

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, JANUARY 25, 2022,
AT 10:00 A.M.**

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/>].

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.

NO. A-8735 (25th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5275

Common Address: 2150 S. Laflin

Applicant: Alderman Byron Sigcho Lopez

Change Request: Institutional Planned Development No. 1054 to Institutional Planned Development No. 1054, as amended

NO. A-8731 (24th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4626

Common Address: 3201-3423 W Ogden Ave; 1800-1812 S Kedzie Ave; 1800-1813 S Sawyer Ave; 1800-1813 S Spaulding Ave; 1800-1813 S Christiana Ave; and 1839-1847 S Homan Ave

Applicant: Alderman Michael Scott

Change Request: Institutional Planned Development No. 833 to Institutional Planned Development No. 833, as amended

NO. 20895 (49th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5653

Common Address: 7201 North Clark Street

Applicant: Al-Rahman Business, Inc.

Owner: Al-Rahman Business, Inc.

Attorney: Law Office of Mark J. Kupiec & Assoc.

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

Purpose: To cure the split zoning lot and allow expansion of the existing gas station and a retail food mart located at the subject property

NO. 20898 (48th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5656

Common Address: 1123 W. Catalpa Avenue

Applicant: KJS Properties, LLC

Owner: KJS Properties, LLC

Attorney: Thomas S. Moore

Change Request: B1-3, Neighborhood Shopping District to C1-3, Neighborhood Commercial District

Purpose: To bring the existing non-conforming use (Motor Vehicle Repair shop including body work, painting or commercial vehicle repairs) under the current zoning classification into compliance

NO. 20902 (44th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5645

Common Address: 3120 to 3122 N. Broadway Avenue

Applicant: Quincy Ventures, LLC

Owner: Icon Broadway Partners, LLC

Attorney: Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

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

Purpose: To allow for the tenant to apply for a massage establishment special use.

NO. 20886 (44th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5696

Common Address: 3537 N. Racine Avenue

Applicant: Gregory Davey and Sara Whaley, owners of Unit #1

Owner: Unit 2: Joshua Sprague Unit 3: Michael Biegel and Robert David Louis Fleming, IV

Attorney: Warren E. Silver. Silver Law Office PC

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

Purpose: To cause the building, which is non-conforming as to floor area, to conform to the bulk requirements of the Zoning Ordinance.

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. 20887 (39th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5706

Common Address: 5067 N. Kimberly Avenue

Applicant: Julio A. Barahona

Owner: Julio A. Barahona

Attorney: Frederick Agustin, Maurides Foley Tabangay Turner & Agustin, LLC

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

Purpose: The subject property forms one (1) zoning lot with 5065 N. Kimberly Ave., Chicago, IL. In order to subdivide the zoning lot, 5067 N. Kimberly needs to be rezoned to an RT3.5 in order to lawfully establish the existing 2-flat on the subject property.

NO. 20899T1 (37th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5657

Common Address: 856 North Harding Avenue / 3935-45 West Iowa Street

Applicant: BLDG 3939 Iowa, LLC

Owner: BLDG 3939 Iowa, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: To allow two additional dwelling units on the property for a total of six residential dwelling units on the property

NO. 20901T1 (35th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5674

Common Address: 3110-3112 N. Kedzie Avenue

Applicant: Metric Coffee Co.

Owner: Joseph Partipilo

Attorney: Lawrence M. Lusk

Change Request: B3-1, Community Shopping District to C1-1, Neighborhood Commercial District

Purpose: Redevelopment to coffee shop/bakery/restaurant and coffee wholesale and distribution

NO. 20908 (30th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5644

Common Address: 3036 North Davlin Court

Applicant: Garnett Broy and Cortney Broy

Owner: Garnett Broy and Cortney Broy

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To allow for an additional dwelling unit on the property for a total of four residential dwelling units on the property

NO. 20889T1 (30th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5716

Common Address: 3714 North Cicero Avenue

Applicant: G7 Investment, LLC – Series D

Owner: G7 Investment, LLC – Series D

Attorney: Daniel G. Lauer, Esq.

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

Purpose: Construction of a four-story building with retail space on the ground floor and six residential dwelling units

NO. 20897 (29th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5655

Common Address: 1100-04 South Menard Avenue

Applicant: A-Z Builders, Inc.

Owner: A-Z Builders, Inc.

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B1-1, Neighborhood Shopping District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To divide the subject property into 2 zoning lots and redevelop each lot with a new residential building, each building with 3 dwelling units, for a total of 6 dwelling units at the property.

NO. 20893T1 (29th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5651

Common Address: 1256 N. Waller Avenue

Applicant: Reverend Ira J. Acree

Owner: Greater St. John Bible Church

Attorney: Dean T. Maragos

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-2, Neighborhood Commercial District

Purpose: The Applicant intends to use the subject property to have a new commercial kitchen that will be used by the Church for picnics, a culinary training school for parishioners, weddings & other church-related events & to be used by catering companies for off-site catering

NO. 20907T1 (25th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5578

Common Address: 2124 South Ashland Avenue/1600-10 West 21st Place

Applicant: 2124 Ashland Partners, LLC

Owner: 2124 Ashland Partners, LLC

Attorney: Ximena Castro. Acosta Ezgur, LLC

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To convert an existing building to residential use to include two live/work units on the ground floor and two residential dwelling units on the second floor for a total of four dwelling units.

NO. 20904 (24th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5648

Common Address: 1501 S. Central Park Avenue

Applicant: Leonard B. Moore

Owner: Leonard B. Moore

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

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

Purpose: To re-establish retail uses within the retail space located on the building's first floor

NO. 20891 (21st WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5718

Common Address: 8613 South Marshfield Avenue

Applicant: Howard C. White

Owner: ZYXW Realty, LLC

Attorney:

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

Purpose: In order to allow an additional dwelling unit to be established in the basement for a total of three dwelling units; owner requested an ADU to establish the basement unit, however it was denied by DOH.

NO. 20892 (20th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5719

Common Address: 6546 S. Kimbark Avenue

Applicant: McNamara Builders, Inc.

Owner: McNamara Builders, Inc.

Attorney: Law Office of Mark J. Kupiec & Assoc.

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

Purpose: To divide the subject property into two zoning lots and redevelop each lot with a new single-family house (for a total of two dwelling units at the property).

NO. 20885 (11th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5694

Common Address: 3008 S. Wells Street

Applicant: Ada Li and Mark Cira

Owner: Ada Li and Mark Cira

Attorney: Tyler Manic, Schain Banks

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

Purpose: To construct a two-dwelling-unit residential building with a two-car garage

NO. 20894T1 (10th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5652

Common Address: 10301-10347 S. Torrence Avenue

Applicant: ATG, LLC and Lariba Group, LLC

Owner: ATG, LLC and Lariba Group, LLC

Attorney: Paul A. Kolpak

Change Request: M1-1, Limited Manufacturing/Business Park District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To redevelop the property for commercial uses to meet the Use Table and Standards of the C2-1 District. Specifically, a retail gas station and carwash with a 2nd floor dwelling unit and a one-story retail strip shopping center.

NO. 20900 (8th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5658

Common Address: 8344 S. Anthony Avenue

Applicant: Chandra Logan

Owner: Chandra Logan

Attorney:

Change Request: RS2, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To meet the bulk and density requirements of the RT4 to allow a new 2-story, 3-dwelling-unit residential building with basement

NO. 20903T1 (6th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5646

Common Address: 6901 S. Perry Avenue

Applicant: Raina Perry, LLC

Owner: City of Chicago

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

Change Request: C1-2, Neighborhood Commercial District and RS3, Residential Single-Unit (Detached House) District to C1-2, Neighborhood Commercial District

Purpose: To establish a uniform C1-2 underlying zoning district so that it can develop the subject property with a general restaurant (Dunkin Donuts) with an accessory drive-through lane.

NO. 20884T1 (3rd WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5681

Common Address: 4009-4011 S. Wabash Avenue

Applicant: LinQ Holdings, LLC

Owner: City of Chicago

Attorney: Liz Butler and Marcus Martinez - Elrod Friedman, LLP

Change Request: M1-3, Limited Manufacturing/Business Park District to B2-2, Neighborhood Mixed-Use District

Purpose: To facilitate acquisition of the property from the City of Chicago and allow for construction of accessory parking to serve the use operating on the adjacent lot to the north

NO. 20906 (2nd WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5650

Common Address: 1438 W. Augusta Blvd.

Applicant: 1434 W. Augusta, LLC

Owner: 1434 W. Augusta, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District and RM6, Residential Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: To establish the subject property as an independent zoning lot and develop it with a new four-story, three-unit residential building

NO. 20905 (2nd WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5649

Common Address: 1458 W. Augusta Blvd.

Applicant: 1434 W. Augusta, LLC

Owner: 1434 W. Augusta, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District and RM6, Residential Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: To establish the subject property as an independent zoning lot and develop it with a new four-story, three-unit residential building

NO. 20888 (2nd WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5714

Common Address: 1714 W. Beach Avenue

Applicant: J. Cory Faulkner and Melissa Sweazy

Owner: J. Cory Faulkner and Melissa Sweazy

Attorney: Nicholas J. Ftikas, 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 meet the bulk and density requirements of the RM4.5 Zoning District to permit a third-floor addition, a rear addition and a new attached garage at the rear of the subject lot

NO. 20896T1 (1st WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5654

Common Address: 1513 W. Erie Street

Applicant: Elite Redevelopment, LLC

Owner: Elite Redevelopment, LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

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

Purpose: To comply with the minimum lot area and the maximum floor area to establish one additional dwelling unit within the basement area of the existing residential building, for a total of three dwelling units at the property