

**MEETING  
OF THE  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING  
STANDARDS  
TUESDAY, FEBRUARY 23, 2021, 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](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-8616 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (11-16-20)**  
**DOCUMENT #02020-5453**

**Common Address:** 2928, 2932, and 2938-2960 N Elston Ave; 2905-27, 2939-43, 2947 and 2957-2973 N Elston Ave

**Applicant:** Alderman Rossana Rodríguez-Sánchez

**Change Request:** RS3 Residential Single Unit (Detached House) District, RT4 Residential Two Flat, Townhouse and Multi Unit District, C1-1 Neighborhood Commercial District and M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-8615 (17<sup>th</sup> WARD) ORDINANCE REFERRED (11-16-20)**  
**DOCUMENT #02020-5317**

**Common Address:** 1344-54 W 79<sup>th</sup> St

**Applicant:** Alderman David Moore

**Change Request:** RS3 Residential Single Unit (Detached House) District to B1-2 Neighborhood Shopping District

**NO. 20610-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-444**

**Common Address:** 4640-4648 N Western Ave

**Applicant:** CP Developers 4642 LLC

**Owner:** CP Developers 4642 LLC

**Attorney:** Andrew Scott

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

**Purpose:** The applicant seeks to rezone the subject property to allow for the development of a 60'6" tall mixed-use, transit oriented development with 23 dwelling units (including a proposed business live/work unit on the ground floor), approximately 3,500 square feet of ground floor retail/commercial space and five off street parking spaces.

**NO. 20611-T1 (45<sup>th</sup> WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-445**

**Common Address:** 4758-4760 N Milwaukee Ave

**Applicant:** Curative Health LLC

**Owner:** Curative Health LLC

**Attorney:** Tyler Manic

**Change Request:** B3-2 Community Shopping District to C2-2 Motor Vehicle Related District

**Purpose:** To allow the use of a medical and recreational adult cannabis use

**NO. 20602-T1 (45th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-330**

**Common Address:** 4524 W Irving Park Road

**Applicant:** 4524 W Irving Park Road LLC

**Owner:** 4524 W Irving Park Road LLC

**Attorney:** Paul Kolpak

**Change Request:** C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed Use District

**Purpose:** To meet the bulk and density to allow to construct a new 3 story, 9 dwelling unit masonry building

**NO. 20594 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-317**

**Common Address:** 640 W Washington Blvd

**Applicant:** 640 W Washington LLC

**Owner:** 640 W Washington LLC

**Attorney:** DLA Piper; Ted Novak and Mariah DiGrino

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

**Purpose:** Mandatory Planned Development to permit the construction of a 47 story building with 413 residential dwelling units and approx. 8,000 sq.ft. of ground floor retail, commercial and accessory and incidental uses. The total project FAR will be 11.5. 137 accessory parking spaces will be provided

**NO. 20613-T1 (40th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-450**

**Common Address:** 5214-24 N Lincoln Ave; 2501-11 W Farragut Ave

**Applicant:** 5216 N Lincoln LLC

**Owner:** 5216 N Lincoln LLC

**Attorney:** Rolando Acosta

**Change Request:** B2-3 Neighborhood Mixed Use District to B2-3 Neighborhood Mixed Use District

**Purpose:** Modifying the current B2-3 Type 1 zoning to alter the bulk and density description specifically to increase the floor area from 55,000 sqft to 58, 050 sqft

**NO. 20614 (35th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-451**

**Common Address:** 2621-2623 N Kimball Ave

**Applicant:** Chicago Title Land Trust Number 80023282189

**Owner:** Chicago Title Land Trust Number 80023282189

**Attorney:** Tyler Manic

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

**Purpose:** To restore a 5<sup>th</sup> dwelling unit that was de-converted by the prior owner without a permit. Once rezoned the building will be restored to the original 5 dwelling units. The existing 4 car garage will remain

**NO. 20612-T1 (35th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-449**

**Common Address:** 2901 N Milwaukee Ave

**Applicant:** 2901 N Milwaukee LLC

**Owner:** 2901 N Milwaukee LLC

**Attorney:** Tyler Manic

**Change Request:** B2-2 Neighborhood Mixed Use District to B2-3 Neighborhood Mixed Use District

**Purpose:** To adaptively reuse the existing building and add 3 dwelling units to an existing dwelling unit mixed use building. After rezoning there will be a total of 9 dwelling units with 1,500 SF of ground floor commercial use space.

**NO. 20598 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-326**

**Common Address:** 3453-57 N Albany Ave

**Applicant:** Angela Diaz, (You're a Cookie)

**Owner:** Edison Ramirez

**Attorney:**

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

**Purpose:** To establish a retail and wholesale bakery with commercial kitchen within one of the existing vacant store front space measuring 405 sq. ft.

**NO. 20599-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-327**

**Common Address:** 1922 W Wilmot Ave

**Applicant:** Marcos Fernandez

**Owner:** Marcos Fernandez

**Attorney:** Mark J Kupiec

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

**Purpose:** To comply with the minimum lot area per dwelling unit and the maximum floor area ratio to allow a division of an improved zoning lot at 1922-24 West Wilmot into 2 new zoning lots, so that the existing 6 dwelling unit residential building can remain, as is on the newly created zoning lot measuring 24' x 100'. The lot at 1924 West Wilmot will be improved with a new single-family house

**NO. 20609 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-443**

**Common Address:** 1883-85 W Fullerton Ave

**Applicant:** Cohen Estates LLC

**Owner:** Jonathon Tran

**Attorney:** Thomas Raines

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

**Purpose:** To allow a medical services use

**NO. 20601-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-329**

**Common Address:** 4417-31 W Belmont Ave, 3151 N Kenneth Ave

**Applicant:** KSG Incorporated

**Owner:** KSG Incorporated

**Attorney:** Paul Kolpak

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

**Purpose:** To utilize the current vacant site as an outdoor contractor's construction yard

**NO. 20608-T1 (29th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-422**

**Common Address:** 7128 W Grand Ave

**Applicant:** 7107 W Grand Building Partnership

**Owner:** 7107 W Grand Building Partnership

**Attorney:** Tyler Manic

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

**Purpose:** To operate a butcher shop with wholesale services at the subject property. 3 parking spaces will be provided. The property is in a Transit Served Location

**NO. 20606 (29th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-419**

**Common Address:** 4316 W Gladys Ave

**Applicant:** KMJ Properties Inc.

**Owner:** KMJ Properties Inc.

**Attorney:** Sara Barnes, Law Offices of Samuel VP Banks

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District

**Purpose:** In order to bring the existing non-conforming three-story (with basement), four-unit, residential building - at the subject site, into compliance under the current Zoning Ordinance, in particular, with regard to density (minimum lot area = MLA).

**NO. 20592 (29th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-315**

**Common Address:** 7152-7190 W North Ave; 1601-1657 N Harlem Ave; 7153-7191 W Wabansia Ave; 1600-1636 N Neva Ave

**Applicant:** Harlem and North Development LLC

**Owner:** Harlem and North Development LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** Planned Development No. 1449 to Planned Development No. 1449, as amended

**Purpose:** To amend the PD to an all commercial development with 4 buildings. Buildings will be 43,000 sq.ft., 5,500 sq.ft., 4,200 sq.ft., and 25,000 sq.ft for a total of 77,000 sq.ft. of commercial space

**NO. 20605 (28th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-418**

**Common Address:** 4036 W Gladys Ave

**Applicant:** KMJ Properties

**Owner:** KMJ Properties Inc.

**Attorney:** Sara Barnes, Law Offices of Samuel VP Banks

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to bring the existing non-conforming three-story (with basement), four-unit, residential building - at the subject site, into compliance under the current Zoning Ordinance, in particular, with regard to density (minimum lot area = MLA)

**NO. 20604 (28th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-417**

**Common Address:** 4139 W Gladys Ave

**Applicant:** KMJ Properties

**Owner:** KMJ Properties Inc.

**Attorney:** Sara Barnes, Law Offices of Samuel VP Banks

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to bring the existing non-conforming three-story (with basement), four-unit, residential building - at the subject site, into compliance under the current Zoning Ordinance, in particular, with regard to density (minimum lot area = MLA).

**NO. 20590 (27th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-304**

**Common Address:** 911-925 W Fulton Market St; 200-212 N Peoria St; 900-924 W Lake St; and 201-233 N Sangamon St

**Applicant:** 917 W Fulton Partners LLC

**Owner:** Lake St Lofts LLC

**Attorney:** Akerman LLP - Chris Leach, Emily Fiore

**Change Request:** C1-1 Neighborhood Commercial District and C1-2 Neighborhood Commercial District to a DX-5 Downtown Mixed Use District and then to a Business Planned Development

**Purpose:** Proposed renovation of existing 6 story building and the construction of a new 10 story building for retail and office use that exceed to height and floor area requirement of its current zoning districts

**NO. 20591 (27th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-296**

**Common Address:** 1229 W Randolph St

**Applicant:** Thor 1229 West Randolph LLC

**Owner:** Thor 1229 West Randolph LLC

**Attorney:** Katie Jahnke Dale

**Change Request:** C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed Use District then to a Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the C1-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District then to a Business Planned Development to permit the construction of a 9-story building with ground floor retail and commercial uses and office and accessory and incidental uses above. The total project FAR will be 8.1

**NO. 20593 (27th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-316**

**Common Address:** 159-185 N Green St; 801-825 W Lake St; 162-184 N Halsted St

**Applicant:** SC Lake LLC

**Owner:** Fight Club Owner c/o Shapack Partners (please see application for additional owners)

**Attorney:** John George and Chris Leach

**Change Request:** DS3 Downtown Service District and Business Planned Development No. 1359, as amended to DX-7 Downtown Mixed Use District and then to Business Planned Development No. 1359, as amended

**Purpose:** To add additional parcel of land to Subarea B of BPD 1359 and to redevelop the new enlarged Sub Area B

**NO. 20607-T1 (25th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-421**

**Common Address:** 901 W Cullerton

**Applicant:** Zocalo Development LLC

**Owner:** Zocalo Development LLC

**Attorney:** Tyler Manic

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

**Purpose:** To allow for the construction of a 3.5 story, 2 dwelling unit residential building with a detached 3 car garage

**NO. 20597 (25th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-325**

**Common Address:** 1130-1140 W Monroe St

**Applicant:** Coco Ventures LLC

**Owner:** Coco Ventures LLC

**Attorney:** Mara Georges/ Amy Degnan/ Richard Toth

**Change Request:** DX-3 Downtown Mixed-Use District and DS-3 Downtown Service District to DS-5 Downtown Service District

**Purpose:** To provide a unified zoning district for the site, and to allow building renovations and the expansion of art and technology museum uses into 1140 W Monroe

**NO. 20603 (24th WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-331**

**Common Address:** 1511 S Keeler Ave

**Applicant:** GMO Properties LLC

**Owner:** GMO Properties LLC

**Attorney:** Nick Ftikas, Law Offices of Samuel VP Banks

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

**Purpose:** To permit 1 additional dwelling unit within the existing residential building, for a total of four dwelling units at the subject property

**NO. 20595 (21st WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-318**

**Common Address:** 8109 S Carpenter St

**Applicant:** Zakiyyah Muhammad

**Owner:** Zakiyyah Muhammad

**Attorney:** NA

**Change Request:** RS2 Residential Single Unit Detached House District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** To add a second story addition and increase the FAR beyond what is allowed in a RS2 to comply with FAR of the RT4

**NO. 20589 (4<sup>th</sup> WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-314**

**Common Address:** 920-1006 S Michigan Ave; 1011-1015 S Wabasah Ave

**Applicant:** 1000 S Michigan Equities LLC

**Owner:** 1000 S Michigan Equities LLC

**Attorney:** John George/ Chris Leach

**Change Request:** Residential Business Planned Development 1323 to Residential Business Planned Development 1323, as amended

**Purpose:** To amend the planned development to add 232 dwelling units to Sub Area A

**NO. 20600-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-328**

**Common Address:** 2101-03 W Chicago Ave

**Applicant:** Chicago Land and Title Company under Trust # 30242

**Owner:** Chicago Land and Title Company under Trust # 30242

**Attorney:** Mark J Kupiec

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

**Purpose:** to comply with the min. lot area and max. floor area to build an upper story addition to the existing mixed use building at the front of the property and to establish 3 new dwelling units within the proposed addition for a total of 7 dwelling unit sat the subject property

**NO. 20596 (1<sup>st</sup> WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-319**

**Common Address:** 1510 W Fry St

**Applicant:** Justin Ballard

**Owner:** Justin Ballard

**Attorney:** NA

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

**Purpose:** The property will be used as a three story 3,458 sq.ft., single residential dwelling unit with no commercial space and two parking spaces on site. The building will reach a height of approximately 37 feet