

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, FEBRUARY 22, 2022,
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-8736 (32nd WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5362

Applicant: Alderman Scott Waguespack

Change Request: To classify a segment of the North Milwaukee right of way from the centerline of North Sacramento Avenue on the southeast and the centerline of West Logan Blvd on the northwest as a Pedestrian Street

NO. 20926 (1st WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-357

Common Address: 1932 N. Fairfield Avenue

Applicant: John Cukierski

Owner: John Cukierski

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 proposing to establish a third residential unit and to construct a partial third floor addition to the existing building.

NO. 20933T1 (3rd WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-364

Common Address: 2601-25 S. Wabash Avenue/46-63 East 26th Street

Applicant: Smash INTERACTIVE, LLC

Owner: Chicago SI II, LLC

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

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

Purpose: The Applicant seeks to rezone the subject property in order to establish Communication Service Establishments (video production studio) as an interim use until completion in October 2023 of construction of the proposed Esports stadium at 2500-48 S. Wabash Avenue, approved as PD #1496

NO. 20913 (4th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-280

Common Address: 4400- 4458 S. Cottage Grove Avenue; 722-756 E. 45th Street; 4401- 4459 S. Evans Avenue; 723-757 E. 44th Street

Applicant: 45th/Evans, LLC

Owner: Chicago Housing Authority

Attorney: Steve Friedland, Applegate & Thorne -Thomsen

Change Request: RT4, Residential Two-Flat, Townhouse and PD 1395 to B3-2, Community Shopping District and then to PD 1395, as amended

Purpose: To allow a mixed-use development with 155 dwelling units and retail commercial uses

NO. 20932 (6th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-363

Common Address: 600 East 75th Street

Applicant: CeeBlaq Social Club, LLC

Owner: CeeBlaq Social Club, LLC

Attorney: Tamara A. Walker

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

Purpose: To establish a cafe serving wine, cheese and deli food products on the first floor with one existing dwelling unit on the second floor

NO. 20935T1 (11th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-366

Common Address: 2420-24 South Canal Street

Applicant: WW Wentworth Properties, LLC

Owner: WW Wentworth Properties, LLC

Attorney: Thomas S. Moore

Change Request: M2-2, Light Industry District to C1-2, Neighborhood Commercial District

Purpose: The applicant wishes to rezone the property in order to allow a Sports and Recreation, Participant, specifically, a Children's Play Center in the existing 1-story commercial building at the subject property. The existing building will remain with no changes.

NO. 20934T1 (11th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-365

Common Address: 500-518 West 28th Place, aka 2815-27 South Wallace Street

Applicant: T2 Opportunity Fund 1, LLC

Owner: T2 Opportunity Fund 1, LLC

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

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-5, Neighborhood Commercial District

Purpose: To allow adaptive reuse of the existing buildings to establish day care centers for children and adults, within the existing buildings

NO. 20931T1 (11th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-362

Common Address: 1200 W. 35th Street

Applicant: South Branch, LLC

Owner: South Branch, LLC

Attorney: Thomas J. Murphy

Change Request: C2-3, Motor Vehicle-Related Commercial District and M2-3, Light Industry District to C2-3, Motor Vehicle-Related Commercial District

Purpose: To consolidate a split parcel under the same ownership to allow the approval of parking for a Public Place of Amusement application

NO. 20923 (11th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-317

Common Address: 3216 S. Princeton Avenue

Applicant: Frank A. Ruffolo

Owner: Frank A. Ruffolo

Attorney: Tim Barton- Thomas R. Raines, Attorney at Law, LLC

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-2, Neighborhood Mixed-Use District

Purpose: To meet the bulk and density requirements of the B2-2 Neighborhood Mixed-Use District for the construction of a new 8,522 sq. ft. single-family house and alterations to an existing 7,822.50 ft., 2-story, 3 dwelling-unit-and-garage building at the rear of the lot. The structures will be linked by a two-story substantial connection. Four accessory and four non-accessory parking spaces will be provided.

NO. 20918T1 (11th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-285

Common Address: 526, 528 & 530 W. 41st Street

Applicant: Thomas M. Doyle Builders, LLC

Owner: Thomas M. Doyle Builders, LLC

Attorney: Paul A. Kolpak

Change Request: M2-3, Light Industry District to RS3, Residential Single-Unit (Detached House) District

Purpose: To develop three (3) new 2-story single family homes on lots 41,42,43; each home will have a basement and a detached 2-car frame garage.

NO. 20917T1 (11th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-284

Common Address: 543 West 40th Place

Applicant: Thomas M. Doyle Builders, LLC

Owner: Thomas M. Doyle Builders, LLC

Attorney: Paul A. Kolpak

Change Request: M2-3, Light Industry District to RS3, Residential Single-Unit (Detached House) District

Purpose: To develop a new 2-story single family home with a basement and a 2-car frame garage in the rear

NO. 20925 (25th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-349

Common Address: 1925 S. Racine Avenue

Applicant: Cedarwood Real Estate, LLC

Owner: Cedarwood Real Estate, LLC

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

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

Purpose: To convert the ground floor retail unit to a residential unit, for a total of five residential units at the subject property

NO. 20936T1 (26th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-367

Common Address: 3600 W. Potomac Avenue

Applicant: Green, LLC

Owner: Green, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

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

Purpose: To permit the first floor to be occupied by a children's Play Center and to permit one residential unit on the second floor

NO. 20912 (26th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-279

Common Address: 1800-1840 N. Hamlin, 1821-1857 N. Hamlin, 3735-3759 W. Cortland, 1820-1856 N. Ridgeway

Applicant: Encuentro Square I, LP and Encuentro Square II, LP

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: M1-1, Limited Manufacturing/Business Park District and M1-2, Limited Manufacturing/Business Park District to RM6, Residential Multi-Unit District then to a Planned Development

Purpose: To permit the development of up to 187 dwelling units in 3 residential buildings

NO. 20911 (26th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-277

Common Address: 2933 W. Division Street

Applicant: Humboldt Park Health

Owner: Humboldt Park Health

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

Change Request: RS3, Residential Single-Unit (Detached House) District and Institutional Planned Development No. 599 to C1-2, Neighborhood Commercial District then to Planned Development No. 599, as amended

Purpose: Amendment to existing planned development

NO. 20930T1 (27th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-361

Common Address: 936 North Elston Avenue/111 West Augusta Blvd.

Applicant: American Property Holdings, LLC

Owner: Allen Katz

Attorney: Edward J. Kus/ Taft Stettinius & Hollister, LLP

Change Request: M3-3, Heavy Industry District to B2-2, Neighborhood Mixed-Use District

Purpose: Applicant plans to renovate and reuse the existing building for a single-family residence

NO. 20924T1 (27th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-328

Common Address: 1200-1208 W. Hubbard Street, 440-442 N. Racine Avenue

Applicant: 20 CS, LLC

Owner: 20 CS, LLC

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

Change Request: M2-2, Light Industry District to C1-3, Neighborhood Commercial District

Purpose: The Applicant proposes to allow an outdoor patio at grade level, expand the existing restaurant uses into the patio area, obtain a packaged-goods license, bring two existing dwelling units into conformance with the zoning district, and make related renovations.

NO. 20910 (27th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-276

Common Address: 170 North Green Street

Applicant: 170 Green Owner, LLC

Owner: Bridgford Foods Corporation

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

Change Request: Residential-Business Planned Development No. 1354 to DX-7, Downtown Mixed-Use District then to PD 1354, as amended

Purpose: Amendment to existing planned development

NO. 20928 (29th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-359

Common Address: 5943 W. Race Avenue

Applicant: 5943 W Race Avenue, LLC

Owner: 5943 W Race Avenue, LLC

Attorney: Tyler Manic, Schain Banks

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

Purpose: To add a garden unit in the existing 2.5 story, 2 residential-dwelling-unit masonry building for a total of 3 residential dwelling units and 3 parking spaces

NO. 20939 (29th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-370

Common Address: 2848 N. Sayre Avenue

Applicant: Sayre Project, LLC

Owner: Sayre Project, LLC

Attorney: Kolpak Law Group, LLC

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

Purpose: To divide the existing 125 x 50' lot into two (2) lots each 25' X 125' to construct two (2) single family homes each 1064 sq. ft. with a detached 2-car frame garage,

NO. 20929T1 (31st WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-360

Common Address: 3655 W. Wrightwood Avenue

Applicant: ST 98 Holdings, LLC

Owner: ST 98 Holdings, LLC

Attorney: Daniel G. Lauer, Esq.

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

Purpose: To allow construction of a new four-dwelling-unit building

NO. 20909 (32nd WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-275

Common Address: 1653-1739 W. Webster & 2075-2189 N. Elston Avenue

Applicant: Lionsmane Partners, LLC

Owner: LMV II Triangle Square Holdings, LP

Attorney: Chris A. Leach. Akerman LLP

Change Request: Residential-Business Planned Development No. 1420 to Residential-Business Planned Development No. 1420, as amended

Purpose: To add "Sports and Recreation, Participant-Indoor" as a permitted use in Sub-Area A

NO. 20920T1 (33rd WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-295

Common Address: 3319 N. Elston Avenue

Applicant: 3319 Elston Owner, LLC

Owner: 3319 Elston Owner, LLC

Attorney: Katie Jahnke Dale –DLA Piper, LLP

Change Request: M1-2, Limited Manufacturing/Business Park District and C1-1, Neighborhood Commercial District to C1-2, Neighborhood Commercial District

Purpose: Rezone to a new zoning district for adaptive reuse of building

NO. 20921 (34th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-303

Common Address: 432-38 West 119th Street

Applicant: Eliceo Lopez

Owner: Eliceo Lopez

Attorney: Lewis W. Powell III

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

Purpose: To allow the operation of an auto repair shop with an accessory hand carwash facility in the existing 3,360 sq.ft., one-story brick garage building

NO. 20927 (34th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-358

Common Address: 11043 South Ashland Avenue

Applicant: Worldview Acquisitions Corp.

Owner: Worldview Acquisitions Corp.

Attorney: Lewis W. Powell III

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

Purpose: To allow the proposed expansion of an existing tavern, with music and dance, located in a RS-3 district

NO. 20914 (37th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-281

Common Address: 4201 W. Kamerling Avenue

Applicant: Aligned Interest Realty, LLC

Owner: Aligned Interest Realty, LLC

Attorney: Pedro Cervantes and Sony Cortes of Tristan & Cervantes

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

Purpose: To comply with use standards to allow for a third dwelling unit to be added to the basement level, to change from 2 to 3 dwelling units within an existing 2-story residential building

NO. 20937T1 (38th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-368

Common Address: 6334-38 W. Irving Park Road

Applicant: ERG Real Estate, LLC

Owner: ERG Real Estate, LLC

Attorney: Paul Kolpak

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

Purpose: To develop the property with a 3-story, 9-dwelling-unit building with 9 parking spaces

NO. 20916T1 (44th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-283

Common Address: 3431 N. Ashland Avenue

Applicant: 3443 N. Ashland Land Owner, LLC

Owner: 3443 N. Ashland Land Owner, LLC

Attorney: Warren E. Silver, Brown, Udell, Pomerantz & Delrahim, Ltd.

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

Purpose: To construct a five-story, 55 foot, 9.25 inches in height, masonry building containing 42 dwelling units, 12 parking spaces and 53 bicycle spaces in a transit-served location

NO. 20915T1 (47th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-282

Common Address: 4624-28 N. Ashland Avenue

Applicant: 4626 Ashland, LLC

Owner: 4626 Ashland, LLC

Attorney: Liz Butler & Lucy Prather-Elrod Friedman, LLP

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

Purpose: To comply with the bulk and density requirements of the RT4 bringing the existing, non-conforming floor area of the building into conformance with zoning and to allow the reconstruction of an existing rear building addition to facilitate interior and exterior renovations and allow the conversion from 6 to 7 dwelling units within the existing building

NO. 20919T1 (47th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-289

Common Address: 2431 W. Irving Park Road

Applicant: 2431 W. Irving Park, LLC

Owner: Phoenix Bond & Indemnity Company

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

Change Request: M1-1, Limited Manufacturing/Business Park District to B3-5, Community Shopping District

Purpose: The Applicant is proposing to adapt and convert the existing building to a mixed-use building with commercial/retail space on floors one and two, and a total of six (6) residential units above. A zoning change is required to comply with the bulk regulations of the B3-5 zoning district.

NO. 20922T1 (47th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-315

Common Address: 1647-1649 W. Irving Park Road

Applicant: Irving Flats, LLC

Owner: Irving Flats, LLC

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

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

Purpose: To raze the existing non-conforming structures and to redevelop the site in its entirety with a new four-story, eight-unit residential building and two detached garages.

NO. 20938 (50th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-369

Common Address: 2910 West Touhy Avenue

Applicant: Tudor Ancas

Owner: Tudor Ancas

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

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

Purpose: To establish a dwelling unit within the existing residential building (basement area) located at the property, for a total of 3 dwelling units within the existing building