

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, APRIL 20, 2021, 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-8618 (16th WARD) ORDINANCE REFERRED (2-26-21)

DOCUMENT #02021-793

Common Address: 1058 W. 59th Street

Applicant: Alderman Stephanie Coleman

Change Request: B3-1, Community Shopping District to C1-1 Neighborhood Commercial District

NO. A-8619 (16th WARD) ORDINANCE REFERRED (2-26-21)

DOCUMENT #02021-794

Common Address: 1114 W. 59th Street

Applicant: Alderman Stephanie Coleman

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

NO. A-8620 (16th WARD) ORDINANCE REFERRED (2-26-21)

DOCUMENT #02021-795

Common Address: 5800 S. Ada Street

Applicant: Alderman Stephanie Coleman

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

NO. A-8622 (16th WARD) ORDINANCE REFERRED (2-26-21)

DOCUMENT #02021-796

Common Address: 5822 S. Halsted Street

Applicant: Alderman Stephanie Coleman

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

NO. 20639T1 (50th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1091

Common Address: 3100-3110 W. Peterson Avenue/6001-6013 N. Lincoln Avenue/6000-6028 N. Albany Avenue

Applicant: CulvLP, LLC

Owner: Chicago Title Land Trust Company, as Successor Trustee under Trust Agreement Dated 2/10/41, known as Trust Number 4675.

Attorney: Ash, Anos, Freedman & Logan, L.L.C.

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

Purpose: To correct the split zoning designation and comply a sit-down restaurant with drive-through and patio to the use table and standards of the B3-2 District. To establish a general restaurant with drive-through which will require a special use at the Z.B.A.

NO. 20653 (47th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1085

Common Address: 4157 N. Lincoln Avenue

Applicant: Gary Kinsler and Judy Kinsler

Owner: Gary Kinsler and Judy Kinsler

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

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: To permit the physical expansion of the existing motor vehicle repair shop, at the subject property, by and through the erection of a one-story rear addition, which will connect the existing one-story building to the existing detached garage. The proposed Zoning Map Amendment will also bring the existing use into compliance under the current Zoning Ordinance.

NO. 20647T1 (47th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1107

Common Address: 3817-19 N. Ashland Avenue

Applicant: 3817 N. Ashland, LLC

Owner: Calabrese Enterprises, LLC

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

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

Purpose: The Applicant is proposing to develop the subject property with a new five-story building containing forty-eight (48) residential units.

NO. 20661T1 (46th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1207

Common Address: 4447-4459 North Hazel Street/853-857 West Sunnyside Avenue

Applicant: 4447 N Hazel, LLC

Owner: 4447 N Hazel, LLC

Attorney: Katriina S. McGuire/Thompson Coburn, LLP

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

Purpose: To construct a 5-story residential building with 32 dwelling units and 16 parking spaces on the ground floor.

NO. 20652 (40th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1067

Common Address: 2533-37 W. Peterson Avenue

Applicant: 2533 W. Peterson, LLC

Owner: 2533 W. Peterson, LLC

Attorney: Thomas R. Raines, Attorney at Law, LLC

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

Purpose: Expansion of existing non-conforming tavern into an outdoor patio at grade.

NO. 20640 (40th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1092

Common Address: 5040 N. Western Avenue

Applicant: 5040 N Western, LLC

Owner: Federico Garcia

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to rezone the property to allow sufficient density to construct a proposed 4-story, 4 dwelling-unit residential building with basement, roof deck and detached 3.5 car garage with roof deck at the rear of the property.

NO. 20662T1 (39th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1208

Common Address: 4865 N. Elston Avenue

Applicant: Eremie Deac

Owner: Smart Communications Systems, LLC

Attorney: Paul A. Kolpak

Change Request: C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District.

Purpose: The existing 1-story building will be demolished and a new 3-story building to be erected on a rectangular lot measuring 3750 square feet

NO. 20655 (38th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1090

Common Address: 4019 N. Marmora Avenue

Applicant: 4019 North Marmora, LLC

Owner: 4019 North Marmora, LLC

Attorney: Frederick E. Agustin, Maurides, Foley, Tabangay, Turner & Agustin, LLC

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

Purpose: The Applicant/Owner would like to convert the basement into one (1) dwelling unit. Existing building will have a total of (3) dwelling units and a 2-car garage at the rear of the property.

NO. 20660T1 (32nd WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1206

Common Address: 1649-59 W. Wolfram Street/2815-25 N. Paulina Street

Applicant: KGiles LLC, Inc.

Owner: Alto Manufacturing Company, Inc.

Attorney: Rolando Acosta

Change Request: M1-2, Limited Manufacturing/Business Park District to RS3, Residential Single-Unit (Detached House) District

Purpose: To construct five new single-family homes

NO. 20659T1 (32nd WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1204

Common Address: 1628-58 W. Wolfram Street/2833-45 N. Paulina Street

Applicant: KGiles LLC, Inc.

Owner: Alto Manufacturing Company, Inc.

Attorney: Rolando Acosta

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

Purpose: To demolish the existing buildings and construct new single family homes to accommodate for 13 individual zoning lots

NO. 20654 (29th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1089

Common Address: 2222-2224 North Nordica Avenue

Applicant: Joseph P. Biancalana

Owner: Joseph P. Biancalana

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

Change Request: RS1, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to sub-divide the subject property into two independent zoning lots - 2222 North Nordica Avenue and 2224 North Nordica Avenue, and to redevelop EACH of the parcels with a new single-family residence.

NO. 20646 (29th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1106

Common Address: 7517 W. Belmont Avenue

Applicant: Scott Birkeland

Owner: Todd Birkeland

Attorney: Dean T. Maragos

Change Request: B3-1, Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: To add a 651 square foot addition to an existing car detailing facility and add a 2nd & 3rd floor, each totaling 2,155 square feet and each containing 2 dwelling units

NO. 20644T1 (29th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1099

Common Address: 2001 N. Harlem Avenue/7176-7178 W. Armitage Avenue

Applicant: Jeffcat, LLC

Owner: Jeffcat, LLC

Attorney: Paul Kolpak

Change Request: M1-1, Limited Manufacturing/Business Park District and RS2, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District

Purpose: To comply with the use table and standards to construct a retail restaurant with 24 onsite accessory parking spaces

NO. 20649 (28th/25th WARDS) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1102

Common Address: 1002 S. Racine/1257 W. Roosevelt/1357 W. Roosevelt/1322 W. Taylor

Applicant: LR ABLA, LLC

Owner: Chicago Housing Authority

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

Change Request: Residential-Business Planned Development No. 896 to Residential-Business Planned Development No. 896, as amended

Purpose: Amendment to existing planned development

NO. 20656 (27th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1199

Common Address: 876 N. Franklin Street

Applicant: North Union, LLC /The Moody Bible Institute of Chicago

Owner: Harris Trust and Savings Bank, as Trustee under Trust Agreement dated September 2, 1999 and known as Trust Number L-738

Attorney: Paul Shadle/Katie Jahnke Dale - DLA Piper, LLP

Change Request: Institutional Planned Development No. 477 to DX-5, Downtown Mixed-Use District

Purpose: Remove from existing PD and conform to underlying zoning. The Applicant (Moody) no longer owns the subject property and is seeking to remove the property from the PD to allow the current owner to continue to operate it independent of the amended PD that is being established through a separately-filed application. No changes are proposed to the existing use or improvements on the property.

NO. 20651 (27th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1027

Common Address: 1201-1215 W. Fulton Street

Applicant: 1201 W. Fulton Partners, LLC

Owner: 1201 W. Fulton Partners, LLC

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

Change Request: M2-3, Light Industry District to DX-7, Downtown Mixed-Use District then a Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0512 (Tall Buildings) and 7-8-0513 (Large Residential Developments)

NO. 20650 (27th/2nd WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1024

Common Address: 142-172 W Chicago/800-934 N LaSalle/152-314 W Walton /801-921 and 828-950 N Wells/201- 315 and 230-314 W Oak/859-1037 and 930-1036 N Franklin/ 210-232 W Chestnut/ 200-210 W Institute

Applicant: North Union LLC/The Moody Bible Institute of Chicago

Owner: JPMorgan Chase Bank, N.A, as Successor Trustee to Bank One Trust Company, N.A. and Patricia G. Dean as Trustee under the Last Will and Testament of Mary T. Goller, deceased, and The Moody Bible Institute of Chicago

Attorney: Paul Shadle/Katie Jahnke Dale - DLA Piper, LLP

Change Request: Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District to DX-5, Downtown Mixed-Use District then to a Residential-Business Institutional Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0512 (Tall Buildings) and 7-8-0513 (Large Residential Developments)

NO. 20648 (27th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1104

Common Address: 1423 W. Huron Street

Applicant: Wentworth 50, LLC

Owner: Marquette Bank Trust #30484

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

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

Purpose: To comply with the minimum lot area per unit and the maximum floor area ratio requirements of the ordinance, in order to build a new 3-story residential building with 3 dwelling units

NO. 20643 (27th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1088

Common Address: 1421 West Chicago Avenue

Applicant: Provare Chicago, Inc.

Owner: 1421 W. Chicago, LLC

Attorney: Adam J. Penkhus

Change Request: B1-2 Neighborhood Shopping District to B3-2, Community Shopping District

Purpose: To comply with the Use Table and Standards of the B3-2 district to establish a general restaurant in which alcoholic liquor is served in conjunction with primary activity of prepared food service

NO. 20657 (22nd WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1201

Common Address: 4210 - 4258; 4300 - 4358; 4400 - 4458 S. Cicero Ave.; 4800 - 4926; 4801 - 4959 W. 44th St.; 4301 -4359 S. LaPorte Ave.; 4800 - 4958 W. 45th St.; and 4401 -4435; 4441 - 4459 S. Lavergne Ave.

Applicant: Chicago Housing Authority

Owner: Chicago Housing Authority

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

Change Request: RS3, Residential Single-Unit (Detached House) District to B3-3, Community Shopping District then to a Planned Development

Purpose: Mandatory Planned Development to establish multi-unit residential development and commercial uses Section 17-8-0513-A

NO. 20641T1 (21st WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1097

Common Address: 8508 South Bishop Street

Applicant: Lack Development, Incorporated

Owner: Lack Development, Incorporated

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

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

Purpose: To comply with the maximum floor area ratio to build an upper story addition to the existing single family house at the subject property

NO. 20658 (12th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1202

Common Address: 1642-44 W. 38th Place

Applicant: Juan Jose Garcilazo

Owner: Jose Garcilazo/ Juan Jose Garcilazo and Angelica Garcilazo

Attorney: Rolando Acosta

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

Purpose: To subdivide the zoning lots at 1642 and 1644 West 38th Place to allow for a new construction single family home at 1644 West 38th Place which is a vacant lot and to allow 1642 West 38th place to remain with the existing two-story residential building with two residential units and a detached two-car parking garage

NO. 20645T1 (10th WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1105

Common Address: 9628 S. Torrence Avenue

Applicant: Bright Kids Daycare Centers

Owner: Joji Tirumalareddy

Attorney:

Change Request: M1-1, Limited Manufacturing/Business Park District to B1-1 Neighborhood Shopping District

Purpose: To meet the use table and standard to allow the construction of a daycare center in the existing building

NO. 20663T1 (2nd WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1209

Common Address: 1341 W. Wrightwood Avenue

Applicant: Eirpol, LLC

Owner: Alex A. Martinez and Loretta J. Martinez

Attorney: Daniel G. Lauer, Esq.

Change Request: C1-1 Neighborhood Commercial District to RM5, Residential Multi-Unit District

Purpose: To construct a three dwelling-unit building with a partial fourth floor and basement

NO. 20664T1 (1st WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1211

Common Address: 1358 W. Ohio Street

Applicant: Variable Properties, LLC

Owner: Metro Praise International

Attorney: Frederick E. Agustin, Maurides, Foley, Tabangay, Turner & Agustin, LLC

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

Purpose: The Applicant would like to redevelop the property with a new 3-story residential building with a penthouse containing two (2) dwelling units and onsite parking for two (2) cars.

NO. 20642 (1st WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1087

Common Address: 1535 N. Maplewood Ave.

Applicant: 1535 N. Maplewood Apartments, LLC

Owner: 1535 N. Maplewood Apartments, LLC

Attorney: Gerald S. McCarthy

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

Purpose: In order to establish a 4 dwelling-unit building