

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, NOVEMBER 16, 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-8726 (45th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3673

Common Address: 5330-5338 W Argyle Ave

Applicant: Alderman James Gardiner

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

NO. A-8725 (44th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3969

Common Address: 3504 N Clark St

Applicant: Alderman Tom Tunney

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

NO. A-8724 (35th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3725

Common Address: 3335 W Fullerton Ave

Applicant: Alderman Carlos Ramirez-Rosa

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

NO. A-8723 (34th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3730

Common Address: 400 W 107th St

Applicant: Alderman Carrie Austin

Change Request: M1-1 Limited Manufacturing District to RS-2 Residential Single Unit (Detached House) District

NO. A-8722 (18th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3673

Common Address: 2850 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: Manufacturing Planned Development No. 776, as amended to Manufacturing Planned Development No. 776, as amended

NO. A-8720 (12th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3671

Common Address: 3300-3900 S Ashland Ave

Applicant: Alderman George Cardenas

Change Request: RS3 Residential Single Unit (Detached House) District, B1-1 Neighborhood Shopping District, B3-1 Community Shopping District, B3-2 Community Shopping District, C1-2 Neighborhood Commercial District, C2-3 Motor Vehicle-Related Commercial District, and M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-8719 (4th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3667

Common Address: 4644-4658 S Drexel Blvd; 832-850 E 47th St

Applicant: Alderman Sophia King

Change Request: B1-1 Neighborhood Shopping District to RM5 Residential Multi-Unit District

NO. A-8710 (1st WARD) ORDINANCE REFERRED (6-25-21)
DOCUMENT #02021-2537

Common Address: 1523 W Fry St

Applicant: Alderman Daniel La Spata

Change Request: B2-3 Neighborhood Mixed-Use District to RM4.5 Residential Multi Unit District

NO. A-8711 (1st WARD) ORDINANCE REFERRED (2-26-21)
DOCUMENT #02021-685

Common Address: 1576 N Milwaukee Ave

Applicant: Alderman Daniel La Spata

Change Request: C2-2 Motor Vehicle Related Commercial District to B2-2 Neighborhood Mixed Use District

NO. 20851 (50th WARD) ORDINANCE REFERRED (10-14-21)
DOCUMENT #02021-4546

Common Address: 6111-6199 N. Lincoln Avenue; 6231-6257 N. McCormick Boulevard

Applicant: TCB-Lincoln Village, LLC, a Delaware limited liability company; TCB-LV GL, LLC, a Delaware limited liability company

Owner: Metropolitan Water Reclamation District of Greater Chicago

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: Commercial/Residential/Waterway Planned Development No. 796 to Commercial/Residential/Waterway Planned Development No. 796, as amended

Purpose: Technical amendment to the planned development to permit non-retail uses

NO. 20850 (47th WARD) ORDINANCE REFERRED (10-14-21)
DOCUMENT #02021-4547

Common Address: 3914-30 North Lincoln Avenue /3909-17 North Damen Avenue

Applicant: 3914 N Lincoln, LLC

Owner: Aktion Partners, LLC

Attorney: Thomas S. Moore

Change Request: B1-2, Neighborhood Shopping District to B3-3, Community Shopping District then to a Residential-Business Planned Development

Purpose: The applicant wishes to rezone the property in order to establish a qualifying transit-served location to allow construction of a proposed new 5-story, 68 dwelling unit building with 27 interior parking stalls, 76 bicycle stalls, 1 loading berth and ground floor commercial space along North Lincoln Avenue.

NO. 20849 (47th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4548

Common Address: 3350 N. Ashland Avenue

Applicant: 3350 N Ashland, LLC

Owner: 3350 N Ashland, LLC

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

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

Purpose: To permit the construction of a new four-story (with basement) eight-unit residential building, with an attached garage and exterior surface parking pad at the subject property

NO. 20855T1 (40th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4594

Common Address: 4927 N. Claremont Avenue

Applicant: 4927 N. Claremont, Inc.

Owner: 4927 N. Claremont, Inc.

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to establish a qualifying transit-served location in order to allow the conversion of the existing vacant former convent building with basement into a 16 dwelling unit residential building. With the exception of an addition to the attic, there are no planned changes to the exterior of the existing building, the footprint will remain the same; the conversion to residential use will require an internal build-out, including conversion of the basement and attic into habitable space

NO. 20860 (38th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4586

Common Address: 4149 N. Austin Avenue

Applicant: Ewa Piotrowska

Owner: Ewa Piotrowska

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 District

Purpose: To permit a third residential unit within the existing multi-unit residential building

NO. 20848T1 (34th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4549

Common Address: 501 to 517 West 119th Street

Applicant: West Pullman Apartments, LLC

Owner: City of Chicago

Attorney: Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

Change Request: B1-1, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To allow for the development of a 36-unit affordable housing development

NO. 20863 (32nd WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4581

Common Address: 1860 N. Milwaukee Avenue

Applicant: 1860 N. Milwaukee Comet, LLC

Owner: 1860 N. Milwaukee Comet, LLC

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

Change Request: B3-3, Community Shopping District to M1-2, Limited Manufacturing/Business Park District

Purpose: The prior Type I Zoning Ordinance has lapsed. As such, the Applicant is seeking to amend the previously ratified Type 1 Zoning Ordinance, in order to revert the zoning for the subject property back to the original underlying classification, to allow for the rehabilitation and adaptive reuse of the existing one-story building as a fulfillment center (warehouse) for an online grocery delivery company; Pursuant to and in compliance with the Air Quality Ordinance, the proposed fulfillment center (warehouse) will not be open to the public - i.e., there will be no customer-accessible sales area onsite.

NO. 20845 (31st WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4577

Common Address: 3108-12 North Central Avenue

Applicant: Eat Clean Chicago, LLC

Owner: Lo Realty Company

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

Change Request: B1-1, Neighborhood Shopping District to C1-1, Neighborhood Commercial District

Purpose: To re-establish a banquet hall and a catering business within the existing commercial building located at the property

NO. 20861 (29th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4584

Common Address: 7150-60 West Grand Avenue

Applicant: GL & Y, LLC

Owner: Hamid Rusef

Attorney: Joseph P. Gattuso/Taft Stettinius & Hollister, LLP

Change Request: B1-2, Neighborhood Shopping District to C2-2, Motor Vehicle-Related Commercial District

Purpose: The Applicant's proposed cannabis craft grower facility is not a permitted use in the existing B1-2 District.

NO. 20864 (27th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4633

Common Address: 512-528 S. California Avenue

Applicant: Northern Asteri Property Management, LLC

Owner: Northern Asteri Property Management, LLC

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

Change Request: B2-3, Neighborhood Mixed-Use District to C1-1, Neighborhood Commercial District

Purpose: To develop the subject property with a gas station, accessory retail convenience store, and a single lane automatic car wash tunnel

NO. 20853 (27th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #S02021-4578

Common Address: 360 N. Green Street

Applicant: 360 N. Green, LLC

Owner: 360 N. Green, LLC

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

Change Request: Business Planned Development No. 1407 to Business Planned Development No. 1407, as amended

Purpose: Amendment to existing planned development

NO. 20858 (26th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4590

Common Address: 820 N. California Avenue

Applicant: Yaroslav Kot

Owner: Yaroslav Kot

Attorney: John Fritchey, F4 Consulting, Ltd.

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

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

NO. 20847 (25th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4557

Common Address: 1930 W. 21st Street

Applicant: Anna Byun-Hogan

Owner: Anna Byun-Hogan

Attorney: Gordon and Pikarski Chartered

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

Purpose: The applicant seeks to renovate the existing building and increase the density to four residential dwelling units

NO. 20846T1 (25th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4576

Common Address: 554 W. Cullerton Street

Applicant: 554 W Cullerton, LLC

Owner: 554 W Cullerton, LLC

Attorney: Acosta Ezgur, LLC- Rolando R. Acosta

Change Request: M2-3, Light Industry District to B2-2, Neighborhood Mixed-Use District

Purpose: Construction of a new two-story residential building with two dwelling units

NO. 20852 (24th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4545

Common Address: 3401-3423 W. Ogden Ave; 1842-1854 S. Homan Ave.; 1901-1909 S Trumbull Ave.

Applicant: East Lake Management & Development Corp.

Owner: City of Chicago

Attorney: Amy Degnan/Richard A. Toth/Mara Georges, Daley and Georges. Ltd.

Change Request: Planned Development No. 833 to B3-3, Community Shopping District then to Residential Business Planned Development

Purpose: To allow development of a 6-story residential building with 64 dwelling units, approximately 74'-0" feet high, approximately 5,284 square feet of commercial space in the 6-story building, with approximately 20 parking spaces

NO. 20862 (18th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4582

Common Address: 7737-39 South Kedzie Avenue

Applicant: Abimael Galvan

Owner: Abimael Galvan

Attorney: Gordon and Pikarski Chartered

Change Request: B1-1, Neighborhood Shopping District to C1-1, Neighborhood Commercial District

Purpose: The Applicant seeks to use the existing building as a hand car wash

NO. 20857T1 (8th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4591

Common Address: 823-833 E. 87th Street

Applicant: Jackie Jackson Birthrights, Inc.

Owner: Jackie Jackson Birthrights, Inc.

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

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

Purpose: The Applicant is proposing to adapt and reuse the existing retail building and permit site improvements to support a quick service general restaurant at the subject site.

NO. 20856T1 (2nd WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4593

Common Address: 1545 West Thomas Street

Applicant: EZMB, LLC

Owner: Jose P. Vasquez, Sr. And Beatriz Vasquez

Attorney: Daniel G. Lauer, Esq.

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

Purpose: To construct a three-story, three-dwelling-unit building with a basement and a detached carport

NO. 20854 (2nd WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4579

Common Address: 2032 N. Clybourn Avenue

Applicant: Annexation, LLC

Owner: Annexation, LLC

Attorney: Katie Jahnke Dale-DLA Piper LLP

Change Request: M1-2 Limited Manufacturing/Business Park District & M2-2 Light Industry District to B3-3, Community Shopping District then to a Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0513 (Large Residential Developments). To permit the reuse of the existing 5-story building with 136 residential units, 8952 square feet of retail/office space, retail use, 87 accessory parking spaces, 44 bicycle parking spaces, together with accessory and incidental uses

NO. 20859 (1st WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4589

Common Address: 2546 W. Haddon Avenue

Applicant: 2546 West Haddon Avenue Condominium Association

Owner: James Halley

Attorney:

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

Purpose: To allow the renovation of the existing, unfinished 4th floor attic to interior living space