**Owner:** Nicholas D. Katsafados

**Attorney:** Frederick E. Agustin, Maurides Foley Tabangay Turner & Agustin, LLC

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

**Purpose:** The current building has four dwelling units. The rezoning will allow the owner to add a fifth (5<sup>th</sup>) dwelling unit to the existing building.

**NO. 20965 (23rd WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-771**

**Common Address:** 7050 W. 63<sup>rd</sup> Street

**Applicant:** 560 South Vermont, LLC

**Owner:** 560 South Vermont, LLC

**Attorney:** Noah Hamant

**Change Request:** Planned Development No. 1010 to C2-2, Motor Vehicle-Related Commercial District

**Purpose:** To establish retail or restaurant use on the property and to allow the adjacent property that is located to the east to use off-site outdoor storage of building materials and accessory truck storage

**NO. 20963 (23rd WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-769**

**Common Address:** 3301 W. 59<sup>th</sup> Street

**Applicant:** Midway Tire and Auto Service, LLC

**Owner:** Midway Tire and Auto Service, LLC

**Attorney:** Roberto Martinez, Martinez Law, LLC

**Change Request:** RS3, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

**Purpose:** Plans to build addition which will allow for a total of eight work bays, where there are currently only three work bays

**NO. 20981 (24th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-788**

**Common Address:** 3801-3803 W. Roosevelt Road

**Applicant:** 3803 Roosevelt, LLC

**Owner:** 3803 Roosevelt, LLC

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

**Change Request:** B3-2, Community Shopping District and RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-2, Community Shopping District

**Purpose:** The Applicant is proposing to remodel and expand the existing accessory retail building located at the subject site

**NO. 20987T1 (25th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-824**

**Common Address:** 2100-02 West 18th Place/1814-24 South Hoyne Avenue

**Applicant:** 2100 18TH PARTNERS, LLC

**Owner:** 2100 18TH PARTNERS, LLC

**Attorney:** Ximena Castro, Acosta Ezgur, LLC

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To allow the construction of a four-story residential building with eight residential dwelling units

**NO. 20964T1 (25th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-770**

**Common Address:** 1800-1802 W. 17th Street/1614-1626 S. Wood Street

**Applicant:** SBSS Holdings, LLC

**Owner:** Andrew S. Kligerman and June M. Rogznica

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To allow for construction of a four-story, eight-dwelling-unit residential building with eight parking spaces

**NO. 20989T1 (26th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-841**

**Common Address:** 2117 W. Grand Avenue

**Applicant:** Icarus Investment Group, LLC

**Owner:** Icarus Investment Group, LLC

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

**Change Request:** C3-1, Commercial, Manufacturing and Employment District to C2-1, Motor Vehicle-Related Commercial District

**Purpose:** To bring the existing mixed-use building into compliance with the Chicago Zoning Ordinance

**NO. 20972 (29th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-779**

**Common Address:** 106 South Waller Avenue

**Applicant:** 106 S WALLER AVE, LLC

**Owner:** 106 S WALLER AVE, LLC

**Attorney:** Agnes Plecka/Jaffe & Berlin

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

**Purpose:** To divide the subject property into 2 zoning lots and redevelop each lot with a new residential building, each building with 3 dwelling units (for a total of six dwelling units at the property).

**NO. 20974 (30th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-781**

**Common Address:** 3735 W. Belmont Avenue

**Applicant:** LTS Real Estate, LLC 3735 Belmont

**Owner:** LTS Real Estate, LLC 3735 Belmont

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

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

**Purpose:** The Applicant is proposing to develop the subject property with a new four-story mixed-use building that will contain retail space at grade and twelve (12) residential units above.

**NO. 20979T1 (35th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-786**

**Common Address:** 2414 N. Sawyer Avenue

**Applicant:** P3 Properties, LLC—2414 Sawyer

**Owner:** P3 Properties, LLC—2414 Sawyer

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

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

**Purpose:** To develop the subject property with a new three-story, ten (10) unit residential building

**NO. 20973 (36th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-780**

**Common Address:** 6708 W. Belmont Avenue

**Applicant:** Milada Chlubnova

**Owner:** Milada Chlubnova

**Attorney:**

**Change Request:** B1-1, Neighborhood Shopping District to B3-2, Community Shopping District

**Purpose:** To allow the first-floor connection and expansion from 6708 into 6710 W. Belmont within existing general restaurant use for additional seating, storage and office use

**NO. 20990 (44th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-855**

**Common Address:** 1457 W. Roscoe Street

**Applicant:** 1457 West Roscoe, LLC

**Owner:** 1457 West Roscoe, LLC

**Attorney:** Thomas S. Moore

**Change Request:** RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

**Purpose:** The existing building is non-conforming, dilapidated and in need of repair

**NO. 20976 (44th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-783**

**Common Address:** 3221 N. Clark Street

**Applicant:** Sit Social, LLC

**Owner:** Vijulima, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** To allow day care and boarding of dogs

**NO. 20978 (47th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-785**

**Common Address:** 1747 W. Henderson Street

**Applicant:** Nicholas and Margaret Puglisi

**Owner:** Nicholas and Margaret Puglisi

**Attorney:**

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

**Purpose:** To meet the bulk and density requirements to comply with the RT3.5, to allow a renovation to the existing 3-story SFR building

**NO. 20977 (47th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-784**

**Common Address:** 1845 W. Waveland Avenue

**Applicant:** Waveland, LLC

**Owner:** Michael Fogarty

**Attorney:** Thomas S. Moore

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

**Purpose:** To meet the bulk and density of the RT4 requirements. The existing building is in severe need of repair. The Applicant seeks to replace the existing building with a new brick 3-flat to allow the construction of a new 3-story, 3-dwelling-unit residential building

**NO. 20960T1 (47th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-766**

**Common Address:** 3528 N. Ashland Avenue

**Applicant:** Corine O'Hara, member of CorEtt, LLC 3528 N. Ashland Series

**Owner:** CorEtt, LLC 3528 Ashland Series

**Attorney:** Corine A. O'Hara

**Change Request:** C1-2, Neighborhood Commercial District to C1-3, Neighborhood Commercial District

**Purpose:** To comply with the bulk and density of the C1-3 to allow the construction of one commercial space and three residential dwelling units

**NO. 20959 (47th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-765**

**Common Address:** 4137-4139 North Western Avenue

**Applicant:** 4137 Western LLC and 4139 Western LLC

**Owner:** 4137 Western LLC and 4139 Western 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:** The Applicants are seeking a Zoning Map Amendment in order to raze the existing structures and to redevelop the site, in its entirety, with a new four-story, eight-unit residential building, with off-street parking for eight vehicles.

**NO. 20971 (49th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-778**

**Common Address:** 1952 W. Morse Avenue

**Applicant:** 1952 W. Morse, LLC

**Owner:** 1952 W. Morse, LLC

**Attorney:**

**Change Request:** RS2, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

**Purpose:** To meet the bulk and density of the RS3, to allow a sub-division of one zoning lot measuring 50' X 171' into two zoning lots, will demolish the existing buildings and allow the construction of two single family homes with accessory 2-car private garages on two separate zoning lots