

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, MAY 24, 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-8772 (44TH WARD) ORDINANCE REFERRED (5-2-22)

DOCUMENT #TBD

Common Address: 835 W Addison

Applicant: Alderman Tom Tunney

Change Request: RM5 Residential Multi Unit District to B1-3 Neighborhood Shopping District

NO. A-8751 (29TH WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #O 2022-1233

Common Address: 5050-5064 W Harrison St

Applicant: Alderman Christopher Taliaferro

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. 21006 (50th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1044

Common Address: 6524 N. Rockwell Street

Applicant: Tirell Hendley and Stacey-Ann Hendley

Owner: Tirell Hendley and Stacey-Ann Hendley

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 bulk and density of the RT3.5 district to allow the conversion from 2 to 3 dwelling units

NO. 21013T1 (48th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1109

Common Address: 1215-1219 W. Devon Avenue

Applicant: Astrit Mehmeti

Owner: Astrit Mehmeti

Attorney: Paul A. Kolpak

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

Purpose: To allow for the construction of 5 dwelling units on the second floor of this building, with commercial space to remain on the first floor

NO. 21020 (48th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1180

Common Address: 5300-5318 N. Kenmore Avenue

Applicant: Steep Theatre Company

Owner: Steep Theatre Company

Attorney: Bridget O'Keefe, Daspin & Aument, LLP

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

Purpose: To permit the operation of a theatre in the existing building on the property

NO. 21000 (47th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1038

Common Address: 4333 N. Western Avenue

Applicant: Nikola Delic and Ivana Zunic

Owner: Nikola Delic and Ivana Zunic

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, four-unit residential building, with off-street parking for four vehicles at the subject site.

NO. 21011 (47th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1107

Common Address: 2176 W. Eastwood Avenue

Applicant: Lori A. Orzechowski

Owner: Lori A. Orzechowski

Attorney:

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

Purpose: To meet the bulk and density requirements of the RT4 to allow a third-floor dormer addition and to legalize 2 dwelling units to 3 dwelling units

NO. 21018 (47th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1177

Common Address: 3904 N. Hamilton Avenue

Applicant: 3904 N. Hamilton, LLC

Owner: 3904 N. Hamilton, LLC

Attorney: Katriina S. McGuire, Thompson Coburn, LLP

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

Purpose: To develop the existing attic space into a third floor for the conversion of the property to a single-family home with a rear, 2-story addition

NO. 21021 (47th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1192

Common Address: 4748-4756 N. Oakley Avenue, 2301-2305 W. Lawrence Avenue

Applicant: Lawlin Associates, LLC

Owner: Lawlin Associates, LLC

Attorney: John J. George, Akerman, LLP

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

Purpose: Applicant seeks to locate an adult-use cannabis dispensary on the property, which is not an allowed use in the B1-1 district.

NO. 21024T1 (46th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1211

Common Address: 854 West Castlewood Terrace

Applicant: Rex Huner and Alexandra Schnieper

Owner: Rex Huner and Alexandra Schnieper

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

Change Request: RS1, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To meet the bulk and density requirements of the RT4 district to allow the increase of the FAR for a building addition to the existing single-family residence building

NO. 21017T1 (45th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1176

Common Address: 4415 N. Milwaukee Avenue

Applicant: Chicago Land Trust Company as Trustee Under Trust Agreement dated 02/01/99, Trust No. 1106670

Owner: Chicago Land Trust Company

Attorney: Tyler Manic, Schain Banks

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

Purpose: To allow for the construction of a four-story, twenty-four dwelling unit, mixed-use building with twenty-four parking spaces

NO. 21019T1 (44th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1178

Common Address: 3322 N. Halsted Street

Applicant: Lion Halsted 3, LLC

Owner: Lion Halsted 3, LLC

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

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

Purpose: To authorize construction of a four-story building with ground floor commercial space and seven residential units, including an accessible dwelling unit on the ground floor

NO. 21009 (40th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1047

Common Address: 6318-6320 N. Clark Street

Applicant: WG Tavern, LLC

Owner: Mink & Lyon Enterprises, LLC

Attorney: Zubin Kammula, Siegal & Moses, P.C.

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

Purpose: To allow for tavern use in the commercial space

NO. 21016 (39th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1167

Common Address: 3305-3307 W. Catalpa Avenue

Applicant: Stephen Merritt

Owner: Stephen Merritt

Attorney: Tyler Manic

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

Purpose: To add two new dwelling units at the garden level; to allow a conversion from 4 to 6 dwelling units

NO. 21004 (33rd WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1042

Common Address: 3614 N. Kedzie Avenue

Applicant: WS Partners, LLC

Owner: WS Partners, LLC

Attorney: John J. George, Akerman, LLP

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

Purpose: Applicant seeks to use the property as a non-accessory parking lot which is not permitted in the RS3 district.

NO. 21005 (33rd WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1043

Common Address: 3318 N. Troy Street

Applicant: Jennifer and Joseph Rodney Trask

Owner: Jennifer and Joseph Rodney Trask

Attorney: Thomas S. Moore

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

Purpose: To meet the bulk and density of the RM4.5 to allow for the renovation of an existing three-dwelling-unit building and the addition of a 4th dwelling unit

NO. 21015T1 (33rd WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1165

Common Address: 2820-2830 N. Elston Avenue

Applicant: 2820 N. Elston Development, LLC

Owner: Chicago Title Land Trust No. 55574

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

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

Purpose: To raze the existing structure and to redevelop the site, in its entirety, with a new five-story (with rooftop penthouse) mixed-use, multi-unit building

NO. 21002T1 (31st WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1040

Common Address: 2733 N. Pulaski Road

Applicant: Donison, LLC

Owner: Donison, LLC

Attorney: Thomas R. Raines, Tim Barton

Change Request: M1-1, Limited Manufacturing/Business Park District to B2-1, Neighborhood Mixed-Use District

Purpose: To convert the interior of an existing, 1-story light-industry building to residential use, for a total of one residential unit at the property

NO. 20998 (30th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1161

Common Address: 4211 W. Roscoe Street

Applicant: Rafael Szymanski

Owner: Benedykt Kumiega, Trustee of the Benedykt Kumiega Living Trust

Attorney: Paul A. Kolpak

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

Purpose: To allow the construction of a two-story, four-dwelling-unit residential building with an onsite four-car parking garage

NO. 20999 (30th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1162

Common Address: 5245 W. Fletcher Street

Applicant: Carlos Martinez

Owner: Carlos Martinez

Attorney: Adam Kingsley

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

Purpose: To meet the bulk and density requirement in the RT3.5 zoning district to allow the conversion from 2 dwelling units to 3 dwelling units, within the existing 2-story brick building, within the basement level only

NO. 21001T1 (27th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1039

Common Address: 1358-1360 W. Randolph Street

Applicant: Fohrman Properties, LLC

Owner: Fohrman Properties, LLC

Attorney: Thomas S. Moore

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

Purpose: To bring the property into compliance, as a qualifying Transit Served location with ground floor commercial, two residential dwelling units on the second floor and one residential dwelling unit on the third floor with no parking. To allow the conversion on second floor from commercial to 2 dwellings and a third dwelling unit on the third floor for a total of 3 dwelling units above the first floor.

NO. 20993 (27th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1113

Common Address: 330 W. Chestnut Street

Applicant: DK Chestnut, LLC

Owner: 863 N Orleans, LLC

Attorney: Katie Jahnke Dale & Rich Klawiter –DLA Piper

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

Purpose: To allow the construction of a nine-story residential building containing approximately 129 dwelling units and 13 parking spaces

NO. 21010 (23rd WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1048

Common Address: 4424 W. 55th Street

Applicant: Jorge Haro

Owner: Jorge Haro

Attorney: Roberto Martinez

Change Request: RS2, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To convert from 2 to 3 dwelling units within the existing building

NO. 21023 (22nd WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1204

Common Address: 2544 South Hamlin Avenue

Applicant: Reyna Garcia

Owner: Reyna Garcia

Attorney: Rolando R. Acosta

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

Purpose: To demolish existing improvements and establish an off-site, non-required accessory parking lot with 17 spaces to serve the property at 3801 West 26th Street

NO. 21012 (21st WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1108

Common Address: 8900 South Holland Road

Applicant: Anthony Williams

Owner: LaSalle Building Corporation

Attorney: Gordon & Pikarski Chartered

Change Request: M1-2, Limited Manufacturing/Business Park District to M2-2, Light Industry District

Purpose: The applicant seeks to use the property for towing and outdoor storage of vehicles.

NO. 20996 (21st WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1159

Common Address: 201-357 W. 83rd Street, 8301-8455 S. Stewart Avenue

Applicant: SDR Chatham, LLC

Owner: SDR Chatham, LLC

Attorney: Meg George & Chris A. Leach, Akerman, LLP

Change Request: Business Planned Development No. 966 to Business Planned Development No. 966, as amended

Purpose: To add the additional permitted use for out lot B: vehicle sales and service, car wash or cleaning service

NO. 20992 (20th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1111

Common Address: 835-61 East 63rd Street/6301-25 South Maryland Avenue

Applicant: 63rd Maryland, LLC

Owner: City of Chicago

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

Change Request: Residential-Business Planned Development No. 1518 to Residential-Business Planned Development No. 1518, as amended

Purpose: To correct prior boundary description error in pervious map amendment

NO. 21022 (18th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1195

Common Address: 7733 S. Kedzie Avenue

Applicant: Armando Zizumbo

Owner: Armando Zizumbo

Attorney: Patrick C. Turner; Maurides, Foley Tabangay Turner and Agustin, LLC

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

Purpose: To allow a meeting hall

NO. 21026 (18th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1213

Common Address: 3712-3722 West 79th Street

Applicant: 79 Street Enterprises, LLC

Owner: 79 Street Enterprises, LLC

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

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

Purpose: To establish a barber shop and a banquet hall within the existing commercial building

NO. 20994 (16th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1118

Common Address: 914 West 63rd Street

Applicant: Thrive Englewood, LLC

Owner: City of Chicago

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

Change Request: C1-3, Neighborhood Commercial District to C1-3, Neighborhood Commercial District then to a Residential-Business Planned Development

Purpose: To develop the Subject Property with two (2) buildings, including a) 6-story mixed-use building containing retail, three (3) live-work units and fifty-nine (59) dwelling units and seven (7) on-site parking spaces (Phase I Building); b) 5-story residential building containing three (3) live-work units and forty-four (44) dwelling units (Phase II Building); c) 65-space on-site exterior parking lot which will serve Phase I and Phase II Buildings and d) open space/detention

NO. 21025 (16th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1212

Common Address: 2423 West 59th Street

Applicant: Antonio Barajas and Ciro Hernandez

Owner: Antonio Barajas and Ciro Hernandez

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

Change Request: B1-2, Neighborhood Shopping District to C1-2, Neighborhood Commercial District

Purpose: To comply with the use table and standards of the C1-2 zoning district to legalize and operate a motor vehicle repair shop

NO. 21014T1 (10th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1110

Common Address: 10759 S. Burley Avenue

Applicant: Maria Medina

Owner: Maria Medina

Attorney:

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

Purpose: To establish a banquet hall/meeting hall use

NO. 20995 (3rd WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1121

Common Address: 301-313 East 43rd Street and 4301-4313 South Prairie Avenue

Applicant: 43rd and Prairie Phase II LP, a Delaware limited partnership

Owner: 311 East, LLC; City of Chicago; P3 Markets, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: B2-3, Neighborhood Mixed-Use District and RM5, Residential Multi-Unit District to B3-5, Community Shopping District then to a planned development

Purpose: To construct a 9-story, 80-unit building with ground floor commercial space

NO. 20997 (3rd WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1160

Common Address: 78 East 47th Street also known as 4648 S. Michigan Avenue

Applicant: Sip & Savor 47, Inc.

Owner: Rosenwald Court Apartments, LP

Attorney: Thomas S. Moore

Change Request: B2-3, Neighborhood Mixed-Use District and RM5, Residential Multi-Unit District to C1-3, Neighborhood Commercial District

Purpose: The existing Sip and Savor coffee shop seeks to meet the Use Table and Standards in the C1-3 zoning district to establish a new brew pub accessory to the existing coffee shop, without a full-service kitchen

NO. 21003T1 (1st WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1041

Common Address: 1320 North Wicker Park Avenue

Applicant: 925 N. Ashland, LLC

Owner: 925 N. Ashland, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To allow the legalization of one additional dwelling unit in basement to convert the building from six to seven dwelling units

NO. 21007T1 (1st WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1045

Common Address: 2309 N. Maplewood Avenue

Applicant: Brad Huff & Anne Marie Jensen

Owner: Brad Huff & Anne Marie Jensen

Attorney:

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

Purpose: Seeking rezoning to facilitate a 2nd floor rehabilitation. Property to remain a single- family residence.

NO. 21008 (1st WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1046

Common Address: 1710 W. Superior Street

Applicant: Annette Wojorowski

Owner: Annette Wojorowski

Attorney: Gordon & Pikarski Chartered

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

Purpose: The applicant seeks to construct a new building containing three residential dwelling units