

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, DECEMBER 1, 2020, 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-8493 (35th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5853

Common Address: 2854 N Milwaukee Ave

Applicant: Alderman Carlos Ramirez-Rosa

Change Request: B2-2 Neighborhood Mixed Use District to B2-1 Neighborhood Mixed Use District

NO. A-8494 (35th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5846

Common Address: 2875 N Milwaukee Ave

Applicant: Alderman Carlos Ramirez-Rosa

Change Request: B2-2 Neighborhood Mixed Use District to B2-1 Neighborhood Mixed Use District

NO. A-8495 (35th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5838

Common Address: 2832-2834 N Milwaukee Ave

Applicant: Alderman Carlos Ramirez-Rosa

Change Request: B2-2 Neighborhood Mixed Use District to B2-1 Neighborhood Mixed Use District

NO. A-8496 (35th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5817

Common Address: 2816 N Milwaukee Ave; 3424 W Diversey Ave

Applicant: Alderman Carlos Ramirez-Rosa

Change Request: B2-2 Neighborhood Mixed Use District to B2-1 Neighborhood Mixed Use District

NO. A-8497 (35th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5811

Common Address: 2643-2651 N Milwaukee Avenue

Applicant: Alderman Carlos Ramirez-Rosa

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

NO. A-8498 (35th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5806

Common Address: 2620-2634 N Milwaukee Ave

Applicant: Alderman Carlos Ramirez-Rosa

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

NO. A-8499 (35th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5803

Common Address: 3334-3350 W Diversey Ave

Applicant: Alderman Carlos Ramirez-Rosa

Change Request: B1-3 Neighborhood Shopping District and B3-2 Community Shopping District to B3-1 Community Shopping District

NO. A-8606 (17th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-3616

Common Address: 1820-1830 W 69th St

Applicant: Alderman David Moore

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

NO. A-8610 (17th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT # O2020-4724

Common Address: 2437-51 W Lithuanian Plaza Court, 6900-6908 S Artesian Ave; 6905 S Campbell Ave

Applicant: Alderman David Moore

Change Request: B1-2 Neighborhood Shopping District and C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

NO. A-8609 (3rd WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4726

Common Address: 63-79 E 36th Place; 3632-74 S Michigan Ave; 3641-75 S Michigan Ave; 3650-58 S Indiana Ave; 3664-74 S Indiana Ave; 3631-49 S Indiana Ave; 3655-57 S Indiana Ave; 64-210 E 37th St

Applicant: Alderman Pat Dowell

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District, B3-3 Community Shopping District and C1-3 Neighborhood Commercial District to RM5 Residential Multi-Unit District

NO. A-8605 (1st WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4356

Common Address: 2948-54 W Armitage Ave; 2001-2011 N Humboldt Blvd

Applicant: Alderman Daniel LaSpata

Change Request: C1-3 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

NO. 20520-T1 (50th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4801

Common Address: 2411 W Finch Ave; 7080-7106 N Western Ave

Applicant: Fitch Investment Partners LLC

Owner: Fitch Investment Partners LLC

Attorney: Thomas Moore

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Shopping District

Purpose: The applicant wishes rezone the property to allow for ground floor residential use at the property and sufficient density to allow for the conversion of the 8 commercial units to 7 new accessible residential dwelling units in the existing 4-story building for a new total of 33 dwelling units. The 14 on-site interior parking stalls will remain with no changes and the applicant will add 4 exterior parking stalls instead of the existing commercial loading zone. The applicant will seek relief as necessary, for the reduction in parking.

NO. 20530-T1 (48th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4814

Common Address: 5618 N Winthrop Ave

Applicant: Chicago Title Land Trust Co., as Trustee of Trust Agreement Dated 11/30/1993

Owner: Chicago Title Land Trust Co., as Trustee of Trust Agreement Dated 11/30/1993

Attorney: DLA Piper (Theodore Novak & Liz Butler)

Change Request: RM5 Residential Multi-Unit District to RM6 Multi Unit Residential District

Purpose: To allow for a transit served location parking reduction for an existing three story, multi-unit residential building containing twelve dwelling units and six vehicular parking spaces

NO. 20533-T1 (47th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4819

Common Address: 3333-3335 N Lincoln Ave; 3336-38 N Marshfield Ave

Applicant: Chicago 3333 Lincoln LLC

Owner: Chicago 3333 Lincoln LLC

Attorney: Patrick Turner

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To allow a 100% reduction in the residential off street parking requirement as a transit served location. Compliance with the non-residential off street parking requirement, and an increase in the maximum floor area ratio for a transit served location. Lastly the erection of 3 story additions to include 8 residential units and 3 retail spaces

NO. 20521-T1 (44th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4802

Common Address: 3250 N Clark St

Applicant: 3250 N Clark St LLC

Owner: 3250 N Clark St LLC

Attorney: Thomas Moore

Change Request: B3-3 Community Shopping District to B2-3 Neighborhood Shopping District

Purpose: The applicant wishes to rezone the property in order to build a proposed new 5 story, 9 dwelling unit building residential building with basement and 2 parking spaces at the rear of the property. The applicant requests treatment as a TOD to allow for the reduction in parking from 9 to 2 parking stalls

NO. 20527-T1 (44th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4810

Common Address: 3415-25 N Ashland Ave

Applicant: 3415 Ashland LLC

Owner: Marvel Electric Corporation

Attorney: Rolando Acosta

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Shopping District

Purpose: To allow for construction of a new four story residential building

NO. 20531-T1 (43rd WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4815

Common Address: 2700 N Pine Grove Ave

Applicant: Second Church of Christ, Scientist, Chicago

Owner: Second Church of Christ, Scientist, Chicago

Attorney: Mark Ordower

Change Request: RM5 Residential Multi-Unit District to RM6 Residential Multi-Unit District

Purpose: To renovate the existing building and add addition containing residential units and parking. Owner to remain as occupant/ owner of its Tabernacle

NO. 20537-T1 (40th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4820

Common Address: 5214-24 N Lincoln Ave; 2501-11 W Farragut Ave

Applicant: 5216 N Lincoln LLC

Owner: 5216 N Lincoln LLC

Attorney: Rolando Acosta

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Shopping District

Purpose: To demolish the existing building and construct a new 55,000 sq.ft. five story, residential building containing retail, two business/ live work units and 40 dwelling units with parking

NO. 20523 (38th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4804

Common Address: 6340 N Irving Park Road

Applicant: Debbie Martinez

Owner: Debbie Martinez

Attorney: Paul Kolpak

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

Purpose: To allow one dwelling unit in the existing 1 story brick building

NO. 20516 (32nd WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4797

Common Address: 1653-1739 W Webster Ave and 2075-2189 N Elston Ave

Applicant: Triangle Square Condominium LLC

Owner: Triangle Square Condominium LLC

Attorney: John George and Chris Leach

Change Request: Residential Business Planned Development No. 1420 to Residential Business Planned Development No. 1420, as amended

Purpose: To add 1 additional dwelling unit to Sub-Area C

NO. 20526-T1 (28th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4809

Common Address: 1549 W Roosevelt Road; 1201 S Ashland Ave

Applicant: Roosevelt Operations Inc

Owner: Zarah International Inc

Attorney: Tyler Manic, Schain Banks

Change Request: C1-3 Neighborhood Commercial District and RT-4 Residential Two Flat, Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District

Purpose: To bring a current split zone lot into compliance under one single zoning designation for a 1 story mini mart containing 1,632 SF. There will be no exterior changes to the existing structures including the gas pumps and canopy and existing 3 parking spaces

NO. 20519 (28th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4800

Common Address: 4531-59 W Washington Boulevard

Applicant: United for a Better Living

Owner: United for a Better Living

Attorney: Thomas Moore

Change Request: RT-4 Residential Two Flat, Townhouse and Multi-Unit District and C1-2 Neighborhood Commercial District to RM-4.5 Residential Multi-Unit District

Purpose: To allow sufficient density to construct a proposed new 43 dwelling unit 4 story building with 23 on site parking stalls and 18 bicycle stalls

NO. 20524 (26th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4805

Common Address: 3224 W North Ave

Applicant: 3224 W North Ave LLC

Owner: 3224 W North Ave LLC

Attorney: Mark Kupiec

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

Purpose: To allow residential use on the ground floor and to comply with the minimum lot area to convert the first floor retail unit to one additional dwelling unit, for a total of 3 dwelling units within the existing building

NO. 20532-T1 (26th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4816

Common Address: 2815-21 W Division St

Applicant: 2815 Division LLC

Owner: 2815 Division LLC

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

Change Request: RS-3 Residential Single-Unit (Detached House) District to RM6 Residential Multi-Unit District

Purpose: To permit one additional dwelling unit within the existing building, for a total of twenty seven (27) units at the subject property

NO. 20536 (24th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4831

Common Address: 1114 S Homan Ave

Applicant: North Lawndale Employment Network

Owner: North Lawndale Employment Network

Attorney: Graham Grady

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: To permit the establishment of an outdoor urban farm

NO. 20522 (21st WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4803

Common Address: 9040-9044 S Halsted St

Applicant: William Spencer

Owner: William Spencer

Attorney: Adam Kingsley

Change Request: M1-1 Limited Manufacturing/ Business Park District to M2-1 Light Industry District

Purpose: To establish an outdoor motor vehicle sales lot

NO. 20529-T1 (12th WARD) ORDINANCE REFERRED (10-7-20)

DOCUMENT #02020-4813

Common Address: 3473-77 S Archer Ave

Applicant: Fox Pilsen LLC

Owner: Fox Pilsen LLC

Attorney: Mark Kupiec

Change Request: RS-3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District

Purpose: To re-establish commercial use on the ground floor within the existing commercial units; with the 10 existing dwelling units located on the upper floors to remain

NO. 20518 (11th WARD) ORDINANCE REFERRED (10-7-20)

DOCUMENT #02020-4799

Common Address: 3084 S Lock St

Applicant: Kelsey and William Elliott

Owner: Kelsey and William Elliott

Attorney: Thomas Moore

Change Request: B2-3 Neighborhood Shopping District to RM-5.5 Residential Multi-Unit District

Purpose: There are existing a vacant ground floor commercial space, 1-car garage and 2 residential dwelling units in the existing 1 and 2- story mixed use building at the subject property. The applicant wishes to convert the vacant commercial space and 1 -car garage into 1 dwelling unit each for a new total of 4 dwelling units at the property. The applicant will seek relief, as necessary, for any required on-site parking.

NO. 20525 (3rd WARD) ORDINANCE REFERRED (10-7-20)

DOCUMENT #02020-4806

Common Address: 3924 S Wells St

Applicant: Progressive Baptist Church

Owner: Progressive Baptist Church

Attorney: Lewis Powell III

Change Request: RT-4 Residential Two Flat, Townhouse and Multi-Unit District to B2-1 Neighborhood Mixed Use District

Purpose: In order to establish a community center with offices and meeting rooms

NO. 20534 (2nd WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4821

Common Address: 22 E Elm St

Applicant: Dita LLC

Owner: 22 E Elm LLC

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

Change Request: DR-7 Downtown Residential District to a DX-7 Downtown Mixed-Use District

Purpose: To permit the reestablishment of a commercial use (salon spa), within the 1st floor and basement of the existing two story (with basement) building.

NO. 20517 (2nd WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4798

Common Address: 46-74 W Oak St; 1000-1006 N Dearborn; and 1001-1007 N Clark St

Applicant: 40 West Oak Street Owner LLC

Owner: FNR WB, LLC

Attorney: DLA Piper, Katie Jahnke Dale and Paul Shaddle

Change Request: C2-5 Motor Vehicle Related District, to DX-10 Downtown Mixed Use District, and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the C2-5 Motor Vehicle-Related District to the DX-10 Downtown Mixed-Use District then to a Residential-Business Planned Development to permit the construction of a 35-story 465'8" building with up to 75 residential dwelling units in Subarea B. The existing Warren Barr facility located at 66 W Oak (Subarea A) will remain in place. A 3.8 FAR bonus will be taken for Subarea B and the overall FAR will be 11.34 FAR and 160 accessory parking spaces will be provided.

NO. 20528-T1 (1st WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4811

Common Address: 1533-35 W Fry St

Applicant: Cornersite Fry St, LLC

Owner: SME Construction LLC

Attorney: Rolando Acosta

Change Request: RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District

Purpose: To construct a new four story residential building with six residential dwelling units.

NO. 20535-T1 (1st WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4829

Common Address: 2120 N Mozart St

Applicant: Latin United Community Housing Association, an IL not-for-profit

Owner: Humboldt Park United Methodist Church, an IL not-for-profit

Attorney: Steven Friedland

Change Request: RT-4 Residential Two Flat, Townhouse and Multi-Unit District to B2-3
Neighborhood Shopping District

Purpose: To permit the applicant to renovate the building into 22 residential building units