

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

TUESDAY, NOVEMBER 29, 2022 AT 10:00 A.M.

CITY COUNCIL CHAMBERS, CITY HALL (121 N. LASALLE)

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.

A-8785 (4TH WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #O2022-2627

Common Address: 757-773 E Oakwood Blvd

Applicant: Alderwoman Sophia King

Change Request: B3-2 Community Shopping District to RM5 Residential Multi-Unit District

A-8786 (19TH WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #O2022-2626

Common Address: 10813 S Homan Ave

Applicant: Alderman Matt O'Shea

Change Request: RS-2 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

A-8793 (44TH WARD) ORDINANCE REFERRED (11-7-22)

DOCUMENT #O2022-3653

Common Address: 835 W Addison St

Applicant: Alderman Tom Tunney

Change Request: B1-3 Neighborhood Shopping District to RM-6 Residential Multi-Unit District

NO. 21197 (2ND WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #O2022-3442

Common Address: 1423 West Cortez Street

Applicant: Cortez Ventures, LLC

Owner: Cortez Ventures, LLC

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 bring the existing, non-conforming three-story (with basement) four-unit residential building into compliance under the current Zoning Ordinance, particularly with regards to density

NO. 21198 (2nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3443

Common Address: 1432 West Cortez Street

Applicant: Cortez Ventures, LLC

Owner: Cortez Ventures, LLC

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 bring the existing, non-conforming three-story (with basement) four-unit residential building into compliance under the current Zoning Ordinance, particularly with regards to density

NO. 21199 (2nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3444

Common Address: 1503 West Cortez Street

Applicant: Cortez Ventures, LLC

Owner: Cortez Ventures, LLC

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 bring the existing, non-conforming three-story (with basement) four-unit residential building into compliance under the current Zoning Ordinance, particularly with regards to density

NO. 22000 (2nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3447

Common Address: 1528 West Cortez Street

Applicant: Cortez Ventures, LLC

Owner: Cortez Ventures, LLC

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 bring the existing, non-conforming three-story (with basement) four-unit residential building into compliance under the current Zoning Ordinance, particularly with regards to density

NO. 22014T1 (2nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3464

Common Address: 1433 West Cortez Street

Applicant: Daniel Mihalescu

Owner: William Bettiga, Jr.

Attorney: Daniel G. Lauer, Esq.

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

Purpose: To permit the construction of a three-story (with partial 4th floor) three dwelling-unit building with (3) off-street parking spaces

NO. 21194 (5th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3435

Common Address: 6601 S. Drexel Avenue

Applicant: Community Revitalization Project, LLC 6601-03 S. Drexel Ave.

Owner: Community Revitalization Project, LLC 6601-03 S. Drexel Ave.

Attorney: Mark Kupiec

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

Purpose: To comply with the MLA and FAR to build a residential building with a total of 8 dwelling units

NO. 22005 (5th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3455

Common Address: 1035 E. Marquette Road

Applicant: 929 Legacy Holdings, LLC

Owner: 929 Legacy Holdings, LLC

Attorney: Mark Kupiec

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

Purpose: To comply with the MLA and FAR to build a residential building with a total of 8 dwelling units

NO. 22007 (5th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3457

Common Address: 6659 S. Greenwood Avenue

Applicant: 3MS Community Opportunity for Growth, LLC

Owner: 3MS Community Opportunity for Growth, LLC

Attorney: Mark Kupiec

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

Purpose: To comply with the MLA and FAR to build a residential building with a total of 8 dwelling units

NO. 21196 (6th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3440

Common Address: 6932 S. Wentworth Avenue

Applicant: Marda Jackson, The Rebound Foundation

Owner: Christina Ford

Attorney: Lamar C. Brown

Change Request: C1-2, Neighborhood Commercial District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To establish a domestic violence group residence within the existing 2-story residence with basement

NO. 21178 (7th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3369

Common Address: 8205-8259 S South Shore Dr, 3134-3158 E 83rd St and 8232-8258 S Brandon Ave

Applicant: The School for Social Entrepreneurship d/b/a Epic Academy

Owner: The Catholic Bishop of Chicago

Attorney: Carol D. Stubblefield, Neal and Leroy, LLC

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District then to a Planned Development

Purpose: To renovate an existing 4-story building and demolish a total of 4 existing buildings. The project will approximately be 67,000 square feet for the expansion of the existing school that will provide 80 parking spaces. Planning for the school development includes but is not limited to new classrooms, lunchroom and gymnasium.

NO. 22011 (10th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3461

Common Address: 3100 E. 92nd Street

Applicant: Neta, LLC

Owner: August L Investment, LLC

Attorney: Thomas S. Moore

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

Purpose: To unify the split zone from B1-2 and C1-2 to be fully into compliance as C1-2 to establish a business conference and meeting hall with occasional birthday, wedding or other personal events

NO. 21188 (11th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3425

Common Address: 700 W. 43rd Street

Applicant: Racing Muffler & Brakes, Inc.

Owner: Racing Muffler & Brakes, Inc.

Attorney: Siobhan C. Murray/Murray Law Group, PC

Change Request: RS2, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

Purpose: To correct the zoning to meet the Use Table and Standards of the C1-1 to continue to operate as a motor vehicle repair shop

NO. 22010 (11th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3460

Common Address: 3226 S. Carpenter Street

Applicant: Giedre Vencius

Owner: Giedre Vencius

Attorney: Thomas S. Moore

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

Purpose: To add a second story to a 1-story single family residence

NO. 21182 (12th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3416

Common Address: 2142 South Fairfield Avenue

Applicant: 2142 S FAIRFIELD BUYERS, LLC

Owner: 2142 S FAIRFIELD BUYERS, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To convert the front building from three to six dwelling units with the rear building to remain unchanged

NO. 21183T1 (12th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3419

Common Address: 2127 South Marshall Boulevard/2866-80 West 21st Place

Applicant: 2127 S. Marshall, LLC

Owner: 2127 S. Marshall, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-5, Neighborhood Mixed-Use District

Purpose: To convert the front building from six to nine dwelling units and to convert the rear building from two to three dwelling units and to eliminate any required parking under the ETSL provisions

NO. 22008 (13th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3458

Common Address: 5923 W. 63rd Street

Applicant: Eladio Montoya

Owner: Eladio Montoya

Attorney: Mark Kupiec

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

Purpose: To add wholesale ice cream sales as a permitted use

NO. 22002 (24th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3451

Common Address: 801-825 South Kilpatrick Avenue, 4607-4659 West Polk Street, 4606-4658 West Arthington Street

Applicant: K Town Business Centre, LLC, K Town Business Centre 2, LLC, and Stephen L. Davis

Owner: K Town Business Centre, LLC, K Town Business Centre 2, LLC, and Stephen L. Davis

Attorney: Montel M. Gayles

Change Request: M1-2, Limited Manufacturing/Business Park District to M2-2 Light Industry District

Purpose: To comply with zoning use standards in order to operate light industry to accommodate moderate impact manufacturing, whole sales, warehousing, and distribution uses including storage and work-related activities that occur outside of our enclosed building

NO. 22003 (24th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3452

Common Address: 4607-4659 W. Arthington St., 4606-4610 W. Fifth Ave., 901-911 S. Kilpatrick St.

Applicant: K Town Business Centre. LLC. K Town Business Centre 2, LLC, and Stephen L. Davis

Owner: K Town Business Centre. LLC. K Town Business Centre 2, LLC, and Stephen L. Davis

Attorney: Montel M. Gayles

Change Request: M1-2, Limited Manufacturing/Business Park District to M2-2 Light Industry District

Purpose: To comply with zoning use standards in order to operate light industry to accommodate moderate impact manufacturing, whole sales, warehousing, and distribution uses including storage and work-related activities that occur outside of our enclosed building

NO. 22004 (24th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3453

Common Address: 4614-4658 W Fifth Ave and 915-923 S Kilpatrick Ave

Applicant: K Town Business Centre, LLC, K Town Business Centre 2, LLC, and Stephen L. Davis

Owner: K Town Business Centre, LLC, K Town Business Centre 2, LLC, and Stephen L. Davis

Attorney: Montel M. Gayles

Change Request: M1-2, Limited Manufacturing/Business Park District to M2-2 Light Industry District

Purpose: To comply with zoning use standards in order to operate light industry to accommodate moderate impact manufacturing, whole sales, warehousing, and distribution uses including storage and work-related activities that occur outside of our enclosed building

NO. 21176 (25th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3366

Common Address: 1012-24 West Jackson Boulevard/1015-27 West Adams Street

Applicant: 1016 W. Jackson, LLC

Owner: PR Adams, LLC

Attorney: Michael Ezgur-Acosta Ezgur, LLC

Change Request: DS-3, Downtown Service District to DX-5, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To allow for construction of a new mixed-use residential development with ground floor commercial space on Jackson Boulevard in Sub Area A of a Planned Development, and to establish zoning parameters, subject to future site plan review, for Adams Street in Sub-Area B of a Planned Development

NO. 21181T1 (25th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3372

Common Address: 2332-2344 S. Princeton Avenue/301-309 W. 23rd Place

Applicant: Shengs Hautin, LLC

Owner: Shengs Hautin, LLC

Attorney: Richard A. Toth, Georges & Synowiecki, Ltd.

Change Request: B2-5, Neighborhood Mixed-Use District and RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-5, Neighborhood Mixed-Use District

Purpose: To construct a new, approximately 58,375 square foot mixed-use building with 32 dwelling units and approximately 19,500 square feet of commercial space

NO. 21191 (26th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3430

Common Address: 911 N. Mozart Street

Applicant: Vanessa Beckhoff Ferrero, Colin Hudson

Owner: Vanessa Beckhoff Ferrero, Colin Hudson

Attorney:

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

Purpose: To allow the sub-division of an improved zoning lot, creating two zoning lots each measuring 25 feet x 125 feet lots: one zoning lot at 913 N Mozart is to remain vacant for future development, and the lot at 911 N Mozart is to remain an existing 3-story multifamily building containing 3 dwelling units and 2 on-site parking spaces

NO. 21180 (27th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3371

Common Address: 1361 W. Chicago Avenue

Applicant: Ali Manesh

Owner: Ali Manesh

Attorney:

Change Request: B1-2, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a new mixed-use commercial and four-dwelling-unit building

NO. 21185T1 (28th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3421

Common Address: 4013-19 W. Carroll Avenue

Applicant: Gar Park 1, LLC

Owner: Gar Park 1, LLC

Attorney: Rolando R. Acosta-Acosta Ezgur, LLC

Change Request: M1-2, Limited Manufacturing/Business Park District to C3-2, Commercial, Manufacturing & Employment District

Purpose: To allow the rental of construction equipment

NO. 22006 (28th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3456

Common Address: 722 South Laflin Street

Applicant: Joseph Anthony Palos

Owner: Joseph Anthony Palos

Attorney: Roberto M. Martinez

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

Purpose: To allow for a total of 5 dwelling units within an existing 3 1/2 story brick building

NO. 22009T1 (28th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3459

Common Address: 3450 West Lake Street

Applicant: SkyART NFP

Owner: 3335 W. Carroll, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: M1-3, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District

Purpose: To permit the applicant to occupy the property with a children's play center

NO. 21179 (29th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3370

Common Address: 747-757 South Laramie Avenue, 746-756 South Leamington Avenue

Applicant: Thind Properties Chicago, LLC

Owner: Thind Properties Chicago, LLC

Attorney: Dean T. Maragos

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to M2-2, Light Industry District

Purpose: To operate a contractor/construction storage yard, specifically a scaffolding company

NO. 22001 (34th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3449

Common Address: 11946 South Halsted Street

Applicant: Precise Consulting Corp.

Owner: Precise Consulting Corp.

Attorney: Julia L. Barnhardt, Esq.

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

Purpose: To establish a small venue event banquet hall on the first floor

NO. 22013T1 (34th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3463

Common Address: 415 West 107th Street

Applicant: Mother Love Youth Connection, LLC

Owner: Mother Love Youth Connection, LLC

Attorney:

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

Purpose: To establish a 3,411.25 square foot small venue facility with accessory leased parking located at 410 West 107th Street

NO. 21193 (36th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3434

Common Address: 2121 N. LaPorte Avenue

Applicant: David Perez

Owner: David Perez

Attorney:

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

Purpose: To bring into compliance an existing two-story, three-dwelling-unit residential building. The existing building will be supported by three onsite parking spaces.

NO. 21186 (37th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3422

Common Address: 1830 N. Lamon Avenue

Applicant: UHCC 1830 N Lamon, LLC

Owner: Aaron Tiram

Attorney: Rolando R. Acosta

Change Request: M1-2, Limited Manufacturing/Business Park District to M2-2 Light Industry District

Purpose: To authorize the use of the building for a cannabis craft grow, infuser and/or processor facility

NO. 21187T1 (40th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3423

Common Address: 5113-15 North Lincoln Avenue

Applicant: LINCOLN 5113, LLC

Owner: RWC3209, LLC; SERIES A; 5113-15 N. LINCOLNAVE

Attorney: Rolando R. Acosta-Acosta Ezgur, LLC

Change Request: B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To demolish existing improvements and allow construction of a new four-story building with ground floor commercial space, nine residential units above ground floor, five bicycle spaces, and an attached garage with nine parking spaces

NO. 21184 (41st WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3420

Common Address: 6008-16 North Northwest Highway

Applicant: 1017 West Busse Brothers, LLC

Owner: 1017 West Busse Brothers, LLC

Attorney: Rolando R. Acosta-Acosta Ezgur, LLC

Change Request: C1-1, Neighborhood Commercial District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To allow outdoor storage of trucks (U-Haul) on the property

NO. 21177 (42nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3368

Common Address: 201-221 E Erie St, 631-649 N St. Clair St and 200-212 E Ontario Street

Applicant: Northwestern Memorial Healthcare

Owner: Chicago Title Land Trust Co. as Trustee under Trust Number 121309-02

Attorney: Carol D. Stubblefield, Neal and Leroy, LLC

Change Request: Planned Development No. 468, as amended to Planned Development No. 468, as amended

Purpose: Technical amendment to PD 468 to add medical service as a permitted use

NO. 21190 (44th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3429

Common Address: 3346 N. Lakewood

Applicant: Michael Nicolas

Owner: Michael Nicolas

Attorney: Meg George and Chris Leach

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant seeks to remove the Type 1 zoning designation in order to construct a new single-family home, which will be in conformance with the RT3.5 district

NO. 22012T1 (44th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3462

Common Address: 2821 N. Orchard Avenue

Applicant: Estate of Kathy A. Poczatek, Jeff Poczatek executor

Owner: Estate of Kathy A. Poczatek, Jeff Poczatek executor

Attorney: Thomas S. Moore

Change Request: RM5, Residential Multi-Unit District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a 5-story, 5-dwelling unit residential building

NO. 21189 (44th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3427

Common Address: 3829 N. Southport Avenue

Applicant: Southport Properties, LLC

Owner: Southport Properties, 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: To permit the conversion of the vacant commercial unit, on the 1st Floor of the existing four-story, mixed-use building, into a single dwelling unit. The conversion would result in a total of four (4) dwelling units within the existing building. The Zoning Amendment is required to support the 4th dwelling unit (MLA) and to allow for a residential use below the 2nd Floor.

NO. 21192 (45th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3432

Common Address: 3817 N. Hamlin Avenue

Applicant: Ricardo and Bernice A. Lozada

Owner: Ricardo and Bernice A. Lozada

Attorney: Lisa Duarte

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

Purpose: To allow the conversion of the existing 2 dwelling unit building to a 3 dwelling unit building. The third dwelling unit will be on the lower level of the existing three-story building

NO. 21195T1 (46th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3436

Common Address: 1106 W. Lawrence Avenue/4800-4822 N. Winthrop Avenue

Applicant: Aragon Real Estate, LLC

Owner: Aragon Real Estate, LLC

Attorney: Steven J. Gray

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District/B3-5, Community Shopping District to B3-3, Community Shopping District

Purpose: To correct the split zone and unify the two zoning districts and continue the theatre use