

**MEETING  
OF THE  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING  
STANDARDS**

**TUESDAY, MAY 25, 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](mailto:nicole.wellhausen@cityofchicago.org) and [raymond.valadez@cityofchicago.org](mailto: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-8630 (26<sup>th</sup> WARD) ORDINANCE REFERRED (2-24-21)**  
**DOCUMENT #02021-717**

**Common Address:** 1648-1652 N Pulaski Road

**Applicant:** Alderman Roberto Maldonado

**Change Request:** B3-2 Community Shopping District to B3-1 Community Shopping District

**NO. A-8631 (26<sup>th</sup> WARD) ORDINANCE REFERRED (2-24-21)**  
**DOCUMENT #02021-718**

**Common Address:** 3239 W Division Street

**Applicant:** Alderman Roberto Maldonado

**Change Request:** B1-2 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8632 (26<sup>th</sup> WARD) ORDINANCE REFERRED (2-24-21)**  
**DOCUMENT #02021-719**

**Common Address:** 3259 W Division St

**Applicant:** Alderman Roberto Maldonado

**Change Request:** B1-2 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8633 (26<sup>th</sup> WARD) ORDINANCE REFERRED (2-24-21)**  
**DOCUMENT #02021-720**

**Common Address:** 3922 W North Ave

**Applicant:** Alderman Roberto Maldonado

**Change Request:** B1-2 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8639 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (2-24-21)**  
**DOCUMENT #02021-1120**

**Common Address:** 100 W Randolph St

**Applicant:** Alderman Brendan Reilly

**Change Request:** Business Planned Development No. 270 to DC-16 Downtown Core District

**NO. A-8617 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (11-16-20)**  
**DOCUMENT #02020-5757**

**Common Address:** 1810-1820 N Wells St

**Applicant:** Alderman Michele Smith

**Change Request:** B1-3 Neighborhood Shopping District to B2-2 Neighborhood Mixed Use District

**NO. A-8635 (50<sup>th</sup> WARD) ORDINANCE REFERRED (2-24-21)**  
**DOCUMENT #02021-622**

**Common Address:** 2509-2527 W Devon Ave

**Applicant:** Alderman Debra Silverstein

**Change Request:** B2-5 Neighborhood Shopping District to B1-2 Neighborhood Shopping District

**NO. 20667 (1st WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1506**

**Common Address:** 1317-35 N. Western Avenue

**Applicant:** 1317-35 N. Western, LLC

**Owner:** Gibbons Construction, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to rezone the property to allow sufficient density for the construction of a proposed 5-story, mixed-use building with 38 dwelling units, 2 ground floor commercial units, 2 loading births and 32 interior parking stalls.

**NO. 20686T1 (1st WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1523**

**Common Address:** 1812-14 W. Grand Avenue

**Applicant:** The Grand Company, LLC

**Owner:** The Grand Company, LLC

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

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

**Purpose:** The prior Type 1 zoning change expired, so the Applicant needs to refile the zoning change and substitute previously approved Type 1 Plans. The Applicant proposes a mixed-use building with commercial units on the ground floor and 4 dwelling units on the upper floors.

**NO. 20679T1 (2nd WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1636**

**Common Address:** 1645 N. Wells Street

**Applicant:** 2020 Wells Street, LLC

**Owner:** 2020 Wells Street, LLC

**Attorney:** Bernard I. Citron/Thompson Coburn, LLP

**Change Request:** B1-3 Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To meet the use standards, bulk and density of the B2-3 zone and establish a total of 14 dwelling units and 1 commercial space, applicant seeks to rezone the property in order to permit residential uses on the ground floor within the existing 4-story residential building

**NO. 20685T1 (2nd WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1607**

**Common Address:** 2229 North Clybourn Avenue

**Applicant:** Convention Center Drive, LLC

**Owner:** Convention Center Drive, LLC

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

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B2-2, Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a Zoning Change to bring the existing building into compliance under the current Zoning Ordinance and to permit the conversion of the existing retail/commercial unit into one (1) additional dwelling unit, for a total of three (3) dwelling units at the subject property.

**NO. 20665T1 (3rd WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1504**

**Common Address:** 318-328 East 43rd Street

**Applicant:** The Forum on 43rd, LLC

**Owner:** The Forum on 43rd, LLC

**Attorney:** Elvin Charity

**Change Request:** RM5, Residential Multi-Unit District to B3-2, Community Shopping District

**Purpose:** To comply with the use table and standards of the B3-2 zoning district; to allow retail, restaurant, and entertainment uses and banquet hall within existing building

**NO. 20680 (3rd WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1637**

**Common Address:** 5434 South Dearborn Street

**Applicant:** Center Court Development, LLC

**Owner:** Center Court Development, LLC

**Attorney:** Nicholas J. 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 a new three-story, two (2) dwelling-unit residential building at the subject property.

**NO. 20682T1 (11th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1598**

**Common Address:** 3212-3228 S. Shields Ave.; 3213-3229 S. Stewart Ave.

**Applicant:** M DiFoggio Investments, LLC

**Owner:** M DiFoggio Investments, LLC

**Attorney:** Richard A. Toth & Mara Georges, Georges & Synowiecki, Ltd .

**Change Request:** M1-2, Limited Manufacturing/Business Park District & RM4.5, Residential Multi-Unit District to RM5, Residential Multi-Unit District

**Purpose:** To allow a residential townhouse development with 14 dwelling units and 28 parking spaces. No commercial space.

**NO. 20687 (12th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1525**

**Common Address:** 3595-99 South Archer Avenue

**Applicant:** Archer Homes Developments, Inc.

**Owner:** Archer Leavitt, Inc.

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

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

**Purpose:** To comply with the minimum lot area per dwelling unit and maximum floor area ratio requirements of the Ordinance in order to build a 4-story, mixed-use building with 2 live-work units plus 1 commercial unit on the ground floor and 27 dwelling units on the upper floors.

**NO. 20690 (12th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1549**

**Common Address:** 2502 South Christiana Avenue

**Applicant:** A2M ENTERPRISES, INC.

**Owner:** A2M ENTERPRISES, INC.

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

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-1, Community Shopping District

**Purpose:** To establish an outdoor patio, at grade, accessory to the existing restaurant located at 2500 South Christiana Ave. No changes are proposed to the existing restaurant.

**NO. 20671T1 (25th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1510**

**Common Address:** 1721 W 21st Street

**Applicant:** Midway Assets, LLC

**Owner:** Midway Assets, LLC

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To rezone the property to a B2-3 to allow for the construction of a 7 dwelling- unit building and 3 parking spaces. The property is located in a TOD.

**NO. 20675T1 (25th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1608**

**Common Address:** 1827 S. May Street

**Applicant:** Pilsen Rentals, LLC Series XX

**Owner:** Pilsen Rentals, LLC Series XX

**Attorney:** Tyler Manic and Ben Weber

**Change Request:** RT4, Residential Two-Flat, Townhouse to RM6, Residential Multi-Unit District

**Purpose:** To comply with bulk, density and minimum lot area standards to allow for the conversion of the existing 6 dwelling units to 8 dwelling units by adding one dwelling unit in the basement and one dwelling unit in the attic within the existing residential building.

**NO. 20668 (26th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1507**

**Common Address:** 2449 West Rice Avenue

**Applicant:** Homeros Ramos, Sr.

**Owner:** Homeros Ramos, Sr.

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to rezone the property to allow for construction of a proposed 3-story rear addition with stair enclosure and roof deck to the existing 3-story, 3 dwelling unit building. The existing 2-car garage will remain with no changes.

**NO. 20672 (27th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1495**

**Common Address:** 1132-57 West Lake Street/146-208 North May Street (even only)/1132-40 West Randolph Street (even only)/169-209 North Racine Avenue (odd only)

**Applicant:** LG Development Group, LLC

**Owner:** Lake Street Corporation; Randnob Holdings, LLC; Litani Lake Street, LLC

**Attorney:** Michael Ezgur- Acosta Ezgur, LLC

**Change Request:** C1-1, C1-2, & C1-3, Neighborhood Commercial Districts to DX-5, Downtown Mixed-Use District and then to Residential Business Planned Development

**Purpose:** To allow for construction of a new, mixed-use residential development with ground floor commercial space south of Lake Street, and a new, mixed-use residential development with ground floor commercial space north of Lake Street. Both buildings will contain parking and loading.

**NO. 20678T1 (27th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1635**

**Common Address:** 952 West Lake Street/209 North Morgan Street

**Applicant:** Big Table, LLC

**Owner:** Big Table, LLC

**Attorney:** Michael Ezgur - Acosta Ezgur, LLC

**Change Request:** C1-2, Neighborhood Commercial District to DX-3, Downtown Mixed-Use District

**Purpose:** To convert the office use on upper floors to residential use and to create nine residential dwelling units with ground floor retail to remain

**NO. 20689T1 (27th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1559**

**Common Address:** 615 N. Ogden Avenue

**Applicant:** Urban Edge Group, LLC 615

**Owner:** 1157 W Erie, LLC

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

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To allow residential use at the property, and 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 six-story mixed-use building with commercial unit on the ground floor and 9 dwelling units on the upper floors.

**NO. 20674 (28th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1502**

**Common Address:** 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 -213 S. Kedzie Ave.; 117- 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

**Applicant:** Preservation of Affordable Housing, Inc.

**Owner:** City of Chicago

**Attorney:** Carol D. Stubblefield c/o Neal & Leroy, LLC

**Change Request:** C1-3, Neighborhood Commercial District to a Planned Development

**Purpose:** Mandatory Planned Development per Section 17-8-0513-A

**NO. 20683T1 (30th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1605**

**Common Address:** 4730 West Grace Street

**Applicant:** G-7 Investment, LLC-Series M

**Owner:** G-7 Investment, LLC-Series M

**Attorney:** Daniel G. Lauer, Esq.

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To allow for the legal use of the existing garden apartment

**NO. 20684T1 (30th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1606**

**Common Address:** 4415-4425 W. School Street

**Applicant:** Big Guy Holdings, LLC Series Kenneth

**Owner:** Big Guy Holdings, LLC Series Kenneth

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** - To add 2 DU to the ground floor to allow a conversion of an existing 6 DU building to an 8 DU building. No parking spaces will be added for the 2 proposed DU. No changes are proposed to size & structure of the building. All proposed renovations are within the interior of the building. No commercial space is provided.

**NO. 20677T1 (31st WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1632**

**Common Address:** 4014 West Parker Avenue

**Applicant:** Earle Johnson

**Owner:** Earle Johnson

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** M1-1, Limited Manufacturing/Business Park District to C2-2, Motor Vehicle-Related Commercial District

**Purpose:** The applicant seeks to permit the use of the existing building as a ground floor warehouse/workshop and a second floor residential dwelling unit.

**NO. 20666 (37th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1505**

**Common Address:** 1118 North Pulaski Road

**Applicant:** Blanca Espinoza

**Owner:** Blanca Espinoza

**Attorney:** Thomas S. Moore

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The applicant wishes to rezone the property to allow sufficient density to make the existing 2<sup>nd</sup> floor dwelling unit code-compliant in the existing 2-story building; conversion from a single-family residence to a 2 dwelling-unit residential building.

**NO. 20669 (40th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1508**

**Common Address:** 4937-39 North Damen Avenue

**Applicant:** SNS Realty Group, LLC

**Owner:** Chin Keo Kim

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to rezone the property to allow sufficient density for a proposed 4-story, mixed-use building with 12 interior parking stalls on the ground floor.

**NO. 20688 (40th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1528**

**Common Address:** 5642 North Ashland Avenue

**Applicant:** Alfa Chicago, Inc.

**Owner:** Alfa Chicago, Inc.

**Attorney:** Law Office 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, the maximum floor area ratio and the height requirements of the Ordinance, in order to build a new 4-story residential building with 4 dwelling units

**NO. 20673 (42nd WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1499**

**Common Address:** 210 S. Canal St., 307-309 S. Clinton St. and 310 S. Canal St.

**Applicant:** National Railroad Passenger Corporation d/b/a Amtrak

**Owner:** The City of Chicago and 320 South Canal Titleholder, LLC

**Attorney:** Lenny D. Asaro, Faegre, Drinker, Biddle & Reath, LLP

**Change Request:** Planned Development #376 to Planned Development #376

**Purpose:** Amend PD Statement No. 16 to allow for a Minor Change resulting in a transfer of FAR Building Area from Subareas B and C to Subarea A subject to the Second Amendment to the Right of First Offer Agreement between the City of Chicago and Applicant dated February 2, 2021

**NO. 20670 (43rd WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1509**

**Common Address:** 1952 North Bissell Street

**Applicant:** Carolina Lapekas

**Owner:** Carolina Lapekas

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** RT4, Residential Two-Flat, Townhouse to RM5, Residential Multi-Unit District

**Purpose:** The applicant seeks to construct a front and third floor addition to the existing building. The amendment is sought due to insufficient FAR of the present zoning district.

**NO. 20681 (47th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1638**

**Common Address:** 2424 West Byron Street

**Applicant:** Kingsley Holdings, LLC

**Owner:** Kingsley Holdings, LLC

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

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

**Purpose:** The Applicant is seeking to permit a new two-and-a-half, story-single family residence at the subject property.

**NO. 20676T1 (49th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1621**

**Common Address:** 1415 West Morse Avenue

**Applicant:** MF/CHG 11, LLC 1415 W. Morse, LLC

**Owner:** MF/CHG 11, LLC 1415 W. Morse, LLC

**Attorney:** Rolando R. Acosta, Acosta Ezgur, LLC

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

**Purpose:** Construct a rear addition with sixteen residential dwelling units