

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, DECEMBER 15, 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-8611 (15th WARD) ORDINANCE REFERRED (11-23-20)

DOCUMENT #02020-5771

Common Address: 1938-44 W. 63rd Street

Applicant: Alderman Raymond Lopez

Change Request: RS3, Residential Single-Unit (Detached House) District to B3-2, Community Shopping District

NO. A-8612 (43rd WARD) ORDINANCE REFERRED (10-7-20)

DOCUMENT #02020-4757

Common Address: 2107 N. Cleveland Avenue

Applicant: Alderman Michelle Smith

Change Request: B3-2, Community Shopping District to RS3, Residential Single-Unit (Detached House) District

NO. A-8613 (44th WARD) ORDINANCE REFERRED (10-7-20)

DOCUMENT #02020-4823

Common Address: 3346 N. Lakewood Avenue

Applicant: Alderman Thomas Tunney

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District to

NO. A-8614 (46th WARD) ORDINANCE REFERRED (10-7-20)

DOCUMENT #02020-5151

Common Address: 1023 W. Irving Park Road

Applicant: Alderman James Cappleman

Change Request: B2-3, Neighborhood Mixed-Use District to B2-5, Neighborhood Mixed-Use District

NO. 20559T1 (1st WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5714

Common Address: 1701 W. Division Street

Applicant: DHK Limited Partners

Owner: DHK Limited Partners

Attorney: Thomas Raines

Change Request: B3-3, Community Shopping District to B3-2, Community Shopping District

Purpose: To restore the previous B3-2 zoning classification to permit the renovation of the existing 6 residential units, with alterations to the first floor for a new bike & tenant storage room. The proposed map amendment is required in order to substitute a new set of architectural plans for the ones which were submitted in conjunction with the previously approved Type-1 zoning map amendment.

NO. 20555T1 (2nd WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5708

Common Address: 1675 N. Elston Avenue

Applicant: 1675 Holdings, LLC

Owner: 1675 Holdings, LLC

Attorney: Thomas Raines

Change Request: M3-3, Heavy Industry District to B3-3, Community Shopping District

Purpose: To establish a medium venue for 150 to 999 people with patio for an outdoor accessory eating and drinking establishment and recreation area in the North Branch Corridor Overlay - Subdistrict A and to establish the subject property as a transit-served location.

NO. 20541 (3rd WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5625

Common Address: 319 - 331 E. 43rd Street and 4300-4318 S. Calumet Avenue

Applicant: 43 Green JV, LLC

Owner: City of Chicago

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

Change Request: RM5, Residential Multi-Unit District to B2-3, Neighborhood Mixed-Use District then to Residential Business Planned Development

Purpose: This is a mandatory planned development to allow a mixed-use residential project in excess of 40 units and 80' in height.

NO. 20548 (11th WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5662

Common Address: 701 West 37th Street/3700-02 South Union Avenue

Applicant: David M. Madia

Owner: William Nolan

Attorney:

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

Purpose: In order to meet the bulk and density requirements to all the sub-divisions. Divide the existing zoning lot into two zoning lots to build a 2-Story, Single-Family Residence on each lot.

NO. 20540 (12th WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5621

Common Address: 3151 S. California Avenue

Applicant: Lakeshore Recycling Systems, LLC & Ozinga Materials, Inc.

Owner: Metropolitan Water Reclamation District of Greater Chicago

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

Change Request: M3-3, Heavy Industry District to Industrial Waterway Planned Development

Purpose: The Applicant is seeking to establish a Planned Development in order to allow industrial uses including vehicle, container, and recyclable waste storage, a construction and demolition material recycling facility, a transfer station, barge terminal operations, off-street parking, and administrative offices.

NO. 20554T1 (12th WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5693

Common Address: 3723-53 S. Archer Ave./3728- 3904 S. Western Ave.

Applicant: 3798 S Western, LLC

Owner: Vereit Real Estate, L.P.

Attorney: Rolando Acosta

Change Request: M2-2, Light Industry District C1-1 Neighborhood Commercial District

Purpose: To allow for the construction of two new, one-story commercial buildings.

NO. 20557T1 (19th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5712

Common Address: 2501-2511 West 103rd Street

Applicant: Church 103, LLC

Owner: Church 103, LLC

Attorney:

Change Request: RS2, Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District.

Purpose: Existing building is being converted to an office use. To meet the use standards to establish the office use within the existing two-story building with onsite parking.

NO. 20547T1 (22nd WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5654

Common Address: 3925 W. 31st Street

Applicant: NAS CORPORATION

Owner: NAS CORPORATION

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B3-1, Community Shopping District to B3-5, Community Shopping District

Purpose: To comply with the parking requirement and the maximum floor area ratio requirement; to build a 2nd story addition to the existing building and to establish medical services.

NO. 20552T1 (25th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5681

Common Address: 1744 West 21st Place

Applicant: 1744 W. 21st Place LLC

Owner: 1744 W. 21st Place LLC

Attorney: Ximena Castro

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

Purpose: To add two dwelling units for a total of six dwelling units.

NO. 20553T1 (25th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5683

Common Address: 540 West 18th Street

Applicant: Dean Wynne

Owner: Chicago Title Land Trust Company Trust No. 6762

Attorney: Ximena Castro

Change Request: C3-3, Commercial, Manufacturing & Employment District to B2-3, Neighborhood Mixed-Use District

Purpose: To build a new four story residential building with three dwelling units and residential use on the ground-floor.

NO. 20558T1 (25th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5713

Common Address: 2238 West 24th Street

Applicant: 2226 W. Cermak Rd., LLC

Owner: 2226 W. Cermak Rd., LLC

Attorney: Ximena Castro

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

Purpose: To add two dwelling units for a total of six dwelling units

NO. 20538 (26th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5580

Common Address: 2156 N. Kimball Avenue

Applicant: Brisa Foods, Inc.

Owner: Alejandro & Lucia Reyes

Attorney: Dean T. Maragos

Change Request: RS3, Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: To allow for package liquor sales as accessory use to the existing retail food sales grocery store.

NO. 20560 (26th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5682

Common Address: 2740 W. Chicago Avenue

Applicant: Midas Funding Inc.

Owner: Midas Funding Inc.

Attorney: F4 Consulting Ltd. - John Fritchey

Change Request: C1-2 Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To allow for establishment of ground-floor residential use.

NO. 20542 (27th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5626

Common Address: 160 North Elizabeth

Applicant: 160 North Elizabeth Holdings, LLC

Owner: 1300-08 W. Randolph, LLC and 1314 W. Randolph, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale - DLA Piper, LLP

Change Request: C1-3, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District and then to a Residential Business Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0512 (Tall Buildings) and 17-8-0513 (Large Residential Developments).

NO. 20543 (27th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5629

Common Address: 311-15 N. Sangamon St./901-25 W. Wayman St./310-314 N. Peoria St.

Applicant: MRR 311 N. Sangamon, LLC

Owner: MRR 311 N. Sangamon, LLC and MRR Palmer Square, LLC

Attorney: Michael Ezgur

Change Request: DX-3, Downtown Mixed-Use District and C1-1, Neighborhood Commercial District to DX-5, Downtown Mixed-Use District then to Business Planned Development

Purpose: To construct a new 296 key hotel in place of the current two-story restaurant building.

NO. 20545 (28th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5649

Common Address: 4206 West Van Buren Street

Applicant: KMJ Properties, Inc.

Owner: KMJ Properties, Inc.

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

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: To bring the existing non-conforming, three-story (with basement), four-unit, residential building - at the subject site, into compliance under the current Zoning Ordinance, in particular, with regard to density (minimum lot area).

NO. 20551T1 (34th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5680

Common Address: 955 W. 115th Street

Applicant: Habitat for Humanity Chicago

Owner: Berkheimer Properties, LLC

Attorney:

Change Request: M1-1, Limited Manufacturing/Business Park District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To meet the use standards, bulk and density, in order to develop affordable housing and allow the construction of a new, 22-townhouse development with 22 parking spaces in a common garage.

NO. 20539 (36th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5607

Common Address: 2618 N. Oak Park Avenue

Applicant: Quiman Real Estate, LLC

Owner: Quiman Real Estate, LLC

Attorney: Andrea M. Duron, Esq.

Change Request: RS2, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

Purpose: To meet the bulk and density requirements to construct a new, 2-story single family residence.

NO. 20556 (36th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5710

Common Address: 2052 North Laramie Avenue

Applicant: Sergio Torres

Owner: Sergio Torres

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

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

Purpose: : The Applicant is seeking to permit one (1) additional dwelling unit within the existing building, for a total of three (3) units at the subject property.

NO. 20546 (41st WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5652

Common Address: 5366-70 West Devon Ave./6401 North Central Ave.

Applicant: BOTTLES AND CANS TOO, L.L.C.

Owner: Devon Central, LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B1-1 Neighborhood Shopping District to B3-1, Community Shopping District

Purpose: To establish a liquor store with retail sales of packaged liquor (Packaged Goods Liquor License) within the existing vacant commercial unit located within the existing one-story commercial building at the property.

NO. 20550T1 (46th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5679

Common Address: 4511-23 North Clark Street

Applicant: 4511 Clark Acquisitions, LLC

Owner: 4511 Clark Acquisitions, LLC

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

Change Request: C1-2, Neighborhood Commercial District to B3-3, Community Shopping District

Purpose: The Applicant is seeking to permit a new, five-story mixed-use building with retail at grade and fifty-six (56) dwelling units above.

NO. 20544 (49th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5644

Common Address: 7630-7638 N. Rogers Ave.

Applicant: Rogers 1, LLC

Owner: Rogers 1, LLC

Attorney: Warren E. Silver, Brown, Udell, Pomerantz & Delrahim, Ltd.

Change Request: Residential Business Planned Development #977 to B3-5, Community Shopping District

Purpose: To remove the planned development designation 977 as the present planned development lapsed in 2011 and to revert to the underlying designation of a B3-5 zoning district in order to continue a retail use within the existing building.

NO. 20549 (50th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5678

Common Address: 2640-44 W. Pratt Blvd.

Applicant: Signature Acquisitions, LLC

Owner: Signature Acquisitions, LLC

Attorney:

Change Request: B1-1 Neighborhood Shopping District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: In order to comply with the bulk and density and use standards to establish the conversion of a multi-unit residential building. Furthermore, seeking to convert the first floor into wheelchair accessible apartments in an area that lacks accessible options.