

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF MARCH 14, 2023**  
**10:00 AM, COUNCIL CHAMBERS, CITY HALL (121 N. LASALLE)**

**NO. 22078 (3rd WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-71**

**Common Address:** 4005 South Dearborn Street

**Applicant:** New Horizons Steel, LLC

**Owner:** City of Chicago

**Attorney:** Fisher Cohen Waldman Shapiro, LLP c/o Mark Lenz

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

**Purpose:** To convert a firehouse station to professional offices for applicant, a structural steel erection company

**NO. 21094 (26th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #02022-2412**

**Common Address:** 2429 West Superior Street

**Applicant:** Jennifer Cushman

**Owner:** Jennifer Cushman

**Attorney:** Matthew Allee, Schain Banks

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

**Purpose:** To rezone the property to RM4.5 to add a garden dwelling unit in the existing two-story, two-dwelling-unit building, for a total of three dwelling units and two parking spaces

**NO. 22099-T1 (30th WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-993**

**Common Address:** 3254 N Kilbourn Ave

**Applicant:** Intrinsic Schools

**Owner:** Zaba Investment Partners

**Attorney:** Katie Jahnke Dale - DLA Piper LLP

**Change Request:** M1-1 Limited Manufacturing District to RS3 Residential Single Unit (Detached House) District

**Purpose:** To allow for a school use on the subject property. The Applicant would adaptively reuse the existing building to accommodate its existing staff and students. After the rezoning, the subject property would have 0 dwelling units, 18 parking spaces, and 0 square feet of commercial uses. The building would be 24.60 feet tall.