

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, MARCH 23, 2021, 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-8623 (33rd WARD) ORDINANCE REFERRED (1-27-21)
DOCUMENT #02021-100

Common Address: 3109-3133 N. Elston Avenue

Applicant: Alderman Rossana Rodriguez-Sanchez

Change Request: M1-1, Limited Manufacturing/Business Park District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

NO. 20616T1 (1st WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-614

Common Address: 1513 W. Erie Street

Applicant: EZMB, LLC

Owner: Luis Lopez

Attorney: Daniel G. Lauer, Esq.

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

Purpose: To construct a three-story, three (3) dwelling-unit building with a basement and a detached garage.

NO. 20635 (1st WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-635

Common Address: 1576 N. Milwaukee Avenue

Applicant: Foxtrot Ventures, Inc.

Owner: North River Properties, Inc.

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

Change Request: B2-2, Neighborhood Mixed-Use District to C2-2 Motor Vehicle-Related Commercial District

Purpose: The Applicant is seeking to permit a walk-up service window that will work in conjunction with a retail food establishment on the first floor of the subject building.

NO. 20628T1 (2nd WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-625

Common Address: 1628-1630 N. Wells Street

Applicant: 1628 North Wells, LLC

Owner: 1628 North Wells, LLC

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

Change Request: B1-1 Neighborhood Shopping District to B3-5, Community Shopping District

Purpose: The Applicant is proposing to develop the subject property with a new seven (7)-story mixed-use building containing retail space at grade and forty-eight (48) residential units above.

NO. 20622 (7th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-605

Common Address: 8442 S. Marquette Avenue

Applicant: Great Lakes Academy Support Corporation, an Illinois not-for-profit corporation

Owner: Great Lakes Academy Support Corporation, an Illinois not-for-profit corporation

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

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

Purpose: To incorporate the subject parcel into the applicant's school campus north of and adjacent to the subject parcel.

NO. 20617 (14th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-610

Common Address: 4144 W. 47th Street

Applicant: Salvador Leanos

Owner: Salvador Leanos

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

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-1, Neighborhood Mixed-Use District

Purpose: To re-establish commercial use (retail/office) within the existing commercial unit located at the front of the existing building. Existing dwelling unit located at the rear of the building to remain with no change.

NO. 20637 (19th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-638

Common Address: 1841-1855 W. 95th Street

Applicant: Jacquelynn McCormick

Owner: Jacquelynn McCormick

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to rezone the property in order to allow the use of the vacant lower level commercial unit for a post-surgical massage therapy establishment. The 2nd floor commercial units will remain occupied with their current tenants (daycare, dojo). The exterior of the existing 1-story commercial building will remain with no changes.

NO. 20633T1 (19th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-633

Common Address: 10921-10931 S. Western Avenue

Applicant: Country and Western, LLC

Owner: Country and Western, LLC

Attorney: Michael Ezgur- Acosta-Ezgur, LLC

Change Request: RS1, Residential Single-Unit (Detached House) District to C1-2 Neighborhood Commercial District.

Purpose: To allow for ground floor commercial use.

NO. 20623 (24th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-604

Common Address: 2650 West 21st Place

Applicant: Cloud Property Management, LLC, 2650 Series

Owner: Cloud Property Management, LLC, 2650 Series

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to add 1 dwelling unit to the unused first floor space of the existing 3-story, 3-dwelling-unit building for a total of 4 dwelling units. 2 new parking stalls will be added at the rear of the property.

NO. 20631 (27th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-631

Common Address: 160 N. Morgan St./180 N. Morgan St.

Applicant: 160 N. Morgan, LLC

Owner: Joo Joo, Chick & Boz, LLC

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

Change Request: C1-2, 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), 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area)

NO. 20630 (27th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-619

Common Address: 140 N. Ashland Avenue

Applicant: MP 140 Ashland, LLC

Owner: MP 140 Ashland, LLC

Attorney: Sara K. Barnes, Law Offices of Samuel V.P. Banks

Change Request: RM5, Residential Multi-Unit District to B3-5, Community Shopping District then to a Residential-Business Planned Development

Purpose: The Applicant is seeking to raze the existing three-story building, at the site, and to replace it with a new eleven-story (with basement and 12th Floor penthouse) mixed-use building, which will feature retail space(s) and parking - at grade, and residential dwelling units - above. The existing six-story building will be retained and preserved as is, with a conversion of uses therein, to operate in conjunction with the new proposed improvements.

NO. 20627T1 (27th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-626

Common Address: 2636 W. Adams Street

Applicant: Cornel and Maria Coarda

Owner: Cornel and Maria Coarda

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

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

Purpose: The Applicant is seeking to permit a new three-story, four (4) dwelling-unit residential building at the subject property.

NO. 20626 (27th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-628

Common Address: 459 N. Hamlin Avenue

Applicant: James Cox

Owner: James Cox

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: The Applicant is seeking to permit the reestablishment of a convenience store, within the existing ground-floor retail unit at the subject property.

NO. 20621 (27th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-606

Common Address: 1625 W. Warren Boulevard

Applicant: 1625 W. Warren Blvd., LLC

Owner: 1625 W. Warren Blvd., LLC

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: The Applicant is seeking to permit a new three-story, three (3) unit residential building at the subject property.

NO. 20636T1 (28th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-637

Common Address: 1319-1325 S. Ashland Ave./1542-1554 W. Hastings Ave.

Applicant: 1300 Ashland Opportunity, LLC

Owner: 1300 Ashland Opportunity, LLC

Attorney: Michael Ezgur- Acosta-Ezgur, LLC

Change Request: B1-1 Neighborhood Shopping District to B3-5, Community Shopping District

Purpose: To construct a new, 43,131 square foot, five-story building with commercial space including office and retail, an outdoor rooftop garden, and parking for 4 automobiles, 7 bicycles and one loading berth.

NO. 20625T1 (31st WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-629

Common Address: 4173-4179 W. Belmont Avenue

Applicant: 4179 Belmont, LLC

Owner: 4179 Belmont, LLC

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

Change Request: M1-1, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant is seeking to permit a new three-story, seventeen (17) dwelling-unit residential building at the subject property.

NO. 20632 (32nd WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-632

Common Address: 2101-2125 West Lyndale Street/2200-2240 North Hoyne Avenue/2100-2124 West Webster Avenue/2201-2243 North Hamilton Avenue

Applicant: 2219 North Hamilton, LLC

Owner: The Catholic Bishop of Chicago

Attorney: Paul Shadle/Katie Jahnke Dale - DLA Piper, LLP

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to Institutional Residential Planned Development

Purpose: Mandatory planned development pursuant to Sec. 17-8-0515 and Sec. 17-8-0505 to allow for adaptive reuse of existing convent building at St. Hedwig Parish campus.

NO. 20624 (33rd WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-630

Common Address: 4457 N. Spaulding Avenue

Applicant: Ryan Landau

Owner: Ryan Landau

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

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

Purpose: The two-story, three (3) unit principal building was damaged by fire in late-2020. The Applicant is proposing to amend the zoning of the subject lot in order to bring the existing building conditions into compliance with the Chicago Zoning Ordinance.

NO. 20638 (40th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-636

Common Address: 5717 N. Ravenswood Avenue

Applicant: Rene King and Jonathan Cooper

Owner: Rene King and Jonathan Cooper

Attorney: Sara K. Barnes, Law Offices of Samuel V.P. Banks

Change Request: C1-1, Neighborhood Commercial District to RS3, Residential Single-Unit (Detached House) District

Purpose: The Applicants are seeking a Zoning Map Amendment in order to permit the construction and occupation of a new single-family residence at the subject property.

NO. 20615 (40th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-616

Common Address: 5639 N. Artesian Avenue

Applicant: Martin Abraham

Owner: Martin Abraham

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to add 1 dwelling unit to the unused basement-level of the existing 3-story, 3 dwelling-unit building for a total of 4 dwelling units. The remainder of the building and detached garage will remain with no other changes.

NO. 20620 (43rd WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-607

Common Address: 2014 N. Dayton Street

Applicant: Kristen Nuelle

Owner: David Nuelle

Attorney: Rolando R. Acosta, Acosta Ezgur, LLC

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

Purpose: Return the property's zoning to its prior zoning.

NO. 20634T1 (45th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-634

Common Address: 4435-4471 W. Irving Park Road; 3943-3957 N. Kilbourn Avenue; and 3942-3956 N. Kenneth Avenue

Applicant: Northwestern Memorial HeathCare

Owner: Northwestern Memorial HeathCare

Attorney: Carol D. Stubblefield, Esq. c/o Neal & Leroy, LLC

Change Request: B3-1, Community Shopping District and RS2, Residential Single-Unit (Detached House) District to B3-3, Community Shopping District

Purpose: The Applicant requests a rezoning of the subject property from B3-1 and RS-2 (split-zoning lot) to an overall B3-3 to permit the construction of a new medical office building in compliance with maximum height requirements and maximum floor area ratio requirements.

NO. 20629 (45th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-623

Common Address: 5415 West Higgins Avenue / 5374 West Lawrence Avenue

Applicant: The Chicago Art Center

Owner: OWLMV. LLC - Owner of 5415 West Higgins Avenue

Attorney: Rich Klawiter - DLA Piper, LLP

Change Request: B3-1, Community Shopping District and B3-2, Community Shopping District to B3-3, Community Shopping District

Purpose: Mandatory Planned Development—air rights (17-8-0501)

NO. 20619T1 (45th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-608

Common Address: 6603 W. Higgins Avenue

Applicant: 6603 W. Higgins, Limited

Owner: 6603 W. Higgins, Limited

Attorney: Paul A. Kolpak

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

Purpose: To construct a new second floor addition over an existing 1-story commercial building; to establish a new 2-story, mixed-use building containing commercial/office on the first floor and basement, and a new 1-unit apartment on the second level.

NO. 20618T1 (49th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-609

Common Address: 6632-6634 North Clark Street

Applicant: 6632 North Clark, LLC

Owner: 6632 North Clark, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: C2-2 Motor Vehicle-Related Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To convert one of the ground floor commercial spaces (954 SF) to an artist live-work space.