

AMENDED AGENDA

OF THE MEETING OF COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS

**TUESDAY, DECEMBER 13, 2022, 10:00 A.M.
COUNCIL CHAMBERS, 121 N LA SALLE**

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. 22021T1 (44th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3667

Common Address: 1040-1041 W Waveland Ave

Applicant: 1040 W Waveland LLC

Owner: Chicago Title Land Trust Company, Trust No. 19025

Attorney: Nicholas Ftikas

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

Purpose: The Applicant is proposing to develop the subject property with a new five-story, nine (9) unit residential building.

NO. 22024T1 (44th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3670

Common Address: 2943 N. Halsted Street

Applicant: 19 Wabash One, LLC

Owner: 19 Wabash One, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: RM4.5, Residential Multi-Unit District to RM5, Residential Multi-Unit District

Purpose: To convert the existing building from three dwelling units into four dwelling units

NO. 22025T1 (44th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3723

Common Address: 3710 N. Kenmore Avenue

Applicant: 3710 N. Kenmore, LLC

Owner: 3710 N. Kenmore, LLC

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

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

Purpose: To redevelop the property into a 4-story residential building with 4 dwelling units (including one unit on the ground floor) and 3 parking spaces

NO. 22020 (37th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3666

Common Address: 1744 N. LeClaire Ave.

Applicant: Xiomara Acevedo

Owner: Xiomara Acevedo

Attorney: Nicholas 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: To permit third floor and rear additions to the existing residential building to comply with the bulk and density standards of the RM4.5 zoning district

NO. 22017 (33rd WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3663

Common Address: 4922 N. Albany Ave.

Applicant: Tirf Robert

Owner: Tirf Robert, Remoh Robert, Jessica Robert, Bruno Robert

Attorney: Paul A. Kolpak

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

Purpose: To allow the construction of a full 4th floor addition and to legalize the conversion from 3 to 4 dwelling units within the existing 3-story residential building

NO. 22026T1 (33rd WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3724

Common Address: 3219 North Elston Avenue

Applicant: 46 Beacon, LLC (Ms. Karolina Bak)

Owner: 46 Beacon, LLC (Ms. Karolina Bak)

Attorney: Daniel Lauer

Change Request: C1-1, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a four-dwelling-unit and retail mixed-use building

NO. 22019 (32nd WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3665

Common Address: 2501 N. Damen Avenue/1880 W. Fullerton Ave/2417 N. Elston Ave.

Applicant: Vienna Beef, Ltd.

Owner: Vienna Beef, Ltd. and Exoho Associates Limited Partnership

Attorney: Paul Shadle-DLA Piper, LLP

Change Request: Waterway Planned Development No. 1471 to C3-3, Commercial, Manufacturing and Employment District

Purpose: The owners are seeking a rezoning to the C3-3 District as directed by the provisions of WPD No. 1471, Statement 17.

NO. 22016 (30th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3662

Common Address: 3415-17 N. Kostner Ave.

Applicant: Rafael Szymanski

Owner: Rafael Szymanski

Attorney: Paul A. Kolpak

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

Purpose: To allow the construction of a two-story, 4 dwelling-unit residential building with an on-site 4-car parking garage

NO. 22015 (26th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3661

Common Address: 1401 N. Avers Avenue

Applicant: Ana De Luna

Owner: Ana De Luna

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 2-story, 4 dwelling-unit residential building

NO. 22022T1 (25th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3668

Common Address: 225 W. Alexander Street

Applicant: Sally Mei

Owner: Sally Mei

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

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

Purpose: The existing building will be demolished. The property will be redeveloped with a new 3-story residential building containing 3 dwelling units.

NO. 22018 (5th & 20th WARDS) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3664

Common Address: 1500-1508 E. 59th St., 1501-1509 E. 59th St., 1450-1458 E. 60th St. and 1451- 1457 E. 60th St

Applicant: Metra Commuter Rail Division of the Regional Transportation

Owner: Metra Commuter Rail Division of the Regional Transportation

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

Change Request: RM6, Residential Multi-Unit District to a T, Transportation District

Purpose: To allow renovation of the existing train station platform

NO. 22023 (3rd WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3669

Common Address: 328 W. 40th Place

Applicant: TMG AD, LLC

Owner: 40th Place, LLC

Attorney: Robert Gamrath-Burke, Warren, MacKay & Serritella, P.C.

Change Request: Planned Manufacturing Development No. 8 to a Planned Development

Purpose: The current building is obsolete, dilapidated and vacant. Applicant intends to purchase the property and build a state-of-the-art industrial warehouse building.