

**MEETING  
OF THE  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING  
STANDARDS  
TUESDAY, JANUARY 17, 2023  
AT 10:00 A.M.**

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. 22051T1 (1st WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3915**

**Common Address:** 1912 W. Division Street

**Applicant:** 1912 Division, LLC

**Owner:** 1912 Division, LLC

**Attorney:** Sylvia C. Michas c/o Taft, Stettinius & Hollister, LLP

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District and B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To correct a prior boundary description error

**NO. 22059T1 (1st WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3902**

**Common Address:** 1863 W. Race Avenue

**Applicant:** Michael D' Aquila

**Owner:** Michael D' Aquila

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

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

**Purpose:** To develop the subject property with a new three-story single-family home. The proposed RT3.5 zoning district will support the proposed home's floor area total.

**NO. 22043T1 (2nd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3883**

**Common Address:** 1030-1050 West North Avenue/1604-1624 North Kingsbury Street

**Applicant:** LSCD of Lincoln Park, LLC

**Owner:** LSCD of Lincoln Park, LLC

**Attorney:** Liz Butler-Taft, Stettinius & Hollister, LLP

**Change Request:** Business Planned Development No. 844 to C1-5, Neighborhood Commercial District

**Purpose:** To establish an off-premises sign

**NO. 22031 (2nd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3835**

**Common Address:** 1523-47 North Fremont Street

**Applicant:** City Pads, LLC

**Owner:** Fremont Hotel Partners, LLC

**Attorney:** Michael Ezgur-Acosta Ezgur, LLC

**Change Request:** C3-5, Commercial, Manufacturing and Employment District to B3-5, Community Shopping District and then to a Residential-Business Planned Development

**Purpose:** To allow for the construction of a new, mixed-use residential development with ground floor commercial space

**NO. 22027T1 (3rd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3831**

**Common Address:** 5021 S. Wabash Avenue

**Applicant:** Urban Equities, Inc.

**Owner:** City of Chicago

**Attorney:** Fisher Cohen, Waldman Shapiro, LLP

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

**Purpose:** The property needs to be re-zoned for commercial uses.

**NO. 22046T1 (4th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3904**

**Common Address:** 601 - 625 East 47th Street, 4701 -4711 South St. Lawrence Avenue and 4700 - 4710 South Champlain Avenue

**Applicant:** Bella Noir, LLC

**Owner:** Bella Noir, LLC, Skyward Holding Trust and City of Chicago

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

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

**Purpose:** To rezone the property to allow the construction of a mixed-use development

**NO. 22032 (10th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3836**

**Common Address:** 3025 E. 104th Street

**Applicant:** Calumet River Fleeting, Inc.

**Owner:** TPG Chicago Dry Dock, LLC

**Attorney:** Michael Ezgur-Acosta Ezgur, LLC

**Change Request:** Planned Manufacturing Development No. 6 to PMD No. 6 then to a Waterway Planned Development

**Purpose:** To renew an expired business license by re-establishing its use as a Motor Vehicle Repair Shop; may include body work, painting or commercial vehicle repairs, within 100 feet of the Calumet River, pursuant to Section 17-8-0509 of the Chicago Zoning Ordinance

**NO. 22055 (11th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3922**

**Common Address:** 3000-3048 S. Halsted Street

**Applicant:** Circuit Associates, LLC

**Owner:** Circuit Associates, LLC

**Attorney:** Warren E. Silver, Silver Law Offices PC

**Change Request:** B1-2, Neighborhood Shopping District to B3-2, Community Shopping District

**Purpose:** To allow updating of existing legal, non-conforming signage by replacing the main shopping center sign, that is 25' 9" tall x 14'4" wide, with a new smaller main sign that is 24' 0" tall by 13' 0" wide, reducing total sign area from 1,523 square feet (with existing sign) to 1,419 square feet (with new sign)

**NO. 22050 (11th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3914**

**Common Address:** 2819 South Throop Street

**Applicant:** Linda Hill

**Owner:** Linda Hill

**Attorney:** Mark Kupiec

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

**Purpose:** To have three dwelling units in the existing building

**NO. 22047T1 (11th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3905**

**Common Address:** 831 W. 33rd Street

**Applicant:** Samantha Chuskas

**Owner:** Samantha Chuskas

**Attorney:** Frederick E. Agustin, Law Offices of Agustin & Associates, LLC

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

**Purpose:** To repair the front building by establishing the front building's rear 3-story addition, and by meeting the bulk and density of the RM5 District to legalize a total of 5 dwelling units on the property

**NO. 22028T1 (11th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3832**

**Common Address:** 3301-3305 South Wallace Street

**Applicant:** Tuhao, LLC

**Owner:** Tuhao, LLC

**Attorney:** Stephen R. Patterson, Esq.

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

**Purpose:** To establish dental, medical and professional offices on the ground floor while continuing the residential rental units above the 1st floor

**NO. 22057 (12th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3900**

**Common Address:** 3632 South Winchester Avenue

**Applicant:** Tyler Moench and Kathryn Moench

**Owner:** Tyler Moench and Kathryn Moench

**Attorney:** Ximena Castro, Acosta Ezgur, LLC

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

**Purpose:** To convert the building from one to two dwelling units

**NO. 22030 (12th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3834**

**Common Address:** 4435 South Western Boulevard

**Applicant:** Pictor 4435 S Western Boulevard, LLC

**Owner:** Pictor 4435 S Western Boulevard, LLC

**Attorney:** Liz Butler, Taft, Stettinius & Hollister, LLP

**Change Request:** M2-3 Light Industry District and Planned Manufacturing District No. 8 Subarea A to a Business Planned Development

**Purpose:** To authorize the construction and operation of industrial buildings; Mandatory Planned Development pursuant to Section 17-8-0511-C (Warehousing, wholesaling, and freight movement on PMD-zoned land on 10 acres or more)

**NO. 22044 (16th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3893**

**Common Address:** 6301 S. Western Avenue

**Applicant:** SWOP 6301, LLC

**Owner:** Private Holdings II, Inc.

**Attorney:** Steven Friedland, Applegate & Thorne-Thomsen

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

**Purpose:** To demolish the existing building and build a new four-story, 25-unit apartment building

**NO. 22035 (23rd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3844**

**Common Address:** 3635-37 West 59th Place

**Applicant:** Margarita Bekstiene

**Owner:** 3637 John Alexander Carchipulla Navia/ 3635 -Margarita Bekstiene

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** RS2, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

**Purpose:** To subdivide the zoning lot into two zoning lots; 3637 will maintain the existing single-family residence and 3635 will be improved with a new single-family residence

**NO. 22053 (24th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3920**

**Common Address:** 1132-1144 S. Pulaski Road, 4001-4059 W. Grenshaw Street and 1133-1145 South Karlov Avenue

**Applicant:** Chicago Board of Education

**Owner:** Public Building Commission, in trust for the use of schools

**Attorney:** Scott R. Borstein c/o Neal and Leroy, LLC

**Change Request:** B3-2, Community Shopping District and RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District to

**Purpose:** To rezone the property to unify the existing split zoning districts of B3-2 and RT-4 to an RT-4 designation, so the property is properly zoned for a school use; to allow renovations to the existing school building and parking lot

**NO. 22058 (25th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3901**

**Common Address:** 2127 West 18th Street

**Applicant:** 2127 W. 18TH ST BUYERS, LLC

**Owner:** 2127 W. 18TH ST 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 building from four to seven dwelling units

**NO. 22034 (27th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3838**

**Common Address:** 330 North Green Street

**Applicant:** 330 Green, LLC

**Owner:** 330 Green, LLC

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

**Change Request:** Business Planned Development No. 1403 (Subarea B) to Business Planned Development No. 1403, as amended

**Purpose:** To modify Subarea B to permit the construction of a 32-story (503') commercial/office building containing 207 parking spaces; the overall FAR will remain 11.5

**NO. 22048 (28th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3909**

**Common Address:** 4225-29 West Madison Street

**Applicant:** John Gardner

**Owner:** John Gardner

**Attorney:**

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

**Purpose:** To construct a three-story mixed-use building with dog grooming and shelter/boarding kennel, ground floor use for a dog grooming and day care business and eight residential units above the ground floor

**NO. 22033 (28th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3837**

**Common Address:** 441 North Kilbourn Avenue/4239 West Ferdinand Street

**Applicant:** Capitol Realty, LLC

**Owner:** Capitol Realty, LLC and Vanderwood Realty, Inc

**Attorney:** Edward J. Kus/Taft Stettinius & Hollister, LLP

**Change Request:** Planned Manufacturing District No. 9 to a Planned Development

**Purpose:** Addition to a warehouse; property exceeds 10 acres

**NO. 22038 (29th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3877**

**Common Address:** 5049-5133 W. Harrison; 601-629 S. Laramie Avenue; 5000-5132 W. Flournoy Street; 610-628 S. Lavergne Avenue

**Applicant:** Chicago Board of Education for the City of Chicago

**Owner:** Public Building Commission of Chicago

**Attorney:** Scott R. Borstein

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

**Purpose:** To add a football field and reconfigure campus athletic and parking facilities; the addition of the land for the athletic field increases the campus size above two acres and requires a mandatory planned development

**NO. 22029 (29th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3833**

**Common Address:** 6004 W. North Avenue

**Applicant:** 6004 WEST N LLC

**Owner:** 6004 WEST N LLC

**Attorney:**

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

**Purpose:** To convert vacant space from retail clothing to a new general restaurant space with a new rooftop deck patio within an existing 1-story commercial building

**NO. 22061T1 (32nd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3936**

**Common Address:** 1887 North Milwaukee Avenue

**Applicant:** Tyrconnell, LLC

**Owner:** Tyrconnell, LLC

**Attorney:** Daniel G. Lauer, Esq.

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

**Purpose:** To construct a mixed-use building with fifteen dwelling units above a retail space containing 5700 square feet to be occupied by "LadyBug & Friends" daycare location

**NO. 22042 (38th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3881**

**Common Address:** 3339 North Ottawa Avenue

**Applicant:** Royal Millennium, LLC-3339 Ottawa Series One of Royal Millennium, LLC

**Owner:** Royal Millennium, LLC-3339 Ottawa Series One of Royal Millennium, LLC

**Attorney:** Tyler Manic/Matthew Allee, Schain Banks

**Change Request:** RS2, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To allow for the new-construction development of a two-story residential building with two dwelling units and two off-street parking spaces

**NO. 22040 (40th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3879**

**Common Address:** 1742-54 W. Balmoral Avenue

**Applicant:** Nobody's Darling, Inc.

**Owner:** Steven Felsenthal

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** B1-1, Neighborhood Shopping District to C1-2, Neighborhood Commercial District

**Purpose:** To expand the existing tavern located in the existing space at 1744 into the existing space at 1746

**NO. 22037 (40th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3875**

**Common Address:** 3131-3149 W. Bryn Mawr Avenue; 5421-5543 W. Kedzie Avenue

**Applicant:** Chicago Board of Education for the City of Chicago

**Owner:** City of Chicago in Trust for the Chicago Board of Education

**Attorney:** Scott R. Borstein

**Change Request:** Planned Development No. 666 & RS1, Residential Single-Unit (Detached House) District to RS2, Residential Single-Unit (Detached House) District then to Planned Development No. 666, as amended

**Purpose:** To replace the school's existing grass athletic field with a new slightly expanded synthetic turf field. The boundaries of IPD#666 are being slightly enlarged along the North Branch of the Chicago River to accommodate the new turf field.

**NO. 22039T1 (43rd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3878**

**Common Address:** 2573-2581 North Lincoln Avenue

**Applicant:** Marigrow, Inc.

**Owner:** Lincoln Avenue Properties Group, LLC

**Attorney:** Ashley W. Brandt -Tucker Ellis, LLP

**Change Request:** B3-3, Community Shopping District to C2-3, Motor Vehicle-Related Commercial District

**Purpose:** To establish a cannabis business, specifically a new cannabis dispensary use within the existing 1-story vacant commercial building which was formerly a restaurant

**NO. 22056T1 (44th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3923**

**Common Address:** 453-55 W. Briar Place

**Applicant:** Briar Street 453, LLC

**Owner:** Briar Street 453, LLC

**Attorney:** Thomas S. Moore

**Change Request:** RM5, Residential Multi-Unit District to RM6, Residential Multi-Unit District

**Purpose:** To construct a 6-story, 8 dwelling-unit multi-family residential building

**NO. 22060T1 (45th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3925**

**Common Address:** 5940-5960 W. Lawrence Avenue

**Applicant:** 5960 Lawrence Inc. (Dba 5960 Wash U Coin Laundry)

**Owner:** 5960 Lawrence Inc. (Dba 5960 Wash U Coin Laundry)

**Attorney:** Paul A. Kolpak

**Change Request:** B1-2, Neighborhood Shopping District to B3-1, Community Shopping District

**Purpose:** To allow a coin-operated laundromat at the site

**NO. 22036T1 (46th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3849**

**Common Address:** 4642 N. Magnolia Avenue

**Applicant:** Lakeview Property Rentals, LLC, REO Series

**Owner:** Lakeview Property Rentals, LLC, REO Series

**Attorney:** Warren E. Silver

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

**Purpose:** To allow for construction of a 3-story residential apartment building containing six dwelling units and six outdoor parking spaces

**NO. 22049 (47th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3913**

**Common Address:** 4861 N. Hermitage Avenue

**Applicant:** Longford Group, LLC Hermitage Series

**Owner:** Longford Group, LLC Hermitage Series

**Attorney:** Thomas S. Moore

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

**Purpose:** To construct a 4-story, 8 dwelling-unit residential building

**NO. 22054 (49th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3921**

**Common Address:** 7319 N. Rogers Avenue

**Applicant:** The Manderly Group I, LLC, Series 7319 N Rogers

**Owner:** The Manderly Group I, LLC, Series 7319 N Rogers

**Attorney:** Warren E. Silver, Silver Law Office PC

**Change Request:** B1-3, Neighborhood Shopping District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To allow the conversion of the one commercial unit into one residential dwelling unit, for a total of 16 dwelling units and no commercial units

**NO. 22052 (50th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3916**

**Common Address:** 6801 N. California Avenue

**Applicant:** Lubavitch Mesivta of Chicago, an Illinois not for profit, DBA Yeshivas Ohr Eliyahu

**Owner:** Lubavitch Mesivta of Chicago, an Illinois not for profit, DBA Yeshivas Ohr Eliyahu

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

**Change Request:** B1-1, Neighborhood Shopping District to B1-2, Neighborhood Shopping District

**Purpose:** To redevelop the subject property with a new three-story building that will be used as a high school

**NO. 22045 (50th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3903**

**Common Address:** 3701 W. Devon Avenue

**Applicant:** Kollel Ohel Torah, an Illinois not for profit corporation

**Owner:** Kollel Ohel Torah, an Illinois not for profit corporation

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

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

**Purpose:** To redevelop the subject property with a new Jewish synagogue building