

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS**

TUESDAY, SEPTEMBER 8, 2020, 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.

Items on this Agenda appear in reverse numerical order

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

NO. 20440 (48th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3707

Common Address: 5051 North Broadway

Applicant: 5050 North Broadway Property, LLC

Owner: 5050 North Broadway Property, LLC

Attorney: Katie Jahnke Dale - DLA Piper LLP

Change Request: Residential-Business Planned Development No. 1347 to Residential-Business Planned Development No. 1347, as amended.

Purpose: Amendment to existing planned development.

NO. 20459T1 (47th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3883

Common Address: 3419-3421 North Paulina Street

Applicant: Paulina Flats, LLC

Owner: Paulina Flats, LLC

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

Change Request: B1-2 Neighborhood Shopping District and RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: To permit the construction of a new four-story, multi-unit residential building, with attached garage, at the subject site.

NO. 20455T1 (47th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3877

Common Address: 4010 North Lincoln Avenue

Applicant: SNS Realty Group. LLC

Owner: Sewickley, LLC

Attorney: Thomas S. Moore

Change Request: B1-1 Neighborhood Shopping District to B3-3, Community Shopping District

Purpose: The applicant wishes to rezone the property in order to establish a qualifying Transit-Served location to allow sufficient density to construct a proposed new 5-story mixed-use building with ground floor commercial space, 16 dwelling units and 8 efficiency units above the ground floor and 11 on-site parking stalls.

NO. 20456 (47th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3880

Common Address: 2445 W. Pensacola Avenue

Applicant: Jeffrey and Jennifer Dahlgren

Owner: Jeffrey and Jennifer Dahlgren

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

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

Purpose: To permit the rehabilitation and expansion of the existing two-story (with basement) residential building. Plan calls for the erection of a two-story (with basement) addition, off the rear of the existing, non-conforming building. [The basement is more than 50% above grade.]

NO. 20454 (44th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3876

Common Address: 1134 West Diversey Parkway

Applicant: Basilios Capital III, LL

Owner: Basilios Capital III, LL

Attorney: Bernard I. Citron/Thompson Coburn LLP

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

Purpose: To permit the addition of one dwelling unit on the ground floor, vacant commercial space for a total of four dwelling units in the existing four-story building.

NO. 20443 (42nd WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3718

Common Address: 400-18 E. Grand Ave., 529-49 N. McClurg Ct. & 401-429 E. Ohio St.

Applicant: 423 East Ohio, LLC c/o Golub and Company

Owner: Diversified Streeterville, LLC; Golub/WI Ohio/McClurg, LLC; Golub Ohio/McClurg Investors, LLC; Golub Realty Partner IV, LLC

Attorney: John J. George / Chris A. Leach

Change Request: PD 1188 to PD 1188, as amended

Purpose: To permit the use of residential units on the ground floor, an MLA reduction of 11.5% and to add two additional dwelling units to PD 1188

NO. 20441 (41st WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3719

Common Address: 5656 North Newcastle Avenue

Applicant: The Society For The Danish Old People's Home

Owner: The Society For The Danish Old People's Home

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

Change Request: Institutional Planned Development No. 276 to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District then to Institutional Planned Development No. 276, as amended.

Purpose: The Applicant is seeking to amend the existing Planned Development No. 276. in order to permit the physical expansion of the existing three-story senior living facility, at the subject property.

NO. 20442 (33rd WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3706

Common Address: 3557 West Lawrence Avenue

Applicant: Celadon Holdings 111, LLC

Owner: Celadon Holdings 111, LLC

Attorney: Mariah DiGrino / Liz Butler - DLA Piper LLP

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

Purpose: Elective Planned Development - large residential development

NO. 20450T1 (32nd WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3872

Common Address: 1907 West Fullerton Avenue

Applicant: Dean Siebert

Owner: Dean Siebert

Attorney: Thomas S. Moore

Change Request: M3-3, Heavy Industry District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant wishes to rezone the property in order to make the use conform with the zoning district. Residential uses are not permitted in a Manufacturing District. The applicant proposes to construct a second floor addition to the existing 1 1/2-story residential building.

NO. 20460 (27th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3884

Common Address: 918 N. Drake Avenue

Applicant: Abraham Cerpa

Owner: Abraham Cerpa

Attorney: Max Kling, Rock Fusco & Connelly, LLC

Change Request: RS3, Residential Single-Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To comply with a proposed conversion from a residential two-flat to three dwelling units by adding a garden unit.

NO. 20453 (27th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3875

Common Address: 1446 West Huron Street

Applicant: Wassim Kmeid

Owner: Wassim Kmeid

Attorney: Thomas S. Moore

Change Request: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant wishes to construct a new 3rd floor addition to the existing 2-story single-family residence with basement and attached 2-car garage.

NO. 20448 (27th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3869

Common Address: 2019 W. Washington Blvd.

Applicant: Ross Bros. Construction, LLC

Owner: City of Chicago - Dept. of Housing

Attorney:

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: To comply with the bulk and density in order to construct a 4-story, 4-dwelling residential building

NO. 20437 (27th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3757

Common Address: 200-08 W. Chicago Ave./800-20 N. Wells St./201-09 W. Institute Place

Applicant: 808 North Wells Street Devco, LLC

Owner: 808 North Wells Street Devco, LLC

Attorney: Michael Ezgur

Change Request: Residential Business Planned Development #1303 to DX-7 and then to Residential Business Planned Development #1303, as amended

Purpose: To add a hotel as a permitted use

NO. 20436 (27th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3754

Common Address: 1520-1532 N. Wells/1513-1525 N. Wieland

Applicant: Wellstel, LLC

Owner: CP Wellstel, LLC; Condor Real Estate Investments I, LLC; Chicago Development Partners, LLC; Sol Barket & Tamara Wills

Attorney: Katriina S. McGuire/Thompson Coburn LLP

Change Request: Planned Development 1335 and RM-5, Residential Multi-Unit District to Planned Development 1335, as amended

Purpose: To redevelop the parcels for a hotel, restaurants, commercial uses, single family homes and parking. The building at 1532 N. Wells will remain.

NO. 20244T1 (27th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3739

Common Address: 1423-1427 North Sedgwick Street

Applicant: 1423-1425-1427 N Sedgwick Street, LLC

Owner: 1423-1425-1427 N Sedgwick Street, LLC

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

Change Request: B3-3 Community Shopping District to B2-5, Neighborhood Mixed-Use District

Purpose: To permit the construction of a new six-story residential building, on the two vacant parcels, and to allow for the conversion of the commercial unit, within the existing five-story building, to a dwelling (residential) unit.

NO. 20439 (27th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3720

Common Address: 1939-1959 West Lake Street; 115-159 North Damen; 1900-1958 West Maypole; 1901-1959 West Maypole; 1900-1948 West Washington; 100-146 North Wolcott

Applicant: BMH-I, an Illinois limited liability company

Owner: Chicago Housing Authority

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: Planned Development #1097 to B2-3, Neighborhood Mixed-Use District then to Planned Development #1097, as amended

Purpose: To permit the development of the remainder of the Planned Development, including a new 96-unit, 8-story building in Sub Area A of the PD.

NO. 20457T1 (27th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3881

Common Address: 1317 W. North Avenue

Applicant: Chicago Title Trust Agreement No. 8002376542 (Dated: December 2, 2017)

Owner: Chicago Title Trust Agreement No. 8002376542 (Dated: December 2, 2017)

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

Change Request: M2-3, Light Industry District to C2-3, Motor Vehicle-Related Commercial District

Purpose: To permit the location and establishment of a dual-use cannabis dispensary, within the existing building, at the Subject Property. [Dual-Use = medical cannabis dispensary + adult use cannabis dispensary].

NO. 20447 (26th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3867

Common Address: 2109 West Grand Avenue

Applicant: Sharon Burke

Owner: Sharon Burke

Attorney: Dean T. Maragos

Change Request: C3-2, Commercial, Manufacturing & Employment District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To permit a residential use on the second floor, continue the commercial use on the ground floor and convert the second floor to one dwelling unit

NO. 20445 (26th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3753

Common Address: 2636 W. Evergreen Avenue

Applicant: Iliana Mansur

Owner: Mansur Capital Investments, LLC

Attorney: Dean T. Maragos

Change Request: RS3, Residential Single-Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To build a 3-story residential masonry building with 3 residential dwelling units and 3 on-site enclosed parking spaces

NO. 20452 (25th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3874

Common Address: 1860-1862 S Blue Island Avenue

Applicant: 1860 Blue, LLC

Owner: 1860 Blue, LLC

Attorney: Tyler Manic, Schain Banks

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

Purpose: To make a non-conforming commercial building conforming and legalize a rear 345 square foot addition

NO. 20463 (24th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3887

Common Address: 2100 S. Pulaski Road

Applicant: Raul and Sofia Mejorado

Owner: Raul and Sofia Mejorado

Attorney: Richard E. Zulkey & Assoc.

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

Purpose: To legalize pre-existing 1st floor residential apartment and continue existing commercial unit with 3 dwelling units above

NO. 20449 (19th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3870

Common Address: 2737 West 111th Street

Applicant: Bespoke Fence, LLC

Owner: CPMOK Properties, LLC

Attorney: Thomas S. Moore

Change Request: B1-1 Neighborhood Shopping District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To allow a Personal Improvement use for a yoga studio and a Limited Manufacturing, Production and Industrial use/outdoor Contractor Storage Yard in the existing building and exterior open yard space for Bespoke Fence, LLC in the existing 1-story commercial use building at the subject property, which will remain with no exterior changes. There are 10 existing, on-site parking stalls at the subject property.

NO. 20461T1 (11th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3885

Common Address: 335-337 W. 30th Place

Applicant: Louis F. Scalise

Owner: Louis F. Scalise

Attorney: Paul Kolpak

Change Request: M1-2, Limited Manufacturing/Business Park District to B2-2, Neighborhood Mixed-Use District

Purpose: To allow the subdivision of one zoning lot into two zoning lots. Lot 22 is being subdivided to construct a two-story single family residence with accessory parking at 335 W. 30th Place. Lot 23 is being subdivided to allow the existing two story, 2 dwelling unit frame building to remain at 337 W. 30th Place.

NO. 20438 (11th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3724

Common Address: 2424 South Halsted Street

Applicant: 2420 S Halsted, LLC

Owner: 2500 South Corbett Corporation, Crowley's Yacht Yard, Inc. & 2420 South Halsted Chicago, LLC

Attorney: Rich Klawiter & Liz Butler - DLA Piper LLP

Change Request: Planned Manufacturing District 11 and Waterway-Heliport Planned Development Number 1236 to Waterway Industrial Planned Development

Purpose: To authorize the construction and operation of an industrial building: Mandatory Planned Development pursuant to Section 17-8-509-A (Development Along Waterways)

NO. 20451 (7th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3873

Common Address: 3006-3012 East 78th Street

Applicant: Elam Industries, LLC

Owner: Elam Industries, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: Planned Development No. 935 to RM5, Residential Multi-Unit District

Purpose: To revert the zoning back to RM5, as required by Residential Planned Development No. 935 for future development pursuant to the bulk and density regulations of the RM5 zoning district.

NO. 20446 (6th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3866

Common Address: 7151-53 S. Halsted Street

Applicant: Grind 39 Sports Bar, Inc.

Owner: George Polymenakos

Attorney: Sabrina Herrell

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

Purpose: To comply with the zoning use standards in order to establish a tavern use with the service of food in the existing one-story commercial building

NO. 20458 (2nd WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3882

Common Address: 1534 W. Augusta Boulevard

Applicant: 1534 W. Augusta, LLC

Owner: Jan Lubiejewski

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 a Zoning Map Amendment in order to permit a new three-story, three (3) unit residential building.

NO. 20462T1 (1st WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3886

Common Address: 1914-1924 West Chicago Avenue

Applicant: BHB Real Estate, LLC

Owner: BHB Real Estate LLC

Attorney: John Fritchey, F4 Consulting Ltd.

Change Request: B3-2, Community Shopping District/RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to C2-3, Motor Vehicle-Related Commercial District

Purpose: To meet bulk and density requirements for expansion of existing commercial space and to allow for additional prospective commercial use.