

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF FEBRUARY 23, 2023
10:00 AM, COUNCIL CHAMBERS, CITY HALL (121 N. LASALLE)

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. 21150 (40th WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #02022-2803

Common Address: 5832-5858 N. Western Avenue and 2401-2411 W. Thorndale Avenue

Applicant: Carol and Stephen Napleton

Owner: 5822 N Western, LLC

Attorney: John J. George/Kathleen A. Duncan, Akerman, LLP

Change Request: C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To allow for outdoor storage of vehicles

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. 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. 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. 21133 (27th WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #02022-2637

Common Address: 415 N. Sangamon

Applicant: Fortem Voluntas Partners, LLC

Owner: WTF Reserve, LLC

Attorney: Kate Jahnke Dale-DLA Piper, LLP

Change Request: M2-3 Light Industry District to DX-7, Downtown Mixed-Use District then to a Business Planned Development

Purpose: To permit the construction of an approximately 17-story, mixed-use commercial building containing approximately 267,249 square feet of office, approximately 9,804 square feet of ground floor commercial/retail/office, approximately 20 parking spaces, and accessory and incidental uses. The overall FAR will be 11.5.

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. 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. 21082 (26th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2053

Common Address: 1614-1638 N. Pulaski Road

Applicant: Team Pioneros, LLC

Owner: Pulaski Investments, LLC

Attorney: Terry Diamond, Neal & Leroy, LLC

Change Request: B3-2, Community Shopping District to B3-5, Community Shopping District then to a Residential Planned Development

Purpose: To construct an 8-story, 79-unit building, Chicago Public Library, health center and accessory uses

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. 21103 (11th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2452

Common Address: 3316-18 South Morgan Street

Applicant: 3316 S. Morgan, LLC

Owner: 3316 S. Morgan, LLC

Attorney: Rolando R. Acosta

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

Purpose: To make the four existing, non-conforming residential units conforming and to add five parking spaces

NO. 21087 (10th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2060

Common Address: 2800 E. 106th Street

Applicant: TP 106th, LLC

Owner: TP 106th, LLC

Attorney: Tyler Manic, Schain, Banks, Kenny and Schwartz

Change Request: Planned Manufacturing District No. 6 to a Planned Development

Purpose: To develop the site for 643 truck and trailer storage spaces. There will be no buildings on the site or dwelling units.

NO. 21105 (1st WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2455

Common Address: 2355 N. Washtenaw Avenue

Applicant: 2355 Washtenaw, LLC

Owner: 2355 Washtenaw, LLC

Attorney: Thomas S. Moore

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

Purpose: To allow the construction of a proposed 15-unit mixed-use building

NO. 21104 (1st WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2453

Common Address: 2354 N. Washtenaw Avenue

Applicant: 2354 Washtenaw, LLC

Owner: 2354 Washtenaw, LLC

Attorney: Thomas S. Moore

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

Purpose: To allow the construction of a proposed 20-unit mixed-use building