

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, JULY 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-8702 (3rd WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-1989

Common Address: 1801 – 1901 S Indiana Ave; 205-217 E 18th St; 1806-36 S Prairie Ave

Applicant: Alderman Pat Dowell

Change Request: Institutional Planned Development No. 286 to POS-2 Parks and Open Space District

NO. A-8703 (3rd WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-1990

Common Address: 1838 S Prairie Ave

Applicant: Alderman Pat Dowell

Change Request: Institutional Planned Development No. 286 to DX-3 Downtown Mixed Use District

NO. A-8704 (15th WARD) ORDINANCE REFERRED (6-25-21)
DOCUMENT #02021-2542

Common Address: 650-54 W 63rd St

Applicant: Alderman Raymond Lopez

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

NO. A-8701 (19th WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-1841

Common Address: 11130-44 S Hermosa Ave; 1800-12 W Monterey Ave

Applicant: Alderman Matt O'Shea

Change Request: B3-1 Community Shopping District to RS-2 Residential Single Unit (Detached House) District

NO. A-8637 (26th WARD) ORDINANCE REFERRED (3-24-21)
DOCUMENT #02021-1029

Common Address: 1237 N California Ave

Applicant: Alderman Roberto Maldonado

Change Request: M1-1 Limited Manufacturing District to B2-5 Neighborhood Mixed-Use District

NO. A-8700 (28th WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-2137

Common Address: 4008 W Madison St

Applicant: Alderman Jason Ervin

Change Request: B1-3 Neighborhood Shopping District to POS-2 Parks and Open Space District

NO. A-8641 (32nd and 44th WARDS) ORDINANCE REFERRED (3-24-21)
DOCUMENT #02021-1095

To classify a segment of the West Belmont Ave right of way from the centerline of North Halsted Street on the east and the Centerline of North Southport Avenue on the west as a Pedestrian Retail Street

NO. 20765 (1st WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2646

Common Address: 2418-2428 N Milwaukee Ave

Applicant: GW Logan Square LLC

Owner: GW Logan Square LLC

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: C1-5 Neighborhood Commercial District to C2-2 Motor Vehicle Related Commercial District

Purpose: To revert the subject property back to the original underlying classification to allow for the rehabilitation and adaptive reuse of the existing five story storage building and the existing one story commercial building

NO. 20769-T1 (1st WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2681

Common Address: 1523 W Fry St

Applicant: 1523 Fry LLC

Owner: 1523 Fry LLC

Attorney: Acosta Ezgur, Ximena Castro

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

Purpose: To legalize the non-conforming basement unit to allow a total of four residential dwelling units on the property

NO. 20740 (2nd WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2452

Common Address: 171 W Oak St

Applicant: Morningside South Affordable LLC

Owner: Morningside South Affordable LLC

Attorney: Steve Friedland

Change Request: Residential Planned Development No. 156, as amended to DX-5 Downtown Mixed Use District and then to Residential Planned Development No. 156, as amended

Purpose: To permit the residential units in the building to be occupied as multi-unit residential dwelling units

NO. 20750-T1 (2nd WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2449

Common Address: 2231 N Clybourn Ave

Applicant: Michael Marks

Owner: Michael Marks

Attorney: Law Offices of Samuel VP Banks, Nicholas Ftikas

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

Purpose: To bring the existing building into compliance and to permit the conversion of the existing retail/ commercial unit into one additional dwelling unit, for a total of two dwelling units at the subject property

NO. 20754 (3rd WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2630

Common Address: 2109-2141 S Wabash Ave

Applicant: Motor Row SPE LLC

Owner: Motor Row SPE LLC, 2111 S Wabash Owner LLC

Attorney: DLA Piper- Richard Klawiter & Katie Jahnke Dale

Change Request: Residential Business Planned Development No. 1318 to DX-7 Downtown Mixed Use District and then to Residential Business Planned Development No. 1318, as amended

Purpose: Amendment of the existing PD to allow for construction of a 12 story mixed use building

NO. 20775 (7th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2793

Common Address: 2522-2532 E 73rd St

Applicant: HLD Capitol Management LLC

Owner: HLD Capitol Management LLC

Attorney: Warren Silver

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and C1-2 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

Purpose: To correct the split zoning district to allow continuation and expansion of a child day care center operating at the subject property

NO. 20752 (9th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2451

Common Address: 13722 S Leyden Ave

Applicant: Ayanna Washington

Owner: Ayanna Washington

Attorney:

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

Purpose: To permit the outdoor sale of motor vehicles and outdoor storage

NO. 20766 (11th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2647

Common Address: 215-225 W 31st St; 101-109 S Wells St

Applicant: Warsi Management, LLC

Owner: Warsi Management, LLC

Attorney: Amy Degan

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

Purpose: To allow a 1,500 sq.ft. expansion of an existing 2,000 sq.ft. gas station building, for a total of 3,500 sq.ft. The renovated gas station building will be approx. 30'6" feet high and provide approx. 8 parking spaces

NO. 20773 (11th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2738

Common Address: 3900 S Normal Ave

Applicant: 3900 S Normal TMG, LLC

Owner: 3900 S Normal TMG, LLC

Attorney: Barry Ash

Change Request: M2-3 Light Industry District to a Planned Development

Purpose: To build a 170,493 sq.ft. speculative industrial building

NO. 20761 (14th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2618

Common Address: 3834 W 47th St

Applicant: Rosa and Otoniel Bucio

Owner: Rosa and Otoniel Bucio

Attorney: Mark Kupiec

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

Purpose: To re-establish a general restaurant within the existing one-story commercial building

NO. 20763 (19th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2644

Common Address: 11112 S Christiana Ave

Applicant: MFM Development Inc

Owner: MFM Development Inc

Attorney: Thomas Moore

Change Request: B1-1 Neighborhood Shopping District to RS-2 Residential Single Unit (Detached House) District

Purpose: To construct a new two story single family residence with detached 2 car garage at the rear of the property. The existing 2700 sq.ft. lot to be rezoned will be combined with the south portion of the adjacent lot to comply with the 5,000 sq.ft. minimum lot standard to allow construction of the proposed single family residence

NO. 20760 (25th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2617

Common Address: 1112 W 19th St

Applicant: Maria and Alonso Ramirez

Owner: Maria and Alonso Ramirez

Attorney: Mark Kupiec

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

Purpose: To allow conversion from 2 to 3 dwelling units

NO. 20767-T1 (25th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2657

Common Address: 2124 W Coulter Street

Applicant: Salvador and Margarite Leonas

Owner: Salvador and Margarite Leonas

Attorney: Tyler Manic

Change Request: RS3 Residential Single Unit (Detached House) District to B2-1.5 Neighborhood Mixed Use District

Purpose: To legalize conversion from 2 units to 3 units, add 2 car attached garage, with a new 2nd floor stair enclosure and legalize the nonconforming setbacks.

NO. 20749-T1 (26th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2448

Common Address: 3518-3556 W Division Street

Applicant: O'Reilly Auto Enterprises, LLC

Owner: Peter Cacciatore- Jos. Cacciatore & Co Real Estate

Attorney:

Change Request: M2-1 Light Industry District to C2-1 Motor Vehicle Related District

Purpose: To comply with new land use standards within the existing commercial building to allow a new auto supply and accessory sales use

NO. 20748-T1 (26th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2447

Common Address: 2651 W Augusta Blvd

Applicant: M14 Land Investments LLC

Owner: M14 Land Investments LLC

Attorney: Amy Kurson

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

Purpose: To allow for a 3 unit residential building on currently vacant lot

NO. 20742 (27th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2456

Common Address: 1201-35 W Washington Boulevard; 22-42 N Racine Ave

Applicant: DAC Developments LLC

Owner: 1201 Washington LLC; Peppercorn 1217, LLC, Peppercorn 1229, LLC

Attorney: Michael Ezgur

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

Purpose: To allow for construction of a new mixed use residential development with ground floor commercial space and the creation of shared modern amenities for the existing commercial buildings

NO. 20764-T1 (27th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2645

Common Address: 537-547 W Oak Street; 939-957 N Larrabee St

Applicant: Oak-Larrabee LLC

Owner: The Chicago Housing Authority

Attorney: Steve Friedland

Change Request: M1-2 Limited Manufacturing/ Business Park District to DR-3 Downtown Residential District

Purpose: To permit the development of 78 dwelling units with accessory parking

NO. 20751 (28th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2450

Common Address: 5050-98 and 5093-5099 W Jackson Blvd; 235-313 South Leamington Ave; 5043-5099 W Quincy St

Applicant: Chicago Jesuit Academy

Owner: Christ the King Jesuit College Preparatory High School, Michael and Sharee Chance Lawson, Connie and Michael Edmonds, and Otis and Joann Fields

Attorney: Michael Ezgur

Change Request: Institutional Planned Development No. 1103 and RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District and then to Institutional Planned Development No. 1103, as amended

Purpose: Development of additional accessory parking spaces

NO. 20762-T1 (28th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2619

Common Address: 214-20 N Homan Ave

Applicant: 214 N Homan LLC

Owner: 214 N Homan LLC

Attorney: Law Offices of Samuel VP Banks, Nicholas Ftikas

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-3 Community Shopping District

Purpose: To permit the reestablishment of a retail/ commercial use, within the existing ground floor retail commercial unit at the subject property

NO. 20755-T1 (32nd WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2629

Common Address: 1601 N Western Ave

Applicant: GW North & Western LLC

Owner: GW North & Western LLC

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

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

Purpose: To amend the previously approved Type 1 application to permit the construction of 2 new one story commercial retail buildings and a surface parking lot

NO. 20768-T1 (32nd WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2661

Common Address: 2934-38 N Leavitt Ave

Applicant: BNA Holdings LLC

Owner: BNA Holdings LLC

Attorney: Law Offices of Samuel VP Banks, Nicholas Ftikas

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

Purpose: To permit the renovation of the existing single family home situated on Lot 1 and to permit the construction of 2 new single family homes on vacant Lots 2 and 3

NO. 20741 (33rd WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2453

Common Address: 3601-3737 N California Ave; 2722-2758 W Addison St

Applicant: Lexington Homes LLC

Owner: Congregation of the Resurrection of Our Lord Jesus Christ

Attorney: Amy Degnan, Richard Toth, Mara Georges

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and C1-1 Neighborhood Commercial District to RM5.5 Residential Multi Unit District and then to a Residential Waterway Planned Development

Purpose: 88 Townhomes and a 6 story residential building with 269 dwelling units, approx 69'4" feet high. Approx 3000 sq.ft. commercial space in the 6 story building. Approx 391 parking spaces

NO. 20744 (33rd WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2484

Common Address: 3502-04 N Elston Ave

Applicant: All Black LLC

Owner: All Black LLC

Attorney: Fred Agustin

Change Request: C1-1 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

Purpose: To convert from 1 dwelling unit to 3 dwelling units and to allow a 3 story addition behind the building at 3504 N Elston for a total of 3 dwelling units

NO. 20747 (37th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2446

Common Address: 411 N Avers Ave

Applicant: Alfredo Flores

Owner: Alfredo Flores

Attorney: Gordon and Pikarski

Change Request: RS3 Residential Single Unit (Detached House) District to M2-1 Light Industry District

Purpose: Outdoor storage of vehicles related to applicants contractor business.

NO. 20771 (37th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2825

Common Address: 654 N Lockwood Ave

Applicant: Top Ameniti LLC

Owner: Top Ameniti LLC

Attorney: Rolando Acosta

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

Purpose: To build a two story residential building with three dwelling units

NO. 20746 (39th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2445

Common Address: 4635 W Lawrence Ave

Applicant: Kemora Land Holdings LLC

Owner: Sung M Park

Attorney: Patrick Turner

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related District

Purpose: To establish a landscape contractors office and outdoor storage yard

NO. 20756-T1 (40th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2628

Common Address: 2607-13 W Lawrence Ave

Applicant: Lawrence Investment Partners LLC

Owner: Lawrence Investment Partners LLC

Attorney: Law Offices of Samuel VP Banks, Nicholas Ftikas

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

Purpose: Four additional dwelling units on the ground floor of the existing building for a total of 12 dwelling units at the subject property

NO. 20774 (42nd WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2770

Common Address: 1045-47 N Rush St

Applicant: 1045-47 North Rush LLC

Owner: 1045-47 North Rush LLC

Attorney: DLA Piper, Richard Klawiter and Katie Jahnke Dale

Change Request: DR-3 Downtown Residential District to DX-7 Downtown Mixed Use District

Purpose: To allow for the construction of a 4 story new construction building with ground floor retail, a three story restaurant and a single residential use with one parking space

NO. 20745-T1 (43rd WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2444

Common Address: 1948 N Halsted St

Applicant: 1948 Halsted LLC

Owner: 1948 Halsted LLC

Attorney: Law Offices of Samuel VP Banks, Nicholas Ftikas

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-2 Community Shopping District

Purpose: A new three story building containing three residential units above and one retail unit at grade

NO. 20758-T1 (44th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2601

Common Address: 1113-1115 W Patterson Ave

Applicant: The Thomas Romano Living Trust No. 25-8346

Owner: The Thomas Romano Living Trust No. 25-8346

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: RT3.5 Residential Two Flat, Townhouse and Multi Unit District to RM5.5 Residential Multi Unit District

Purpose: To permit the construction of a new four story multi-unit residential building with an attached garage at the subject site

NO. 20759-T1 (44th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2608

Common Address: 3160-3162 N Broadway

Applicant: Seminary Properties and Management Ltd

Owner: DM Real Estate Holdings LLC

Attorney: Katriina McGuire

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

Purpose: A 5 story mixed use building with 17 dwelling units, 6 parking spaces and retail uses on the ground floor

NO. 20753 (46th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2638

Common Address: 4030 N Marine Dr; 640 W Irving Park Road

Applicant: K Giles LLC

Owner: American Islamic College Inc

Attorney: Rolando Acosta

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM6 Residential Multi Unit District and then to a Residential Planned Development

Purpose: To allow for redevelopment of the existing school building into 250 residential units and construction of a new residential building containing senior independent living units and memory care units

NO. 20770-T1 (47th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2696

Common Address: 3244 N Lincoln Ave

Applicant: 3244 Lincoln LLC

Owner: 3244 Lincoln LLC

Attorney: Law Offices of Samuel VP Banks, Nicholas Ftikas

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

Purpose: To permit a new four story mixed use building

NO. 20757-T1 (47th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2620

Common Address: 2250-2258 W Irving Park Road

Applicant: Landrosh Holdings LLC

Owner: Chicago Title and Trust Co. as Trustee of the Albert Rompza Land Trust

Attorney: Katriina McGuire

Change Request: B2-3 Neighborhood Mixed-Use District and B1-1 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: To develop the site with a mixed use development building

NO. 20772 (47th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2724

Common Address: 1753 W Cornelia Ave

Applicant: Marland Hobbs

Owner: Marland Hobbs

Attorney: Thomas Moore

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

Purpose: The applicant wishes to rezone the property to allow sufficient density to add 1 new dwelling unit to the existing 3-story, 2 dwelling unit building by splitting the duplexed 2nd and 3rd floor unit into 2 separate dwelling units for a new total of 3 dwelling units at the property. The exterior of the building and detached 2-car garage will remain with no changes.

NO. 20743 (49th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2467

Common Address: 7416-7460 N Ridge Blvd

Applicant: Benedictine Sisters of Chicago

Owner: Benedictine Sisters of Chicago

Attorney: Tyler Manic

Change Request: Planned Development No. 180 to Planned Development 180, as amended

Purpose: To create a new subarea on the northern 2.97 acres to allow for a future development of senior living facility where the Benedictine Sisters of Chicago intend to relocate their living quarters