

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDINGSTANDARDS
TUESDAY, MARCH 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-8738 (38TH WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #O2022-481

Common Address: 5555 W Irving Park Road

Applicant: Alderman Nick Sposato

Change Request:C2-1 Motor Vehicle Related District to B1-1 Neighborhood Shopping District

NO. A-8739 (27TH WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #O2022-492

Common Address: 606-636 W Blackhawk St, 1500-1530 N Larrabee St, 1545 N Larrabee St, 1500-1525 N Frontier St, and 625-643 W Weed St

Applicant: Alderman Walter Burnett Jr

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to POS-1 Parks and Open Space District

NO. A-8737 (17TH & 18TH WARDS) ORDINANCE REFERRED (1-26-22)

DOCUMENT #O2022-413

Common Address: 7101-7358 S Bell Avenue

Applicant: Alderman David Moore and Derrick Curtis

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

NO. 20958 (36TH WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #O2022-631

Common Address: 6847-51 West Belmont Avenue

Applicant: 2315 Kenneth, LLC

Owner: 6849 W. Belmont, LLC

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

Change Request: B3-1, Community Shopping District to B2-2, Neighborhood Mixed-Use District

Purpose: To build two new residential buildings with 4 units in each building, for a total of 8 units

NO. 20953 (35th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-635

Common Address: 3821 W. Montrose Avenue

Applicant: 3821 W. Montrose, LLLP

Owner: 3821 W. Montrose, LLLP

Attorney: Frederick E. Agustin, Maurides Foley Tabangay Turner & Agustin, LLC

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

Purpose: Ther Applicant uses the commercial space as its interior office for its general contracting business. The Applicant would like to build a rear, 1-story addition in order to expand the office space for an existing business.

NO. 20945 (29th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-577

Common Address: 3114-3120 N. Olcott Avenue

Applicant: Aleksander Czarny

Owner: Aleksander Czarny

Attorney: Dean T. Maragos

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

Purpose: To allow the subdivision of one zoning lot into two zoning lots. The Applicant will build two (2) two-story single-family houses with a basement in each building. There will be a 2-car parking garage on each lot. The building height is 25 feet per building.

NO. 20943 (29th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-574

Common Address: 30 South Waller Avenue

Applicant: 30 South Waller Ave, LLC

Owner: 30 South Waller Ave, LLC

Attorney: Agnes Plecka/Jaffe & Berlin

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

Purpose: To divide the subject property into 2 zoning lots and redevelop each lot with a new residential building. Each building will contain 3 dwelling units (for a total of 6 dwelling units at the property).

NO. 20956 (28th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-629

Common Address: 2824 West Taylor Street

Applicant: Taylor Street Investments, LLC

Owner: Taylor Street Investments, LLC

Attorney: Tamara A. Walker

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

Purpose: To establish a proposed three-story with basement, eleven-dwelling-unit brick residential building with eleven off-street parking spaces at the rear and east side of the existing building

NO. 20940 (27th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-571

Common Address: 1100-1152 W Blackhawk St, 1400-1460 N. Cherry Ave., 1407-1451 N. Cherry Ave. and 1055-1067 W. Weed Street

Applicant: Wm. Wrigley Jr. Company

Owner: Mars IS US, LLC

Attorney: John J. George, Akerman LLP

Change Request: Planned Development No. 847 and PMD No. 3 to Planned Development No. 847, as amended

Purpose: Applicant seeks to construct a new pilot plant on existing parking. Applicant also is seeking to incorporate property outside of the boundaries of PD 847 to serve as required parking for PD 847.

NO. 20948T1 (25th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-580

Common Address: 1026-44 West Jackson Boulevard

Applicant: 1026 Jackson, LLC

Owner: G & J Realty, LLC and 1042 Jackson, LLC

Attorney: Michael Ezgur-Acosta Ezgur, LLC

Change Request: DS-3, Downtown Service District to DX-7, Downtown Mixed-Use District

Purpose: To meet the bulk and density standards of the DX-7 to allow for a new residential development

NO. 20955 (25th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-625

Common Address: 401 S. Wacker Drive/300 W. Van Buren Street

Applicant: 401 South Wacker Associates, LLC

Owner: 401 South Wacker Associates, LLC and Centrio Energy

Attorney: Richard F. Klawiter and Katie Jahnke Dale –DLA Piper, LLP

Change Request: Planned Development No. 579 to DC-16, Downtown Core District

Purpose: To rezone the current planned development to the underlying zoning district

NO. 20941 (24th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-572

Common Address: 4556 West Roosevelt Road

Applicant: Chicagoland Materials, LLC

Owner: D & D Properties Group, LLC

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

Change Request: M2-2, Light Industry District to M3-2, Heavy Industry District

Purpose: To establish a recycling facility Class V operation in conjunction with its current wholesale and retail landscape materials business

NO. 20944 (21st WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-576

Common Address: 8532 S. Ashland Avenue

Applicant: Belle Images Salon, Inc.

Owner: Belle Images Salon, Inc.

Attorney: Dean T. Maragos

Change Request: B1-1, Neighborhood Shopping District to B3-2, Community Shopping District

Purpose: To meet the Use Table and Standards of the B3-2 to establish an Entertainment Spectators Sports use, specifically a small venue less than 149 persons for banquet/meeting hall use

NO. 20952T1 (17th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-634

Common Address: 747-757 West 79th Street; 7901-7909 S. Halsted Street

Applicant: Evergreen Imagine JV, LLC

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

Change Request: B1-1, Neighborhood Shopping District to B3-3, Community Shopping District

Purpose: To permit the development 30 dwelling units with 14 parking spaces

NO. 20950 (16th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-632

Common Address: 2504 W. 63rd Street

Applicant: BRINSWOP II, LLC

Owner: BRINSWOP II, LLC

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

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

Purpose: To permit a portion of the ground floor commercial space to be occupied with a use permitted in a C1 district

NO. 20949 (16th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-581

Common Address: 5927 S. California Avenue

Applicant: Mario Ledesma Zarate

Owner: Mario Ledesma Zarate

Attorney: Robert Martinez

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

Purpose: Intent to use the basement as a third unit

NO. 20954T1 (8th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-636

Common Address: 9901 S. Cottage Grove Avenue

Applicant: JFA Real Estate, LLC

Owner: JFA Real Estate, LLC

Attorney: Rolando R. Acosta-Acosta Ezgur, LLC

Change Request: M1-1, Limited Manufacturing/Business Park District to C3-1, Commercial, Manufacturing and Employment District

Purpose: To provide for consistent zoning with the remainder of Applicant's property, immediately adjacent to the south, to achieve unified zoning for future development

NO. 20951T1 (3rd WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-633

Common Address: 5339-5353 South State Street and 2-16 East 54th Street

Applicant: Deeply Rooted Productions, Inc., an Illinois not-for-profit corporation

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

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

Purpose: To permit the construction of a new dance studio and performance venue

NO. 20957T1 (1st WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-630

Common Address: 2516 W. Thomas Street

Applicant: Make It Beautiful, LLC

Owner: Make It Beautiful, LLC

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

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

Purpose: The applicant proposes to convert the existing 2-dwelling-unit building into a 3-dwelling-unit residential building and to make related renovations.

NO. 20947T1 (1st WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-579

Common Address: 1637 W. Huron Street

Applicant: Huron Urban, LLC

Owner: Huron Urban, LLC

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

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

Purpose: To increase FAR to allow for the addition of an attic dwelling unit and to convert from six to seven dwelling units pursuant to Section 17-9-0131. Conversion Unit within the Additional Dwelling Unit Allowed Area.

NO. 20946 (1st WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-578

Common Address: 1509 West Fry Street

Applicant: Howard Coleman

Owner: Howard Coleman

Attorney: Gordon and Pikarski Chartered

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

Purpose: The applicant seeks to rehab and expand the existing building, with a rooftop deck and access penthouse. The existing building exceeds allowable floor area ratio.

NO. 20942T1 (1st WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-573

Common Address: 1228-30 N. Milwaukee Avenue/1210-14 N. Ashland Avenue

Applicant: Green & Foster, LLC

Owner: 1212 Ashland, LLC

Attorney: Thomas J. Murphy

Change Request: B1-3, Neighborhood Shopping District to C1-3, Neighborhood Commercial District

Purpose: To meet the Use Table and Standards of the C1-3 district to establish a new cannabis dispensary use within the existing 2-story vacant commercial building