

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, DECEMBER 14, 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 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-8733 (2nd WARD) ORDINANCE REFERRED (10-25-21)

DOCUMENT #02021-4805

Common Address: 1535 N Dayton St

Applicant: Alderman Brian Hopkins

Change Request: Residential Planned Development No. 1427 to C3-5 Commercial, Manufacturing and Employment District

NO. A-8729 (10th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-4152

Common Address: 2863 E 93rd St

Applicant: Alderman Susan Sadlowski- Garza

Change Request: B3-1 Community Shopping District to RS3 Residential Single Unit (Detached House) District

NO. A-8721 (17th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-4127

Common Address: 7301 S Leavitt St; 2205 W 71st St; 2150 W 73rd St

Applicant: Alderman David Moore

Change Request: RS2 Residential Single Unit (Detached House) District to a T Transportation District

NO. A-8734 (25th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-4982

Common Address: 1810 S Allport St

Applicant: Alderman Byron Sigcho Lopez

Change Request: RT4 Residential, Two-Flat, Townhouse and Multi-Unit District to C1-3 Neighborhood Commercial District

NO. A-8732 (26th WARD) ORDINANCE REFERRED (10-25-21)

DOCUMENT #02021-4814

Common Address: 2440 W Division Street

Applicant: Alderman Roberto Maldonado

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

NO. A-8730 (27th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4318

Applicant: Alderman Walter Burnett

Change Request: To classify a segment of the West Fulton Market, West Fulton Street and West Randolph Street rights of way as a Pedestrian Street from

The centerline of North Elizabeth Street on the west and the centerline of North Halsted Street on the east along West Fulton Market; and,

The centerline of North Ogden Avenue on the west and the centerline of North Elizabeth Street on the east along West Fulton Street; and,

The centerline of North Ada Street on the west and the centerline of North Halsted Street on the east along West Randolph Street

NO. 20871T1 (1st WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5076

Common Address: 1516 N. Milwaukee Avenue

Applicant: 1516 Milwaukee, LLC

Owner: 1516 Milwaukee, LLC

Attorney: Chris A. Leach

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

Purpose: To bring the existing building, tavern with an outdoor patio and retractable awning into compliance with the Chicago Zoning Code

NO. 20867 (2nd WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5077

Common Address: 1967 N. Kingsbury

Applicant: Alloy Property Company 2, LLC

Owner: Alloy Property Company 2, LLC

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

Change Request: B3-1, Community Shopping District then to Business Planned Development No. 646, as amended

Purpose: Amendment to an existing planned development

NO. 20876 (2nd WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5071

Common Address: 1402 W. Chestnut Street

Applicant: 3219 N Elston, LLC

Owner: SME Construction, LLC

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

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

Purpose: To develop the property with a new, four-story residential building that will contain three (3) dwelling units

NO. 20872 (5th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5075

Common Address: 5700-5702 South Woodlawn Avenue

Applicant: Chabad of Hyde Park, an Illinois not-for-profit corporation

Owner: Chabad of Hyde Park, an Illinois not-for-profit corporation

Attorney: Lenny D. Asaro

Change Request: RM5, Residential Multi-Unit District to B1-2, Neighborhood Shopping District

Purpose: To allow for an addition to the existing structure in the rear yard setback of the property that will be for a community center use

NO. 20877 (15th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5067

Common Address: 1907 West Garfield Boulevard

Applicant: Hamilton & Grove Properties, Inc.

Owner: Hamilton & Grove Properties, Inc.

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

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

Purpose: To permit the rehabilitation of the existing building, and the dwelling units located therein. The plan calls for the establishment and buildout of an additional dwelling unit within the basement of said building - for a total of four (4) dwelling units at the subject property. *[The subject site is NOT located within a recognized Pilot Area, pursuant to the Additional Dwelling Unit (ADU) Ordinance.]

NO. 20874T1 (21st WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5073

Common Address: 1223 W. 87th Street

Applicant: Reverend Thomas A. Barclay

Owner: Progressive Beulah Pentecostal Church

Attorney: Dean T. Maragos

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

Purpose: To allow for the construction of a 3-story building to create a new, mixed-use Community and Youth Center for public, civic-group use. The B3-5 zoning eliminates parking requirements that would prevent the youth center from being constructed.

NO. 20869 (22nd WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5158

Common Address: 3201-3345 W. 31st Street and 3100-3258 S. Kedzie Avenue

Applicant: Chicago Southwest Development Corporation

Owner: Chicago Board of Education

Attorney: Lenny D. Asaro

Change Request: C3-1, Commercial, Manufacturing and Employment District, M3-3, Heavy Industry District and Institutional Business Planned Development No. 1212 to C2-5, Motor Vehicle-Related Commercial District then to a Residential-Institutional Business Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0504 (Hospitals, Colleges, Universities and Campus-Style Institutional Uses) 17-8-0510-A (Large Commercial Developments), 17-8-0510-B (Large Commercial Developments), 17-8-0515-A (Expansions of Existing Development) and 17-8-0515-B (Expansions of Existing Development).

NO. 20881 (26th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5153

Common Address: 654 N. Talman Avenue

Applicant: Gustavo Siller, Jr.

Owner: Gustavo Siller, Jr.

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to rezone the subject property to allow sufficient density to bring the 2 existing residential units in the existing 2-story residential building into compliance. The applicant plans an interior renovation of the 2 dwelling units and renovation of the front facade; the footprint of the existing building will remain the same after all planned work is completed. The existing 2-car garage will remain with no changes

NO. 20875T1 (27th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5072

Common Address: 1015 W. Fulton Street

Applicant: Jeffrey D. Breslow Trust dated June 15, 1989

Owner: Jeffrey D. Breslow Trust dated June 15, 1989

Attorney: Graham C. Grady c/o Taft, Stettinius & Hollister. LLP

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

Purpose: To allow the increase in bulk and density of the existing 3-story mixed-use building in order to allow new additions to the upper floors of the existing 3-story mixed-use building. The existing art gallery (1,168 sq. ft.) located on the first floor and 1 dwelling unit within the second and third floors shall remain.

NO. 20868 (27th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5087

Common Address: 210-220 N. Morgan Street

Applicant: Solar Junkyard, LLC

Owner: Solar Junkyard, LLC

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

Change Request: C1-1, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District 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). To permit the construction of a 30-story building with 204 residential units and 50 vehicular parking spaces above approximately 4000 square feet of ground-floor commercial uses.

NO. 20866 (27th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5097

Common Address: 1300 W. Carroll Avenue

Applicant: 1300 W. Carroll Owner, LLC

Owner: 1300 W. Carroll Owner, 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 to a Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0512 (Tall Buildings), 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area). To create a two-subarea planned development. Subarea A would permit the construction of a 418'0" foot tall building with 338 residential units above 460 vehicular parking spaces, 204,780 square feet of office space, and ground floor commercial uses, together with accessory and incidental uses. Subarea B would permit the construction of a 515'0" foot tall building with either 633 residential units or 569,657 square feet of office space (or a mixed-use development of the two foregoing uses) above 255 vehicular parking spaces and ground-floor commercial uses, together with accessory and incidental uses.

NO. 20880 (29th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5156

Common Address: 1-31 North Central Avenue; 5500-5536 West Madison Street; 2-38 North Pine Street

Applicant: Westside Health Authority, an Illinois not-for-profit corporation

Owner: Westside Health Authority, an Illinois not-for-profit corporation

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

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

Purpose: To permit the redevelopment of the existing school building as a workforce training and work life preparedness center

NO. 20873 (31st WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5074

Common Address: 4832 W. Barry Avenue

Applicant: Ramiro Benitez

Owner: Ramiro Benitez

Attorney: Tristan & Cervantes

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

Purpose: To allow for the conversion from 2 to 3 dwelling units within the existing 2-story building

NO. 20870T1 (33rd WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5078

Common Address: 2900 W. Belmont Avenue & 3200-3210 N. Francisco Avenue

Applicant: Buse Acquisition, LLC

Owner: Buse Acquisition, LLC

Attorney: Chris A. Leach

Change Request: C1-1, Neighborhood Commercial District to B3-3, Community Shopping District

Purpose: To meet the bulk and density requirements of the B3-3 zoning district in order to add an addition onto the rear of the existing building with an outdoor rooftop patio above the one-story portion of the addition accessory to the restaurant use

NO. 20882T1 (33rd WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5151

Common Address: 3024 West Irving Park Road

Applicant: Irving Park Ventures, LLC

Owner: Irving Park Ventures, LLC & 3024 W. Irving Park Condominium Association

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

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

Purpose: To comply with the minimum lot area and to revise previously approved Type 1 Plans to allow one additional dwelling unit within the existing multi-unit residential building, for a total of 5 dwelling units at the property.

NO. 20865T1 (41st WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5098

Common Address: 5840-5856 N. Northwest Highway

Applicant: Katcor Properties, LLC

Owner: Katcor Properties, LLC

Attorney: Paul A. Kolpak

Change Request: M1-1, Limited Manufacturing/Business Park District to M2-1, Light Industry District

Purpose: To meet the use table and standards of the M2-1 Zone to allow the establishment of the applicant's business which is the storage of heating and air condition supplies not sold to the general public

NO. 20883 (41st WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5150

Common Address: 6534-38 N. Milwaukee Avenue

Applicant: Krzysztof (Chris) Krawczyk

Owner: Krzysztof (Chris) Krawczyk

Attorney: Paul Kolpak

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To operate a commercial wholesale warehouse with indoor storage of cleaning supplies and equipment use. The subject business is a small cleaning supply business which primarily services other commercial businesses and doesn't supply cleaner products to the general public at large.

NO. 20878 (47th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5066

Common Address: 1838 W. Grace Street

Applicant: P3 Properties, LLC-1838 Grace

Owner: P3 Properties, LLC-1838 Grace

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

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

Purpose: The Applicant is proposing to develop the subject property with a new three-and-one-half story residential building that will contain six (6) dwelling units.

NO. 20879 (49th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5157

Common Address: 1416-1420 W. Morse Avenue

Applicant: Galiyo, Inc.

Owner: Vama Properties, Inc.

Attorney: Tyler Manic, Schain Banks

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

Purpose: To rezone the property to a C1-3 to allow for packaged goods (liquor store) use. The building size will remain as existing. No change to the height, density or massing will occur.