

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JUNE 21, 2022

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/>]

NO. A-8751 (29th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #O2022-1233

Common Address: 5050-5064 W Harrison St

Applicant: Alderman Christopher Taliaferro

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

NO. A-8772 (44th WARD) ORDINANCE REFERRED (5-2-22)

DOCUMENT #TBD

Common Address: 835 W Addison

Applicant: Alderman Tom Tunney

Change Request: RM5 Residential Multi Unit District to B1-3 Neighborhood Shopping District

NO. 20867 (2nd WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #O2021-5077

Common Address: 1967 N. Kingsbury

Applicant: Alloy Property Company 2, LLC

Owner: Alloy Property Company 2, LLC

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

Change Request: B3-1, Community Shopping District then to Business Planned Development No. 646, as amended

Purpose: Amendment to an existing planned development

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

DOCUMENT #02022-767

Common Address: 3211 to 3227 E. 92nd 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. 20948T1 (25th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-580

Common Address: 1026-44 West Jackson Boulevard

Applicant: 1026 Jackson, LLC

Owner: G & J Realty, LLC and 1042 Jackson, LLC

Attorney: Michael Ezgur-Acosta Ezgur, LLC

Change Request: DS-3, Downtown Service District to DX-7, Downtown Mixed-Use District

Purpose: To meet the bulk and density standards of the DX-7 to allow for a new residential development

NO. 20864 (27th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4633

Common Address: 512-528 S. California Avenue

Applicant: Northern Asteri Property Management, LLC

Owner: Northern Asteri Property Management, LLC

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

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

Purpose: To develop the subject property with a gas station, accessory retail convenience store, and a single lane automatic car wash tunnel

NO. 20868 (27th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5087

Common Address: 210-220 N. Morgan Street

Applicant: Solar Junkyard, LLC

Owner: Solar Junkyard, LLC

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

Change Request: C1-1, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District then to a Residential-Business-Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0512 (Tall Buildings) and 17-8-0513 (Large Residential Developments). To permit the construction of a 30-story building with 204 residential units and 50 vehicular parking spaces above approximately 4000 square feet of ground-floor commercial uses.

NO. 20890 (40th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5717

Common Address: 5435 N. Wolcott Avenue

Applicant: Smylie Brothers Brewing Company, LLC

Owner: 5435 N Wolcott, Inc.

Attorney: Thomas S. Moore

Change Request: M2-2, Light Industry District to C3-3, Commercial, Manufacturing and Employment District

Purpose: The applicant wishes to rezone the property to allow for a proposed outdoor patio (beer garden) in the open yard space to the east and south of the existing 1- and 2-story brewery building at the property. The existing parking lot will be reconfigured to allow for food truck parking adjacent to the proposed outdoor patio. An interior renovation is planned for the brewery building; there are no planned changes to the exterior of the existing building.

NO. 21000 (47th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1038

Common Address: 4333 N. Western Avenue

Applicant: Nikola Delic and Ivana Zunic

Owner: Nikola Delic and Ivana Zunic

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: To permit the construction of a new four-story, four-unit residential building, with off-street parking for four vehicles at the subject site.