

**AGENDA OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
TUESDAY, MAY 9, 2023
10:00 AM**

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 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.

HISTORICAL LANDMARK DESIGNATION

02023-1495 (43rd WARD) ORDINANCE INTRODUCED (4-19-23)

Historical landmark designation for the Clark Netsch House located at 1700 N Hudson Ave

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2023-137	4	2 E Roosevelt Road	Design Group Signage Corp.
Or2023-135	4	4644 S Drexel Blvd	University of Chicago Medicine
TBD	8	825 E 87 TH ST	Fatburger
Or2023-138	11	3000 S Halsted	Circuit Associates LLC
TBD	18	8101 S Cicero Ave	The Annex
TBD	18	8101 S Cicero Ave	The Annex
Or2023-153	22	2637 S Pulaski	Alfredo Linaves
Or2023-154	25	1101 S Canal St	PetSmart
Or2023-131	27	325 S Paulina St	Leonard Law Group
Or2023-130	27	901 W Kinzie St	Guinness Taproom (Diageo Brands)
Or2023-129	27	901 W Kinzie St	Guinness Taproom (Diageo Brands)
Or2023-123	27	810 W Washington Blvd	810 West Washington LLC
Or2023-122	27	810 W Washington Blvd	810 West Washington LLC
Or2023-121	27	810 W Washington Blvd	810 West Washington LLC
Or2023-120	27	1574 N Kingsbury St	Backcountry
Or2023-148	28	611 W Roosevelt Rd	Dollar Tree
Or2023-147	28	611 W Roosevelt Rd	Dollar Tree
Or2023-146	28	611 W Roosevelt Rd	Dollar Tree
Or2023-145	28	717 S Desplaines St	Tesla
Or2023-144	28	625 S Ashland Ave	Courtyard by Marriot
Or2023-143	28	625 S Ashland Ave	Courtyard by Marriot

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2023-152	35	3333 W Belmont Ave	JB Realty
TBD	36	2532 N Narragansett Ave	PetSmart
Or2023-124	37	4411 W Chicago Ave	Boys & Girls Club Chicago
Or2023-151	41	8501 W Higgins Rd	Illinois Media School
Or2023-166	42	325 N Wells St	Proviso Partners
Or2023-165	42	325 N Wells St	Proviso Partners
Or2023-164	42	325 N Wells St	Proviso Partners
Or2023-163	42	325 N Wells St	Proviso Partners
Or2023-162	42	325 N Wells St	Proviso Partners
Or2023-161	42	325 N Wells St	Proviso Partners
Or2023-160	42	325 N Wells St	Proviso Partners
Or2023-159	42	325 N Wells St	Proviso Partners
Or2023-158	42	325 N Wells St	Proviso Partners
Or2023-157	42	325 N Wells St	Proviso Partners
Or2023-156	42	1031 N Rush St	The Bellevue LLC

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE TO BE SUBSTITUTED

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2023-136	4	4644 S Drexel Blvd	University of Chicago Medicine
Or2023-127	13	4000 W 59 TH St	Walgreens
Or2023-126	13	4000 W 59 TH St	Walgreens
Or2023-125	13	4000 W 59 TH St	Walgreens

PREVIOUSLY DEFERRED MAP AMENDMENTS

NO. 22106 (3rd WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1239

Common Address: 3505-3547 South Giles Avenue and 301-311 East 35th Street

Applicant: Chicago Board of Education

Owner: Public Building Commission

Attorney: Scott R. Borstein c/o Neal and Leroy, LLC

Change Request: B1-3, Neighborhood Shopping District and RM5, Residential Multi-Unit District to RM6, Residential Multi-Unit District

Purpose: Applicant seeks to rezone the property to unify the existing split zoning districts of B1-3 and RM-5 to an RM-6 designation to unify the split zones to allow for the increase of the proposed bulk and density requirements to allow renovations to the existing school building

NO. 22076 (6th WARD MOVING TO 17TH WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-69

Common Address: 7100-18 S. Halsted Street

Applicant: Abdulqader Saleh

Owner: Abdulqader Saleh

Attorney: Gordon and Pikarski Chartered

Change Request: B1-2, Neighborhood Shopping District and C2-2, Motor Vehicle-Related Commercial District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To unify the two zoning districts to construct a new gas station including a convenience store

NO. 21178 (7th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3369

Common Address: 8205-8259 S South Shore Dr, 3134-3158 E 83rd St and 8232-8258 S Brandon Ave

Applicant: The School for Social Entrepreneurship d/b/a Epic Academy

Owner: The Catholic Bishop of Chicago

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District then to a Planned Development

Purpose: To renovate an existing 4-story building and demolish a total of 4 existing buildings. The project will approximately be 67,000 square feet for the expansion of the existing school that will provide 80 parking spaces. Planning for the school development includes but is not limited to new classrooms, lunchroom and gymnasium.

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. 22032 (10th WARD) ORDINANCE REFERRED (12-14-22)

DOCUMENT #02022-3836

Common Address: 3025 E. 104th Street

Applicant: Calumet River Fleeting, Inc.

Owner: TPG Chicago Dry Dock, LLC

Attorney: Michael Ezgur-Acosta Ezgur, LLC

Change Request: Planned Manufacturing Development No. 6 to PMD No. 6 then to a Waterway Planned Development

Purpose: To renew an expired business license by re-establishing its use as a Motor Vehicle Repair Shop; may include body work, painting or commercial vehicle repairs, within 100 feet of the Calumet River, pursuant to Section 17-8-0509 of the Chicago Zoning Ordinance

NO. 22030 (12th WARD) ORDINANCE REFERRED (12-14-22)

DOCUMENT #02022-3834

Common Address: 4435 South Western Boulevard

Applicant: Pictor 4435 S Western Boulevard, LLC

Owner: Pictor 4435 S Western Boulevard, LLC

Attorney: Liz Butler, Taft, Stettinius & Hollister, LLP

Change Request: M2-3 Light Industry District and Planned Manufacturing District No. 8 Subarea A to a Business Planned Development

Purpose: To authorize the construction and operation of industrial buildings; Mandatory Planned Development pursuant to Section 17-8-0511-C (Warehousing, wholesaling, and freight movement on PMD-zoned land on 10 acres or more)

NO. 21100T1 (28th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2440

Common Address: 1434 W. Flournoy

Applicant: Pilsen Rentals, LLC Series XIX

Owner: Pilsen Rentals, LLC Series XIX

Attorney: Tyler Manic, Schain Banks

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

Purpose: To legally establish two garden level dwelling units for a total of eight dwelling units in the building

NO. 22038 (29th WARD) ORDINANCE REFERRED (12-14-22)

DOCUMENT #02022-3877

Common Address: 5049-5133 W. Harrison; 601-629 S. Laramie Avenue; 5000-5132 W. Flournoy Street; 610-628 S. Lavergne Avenue

Applicant: Chicago Board of Education for the City of Chicago

Owner: Public Building Commission of Chicago

Attorney: Scott R. Borstein

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District/M1-2, Limited Manufacturing/Business Park District to Institutional Planned Development

Purpose: To add a football field and reconfigure campus athletic and parking facilities; the addition of the land for the athletic field increases the campus size above two acres and requires a mandatory planned development

NO. 22102 (42nd WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1183

Common Address: 314-332 N. Clark Street, 315-333 N. LaSalle Street & 101-131 W. Carroll Avenue

Applicant: 322 North Clark, LLC

Owner: Reid Murdoch, LLC

Attorney: John J. George/Chris A. Leach

Change Request: Waterway Business Planned Development No. 1342 to Waterway Business Planned Development No. 1342, as amended

Purpose: Technical amendment to add residential uses as a permitted use in the Planned Development

NO. 22144T1 (45th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1327

Common Address: 5411 W. Higgins Avenue

Applicant: National Veterans Art Museum

Owner: OWLMV, LLC

Attorney: Rich Klawiter-DLA Piper, LLP

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

Purpose: To allow for the construction of a mixed-use project that will include cultural exhibit and accessory retail and office uses

NO. 22145T1 (45th WARD) ORDINANCE REFERRED (3-15-23)
DOCUMENT #02023-1328

Common Address: 5415 W. Higgins Avenue

Applicant: Chicago Art Center dba Ed Paschke Art Center

Owner: OWLMV, LLC

Attorney: Rich Klawiter-DLA Piper, LLP

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

Purpose: To allow for the construction of a mixed-use project that will include cultural exhibit and accessory retail and office uses

NO. 22107 (47th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1240

Common Address: 1941-1955 W. Lawrence Avenue & 4736-4756 N. Winchester Avenue

Applicant: Chicago Board of Education

Owner: Public Building Commission of Chicago

Attorney: Scott R. Borstein c/o Neal and Leroy, LLC

Change Request: B1-2, Neighborhood Shopping District to RM4.5, Residential Multi-Unit District

Purpose: To obtain permits for a playground renovation project, because the property is zoned B1-2, which does not allow school uses without additional zoning relief; the RM4.5 designation will create uniform zoning for the entire school campus.

NO. 22108 (47th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1243

Common Address: 1901-1931 W. Lawrence Avenue, 4718-4756 N. Wolcott Avenue & 4731-4757 N. Winchester Avenue

Applicant: Chicago Board of Education

Owner: Public Building Commission of Chicago

Attorney: Scott R. Borstein c/o Neal and Leroy, LLC

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

Purpose: To create a unified zoning for the entire school campus