

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF FEBRUARY 23, 2021
TO BE REPORTED OUT FEBRUARY 24, 2021**

02019-8529 (36th Ward) ORDINANCE REFERRED (11-13-19)

PASS AS AMENDED

Amendment of Municipal Code Section 13-64-150 to further regulate standards for installation of smoke alarms and smoke detectors

02021-460 (2nd Ward) ORDINANCE REFERRED (2-23-21)

PASS AS AMENDED

Amendment of Municipal Code Section 17-06-0400 regarding planned manufacturing districts and Section 17-09-0100 by modifying language regarding day care facilities

NO. A-8616 (33rd WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5453

PASS AS AMENDED

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 (17th WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5317

Common Address: 1344-54 W 79th St

Applicant: Alderman David Moore

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

NO. 20610-T1 (47th 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 (45th 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. 20408-T1 (45th WARD) ORDINANCE REFERRED (5-20-20)
DOCUMENT #02020-2429

PASS AS REVISED AND AMENDED
PASS WITH SUBSTITUTE NARRATIVE & PLANS

Common Address: 3800 N. Milwaukee Avenue

Applicant: GW 3800 Milwaukee, LLC

Owner: GW 3800 Milwaukee, LLC

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

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

Purpose: To permit the establishment and operation of various commercial and/or office uses, within the units that comprise the existing one-story building at the subject site.

NO. 20586-T1 (44th WARD) ORDINANCE REFERRED (12-16-20)
DOCUMENT #02020-6221

PASS AS AMENDED

Common Address: 3436-3448 N Broadway

Applicant: 3440 Broadway LLC

Owner: 3440 Broadway LLC

Attorney: Katriina McGuire

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

Purpose: To redevelop the parcel with a hotel with accessory uses and parking

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

PASS AS AMENDED
PASS WITH SUBSTITUTE NARRATIVE & PLANS

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 5th 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 (33rd WARD) ORDINANCE REFERRED (1-27-21)
DOCUMENT #02021-326

Common Address: 3453-57 N Albany Ave

Applicant: Angela Diaz

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. 20609 (32nd WARD) ORDINANCE REFERRED (1-27-21)
DOCUMENT #02021-443

PASS AS AMENDED

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. 20599-T1 (32nd 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. 20450-T1 (32nd WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3872

PASS AS AMENDED AND REVISED

Common Address: 1907 West Fullerton Avenue

Applicant: Dean Siebert

Owner: Dean Siebert

Attorney: Thomas S. Moore

Change Request: M3-3, Heavy Industry District to B2-2, Neighborhood Mixed-Use 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. 20601-T1 (31st WARD) ORDINANCE REFERRED (1-27-21)
DOCUMENT #02021-329

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

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. 20486 (31st WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4581

PASS AS REVISED

Common Address: 4000-4180 West Diversey Avenue /4029-4153 West George

Applicant: KV 4000 Diversey Commercial, LLC

Owner: KV 4000 Diversey Commercial, LLC and others

Attorney: Rich Klawiter & Katie Jahnke Dale - DLA Piper LLP (US)

Change Request: Planned Development No. 1261 to Planned Development No. 1261, as amended.

Purpose: Amendment to an existing Planned Development

NO. 20576 (30th WARD) ORDINANCE REFERRED (12-16-20)
DOCUMENT #02020-6228

PASS AS REVISED

Common Address: 2400-2440 N Meade Ave; 6100-6138 W Fullerton Ave

Applicant: Public Building Commission

Owner: Chicago Park District

Attorney: Scott Borstein

Change Request: POS-1 Regional or Community Park District to RS3 Residential Single Unit (Detached House) and RS3 Residential Single Unit (Detached House) to an Institutional Planned Development

Purpose: To allow the construction of a new elementary school for the area

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 (28th 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. 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. 20545 (28th WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5649

Common Address: 4206 West Van Buren Street

Applicant: KMJ Properties, Inc.

Owner: KMJ Properties, Inc.

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

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

Purpose: 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).

NO. 20435T1 (27th WARD) ORDINANCE REFERRED (6-17-20)
DOCUMENT #02020-2992

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

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 bulk and density requirements by allowing the sub-division of the existing, improved one zoning lot into two zoning lots (29-30) with the existing three-story residential building to remain on lot 29 and a proposed four-story, four-unit building on lot 30

NO. 20227 (27th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7968

PASS AS REVISED

Common Address: 1357 N Elston Ave

Applicant: 1357 Property Owner LLC

Owner: 1357 Property Owner LLC

Attorney: DLA Piper

Request: M3-3 Heavy Industry District to C3-3 Commercial, Manufacturing and Employment District to a Waterway Planned Development

Purpose: To allow for a commercial development containing office, eating and drinking establishments, venue space and other commercial uses, 17 parking spaces and accessory and incidental uses

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

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

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. 20600-T1 (1st 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

A2021-20 (MAYORAL APPLICATION) ORDINANCE REFERRED (1-27-21)

Reappointment of Gabriel Ignacio Dziekiewicz as member of Commission on Chicago Landmarks

A2021-21 (MAYORAL APPLICATION) ORDINANCE REFERRED (1-27-21)

Appointment of Alicia Ponce as member of Commission on Chicago Landmarks

A2021-22 (MAYORAL APPLICATION) ORDINANCE REFERRED (1-27-21)

Reappointment of Ernest C. Wong as member of Commission on Chicago Landmarks

Direct Introductions to the Committee

1. An ordinance extending authorized temporary zoning uses in response to COVID-19
2. An amendment to Waterway Planned Development located at 2424 S. Halsted Street and 2500 S. Corbett Street (11th Ward) **PASS AS AMENDED**
3. An amendment to Residential Business Planned Development #1329, for the property generally located at 1050 W Wilson Street (46th Ward) **PASS AS AMENDED**

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	14	4130 S. Pulaski Rd.	Marshalls
Or2021-2	19	10101 S Western Ave	Beverly Hills Car Wash
Or2021-3	25	1825 S Blue Island Ave	New 18 th & Blue Island C/E, Inc
Or2021-4	25	1825 S Blue Island Ave	New 18 th & Blue Island C/E, Inc
Or2021-5	25	2801 S Ashland Ave	Cogle Foods
Or2021-6	25	2801 S Ashland Ave	Cogle Foods
Or2021-7	27	800 W Fulton Market	Thor 816 W Fulton Owner, LLC
Or2021-8	27	800 W Fulton Market	Thor 816 W Fulton Owner, LLC
Or2021-9	27	854 W Randolph St	Nobu Hotel
Or2021-11	27	454 N Wolcott Ave	Team Rubicon
Or2021-20	42	101 E Chicago Ave	Nordstrom Rack
Or2021-21	42	661 N Wells St	Capsule
Or2021-22	42	661 N Wells St	Capsule
Or2021-23	45	3801 N Keeler Ave	Vivekananda Vedanta Society of Chicago