

**MEETING OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, MARCH 14, 2023, 10:00 A.M.
COUNCIL CHAMBERS, 121 N LASALLE**

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. 22092 (1st WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-918

Common Address: 2175 N. Maplewood Avenue

Applicant: 2175 N. Maplewood, LLC

Owner: 2175 N. Maplewood, LLC

Attorney: Rolando Acosta-Acosta Ezgur, LLC

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

Purpose: To allow the front principal building conversion from 2 to 3 dwelling units and rear building to remain with no changes as a 1 dwelling unit for a total of 4 dwelling units at the property

NO. 22094T1 (1st WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-920

Common Address: 1416 N. Maplewood Avenue

Applicant: 1416 Maplewood, LLC

Owner: 1416 Maplewood, LLC

Attorney: Rolando Acosta-Acosta Ezgur, LLC

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

Purpose: To add one additional dwelling unit for a total of four dwelling units. Also, to increase the bulk and density of the existing building, specifically the building square feet, height and minimum lot area.

NO. 22091 (2nd WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-917

Common Address: 1617 N. Wells Street

Applicant: 1617 Wells, LLC

Owner: 1617 Wells, LLC

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

Change Request: B1-3, Neighborhood Shopping District to B3-3, Community Shopping District

Purpose: To permit the reactivation of the 1st floor of each of the existing buildings with a new general restaurant

NO. 22096 (5th WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-923

Common Address: 1650 E. 71st Street

Applicant: AREC 9, LLC

Owner: AREC 9, LLC

Attorney:

Change Request: C2-2, Motor Vehicle-Related Commercial District & RT4, Residential Two-Flat, Townhouse and Multi-Unit District to C2-2, Motor Vehicle-Related Commercial District

Purpose: U-Haul intends to unify the split zones under a single zone (C2-2) in order to obtain a building permit to add two additional floors to the existing building. Each new additional floor will have a floor area of 26,169.60-SQ.FT. The new height of the building (50-FT.) & the increase in total floor area will be in compliance with the zoning requirements of the C2-2 zone.

NO. 22095 (10th WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-922

Common Address: 10358 S. Ewing Avenue

Applicant: Martin Rosas

Owner: Martin Rosas

Attorney: Victor Cerda esq., Victory Legal Ltd.

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

Purpose: To establish a retail coffee shop with 1 rear apartment to remain within the existing 1 1/2 story mixed-use buildin

NO. 22089 (10th WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-915

Common Address: 8840-8856 South Commercial Avenue/2954-2964 East 89th Street

Applicant: 548 Development, LLC

Owner: 548 Development, LLC and City of Chicago

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

Change Request: B3-2, Community Shopping District to B3-3, Community Shopping District then to a Residential Planned Development

Purpose: To rezone the property for the purpose of renovating an existing 3- story building and constructing a new mixed-use, affordable residential 5-story building. The existing 3-story building will provide 12 new residential units, and the new 5-story construction will provide 46 new units all within a total of 72,846 gross square feet. Planning for the mixed-use development includes but is not limited to a retail space, 100% affordable housing and will provide 12 parking spaces and 1 ADA parking space. The building height will be approximately 73 feet.

NO. 22098 (17th WARD) ORDINANCE REFERRED (2-1-23)
DOCUMENT #02023-981

Common Address: 3055 W. 63rd Street

Applicant: Blue Tin Production, LLC

Owner: Blue Tin Production, LLC

Attorney: Renee C. Hatcher, Community Enterprise & Solidarity Economy Clinic

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

Purpose: To establish the following uses: a community center, offices, accessory uses and to continue the small sewing factory

NO. 22097T1 (19th WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-980

Common Address: 10019 S. Western Avenue

Applicant: Griffin-Burress Holdings, LLC

Owner: Griffin-Burress Holdings, LLC

Attorney: Bruce B. Jackson-Anthony J. Madonia & Associates, Ltd.

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

Purpose: To permit the redevelopment of the property for use as a Manufacturing, Production and Industrial Services-Limited Shared Kitchen establishment with the sole purpose of Commercial Kitchen Rental

NO. 22090 (25th WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-916

Common Address: 2134-2146 S. Ashland Avenue/1601-1629 W. 21st Place

Applicant: TRP 2136 Ashland, LLC

Owner: TRP 2136 Ashland, LLC

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: M1-1, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District and then to a planned development

Purpose: To construct a new 7-story, 100-unit building with 32 parking spaces

NO. 22093T1 (30th WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-919

Common Address: 3248-56 North Pulaski Road/4001-11 West School Street

Applicant: Ski School, LLC

Owner: Ski School, LLC

Attorney: Rolando Acosta-Acosta Ezgur, LLC

Change Request: B3-2, Community Shopping District to B2-5, Neighborhood Mixed-Use District

Purpose: To add five residential units to the ground floor of a building that includes 33 efficiency units and two dwelling units with ground floor commercial space