

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, JUNE 21, 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-8749 (11th WARD) ORDINANCE REFERRED (5/23/22)

DOCUMENT #O2022-1558

Common Address: 2108-48 S Halsted St; 801-09 W 21st St; 800-810 W Cermak Road

Applicant: Alderwoman Nicole Lee

Change Request: B3-3 Community Shopping District, C1-2 Neighborhood Commercial District, and M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

NO. A-8747 (22ND WARD) ORDINANCE REFERRED (3/23/22)

DOCUMENT #O2022-910

Common Address: 3425 W 31st St

Applicant: Alderman Michael Rodriguez

Change Request: M1-2 Limited Manufacturing/ Business Park District and M3-3 Heavy Industry District to M1-1 Limited Manufacturing District

NO. A-8747 (22ND WARD) ORDINANCE REFERRED (3/23/22)

DOCUMENT #O2022-910

Common Address: 3425 W 31st St

Applicant: Alderman Michael Rodriguez

Change Request: M1-2 Limited Manufacturing/ Business Park District and M3-3 Heavy Industry District to M1-1 Limited Manufacturing District

NO. A-8750 (22ND WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1096

Common Address: 4401-31 S Knox Ave

Applicant: Alderman Michael Rodriguez

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

NO. A-8752 (33rd WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1179

Common Address: 2621 W Belmont Ave

Applicant: Alderwoman Rossana Rodriguez Sanchez

Change Request: RM5 Residential Multi-Unit District to M1-2 Limited Manufacturing/ Business Park District

NO. 21036 (1st WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1331

Common Address: 1433 N. Fairfield Avenue

Applicant: Robert Bihlman II

Owner: Robert Bihlman II

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To add one additional dwelling unit in the basement to convert the building from three to four dwelling units

NO. 21032 (3rd WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1327

Common Address: 5036-5058 South Prairie; 224-232 E. 51st Street

Applicant: 5050 Prairie, LLC

Owner: The City of Chicago & Karry Young

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: RM5, Residential Multi-Unit District, B3-3, Community Shopping District and C2-3, Motor Vehicle-Related Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a 4-story, 49-unit building with ground floor commercial space

NO. 21029 (12th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1324

Common Address: 2538 S. Troy Street

Applicant: LV 2538 Troy, LLC

Owner: LV 2538 Troy, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: C1-2, Neighborhood Commercial District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To meet the use table and standards of the RT4 to allow the conversion of the existing commercial use to a three-dwelling-unit residential building

NO. 21042T1 (24th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1529

Common Address: 3601 W. Harrison Street

Applicant: Emmluc, LLC-3600 W. Harrison, LLC

Owner: Emmluc, LLC-3600 W. Harrison, LLC

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

Change Request: M1-3, Limited Manufacturing/Business Park District to C1-3, Neighborhood Commercial District

Purpose: To meet the use table and bulk standards of the C1-3 to allow a mixed-use, 2-story commercial and 1 dwelling-unit building

NO. 21041 (25th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1528

Common Address: 1931-33 South Jefferson Street

Applicant: Kymm La Rosa

Owner: Kymm La Rosa

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To sub-divide the zoning lot into two lots and to construct a three-story residential building with three dwelling units and a detached three-car garage on each lot

NO. 21040T1 (25th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1527

Common Address: 931 W. 19th Street

Applicant: Mural Park, LLC

Owner: Mural Park, LLC

Attorney: Katriina S. McGuire, Thompson Coburn, LLP

Change Request: M1-2, Limited Manufacturing/Business Park District to C3-5, Commercial, Manufacturing and Employment District

Purpose: To permit uses consistent with the C3 District and to reduce the required parking ratio for future uses

NO. 21038T1 (27th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1333

Common Address: 215 N. Green Street

Applicant: 215 N Green, LLC

Owner: 215 N Green, LLC

Attorney: Tyler Manic, Schain Banks

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

Purpose: To substitute new Type-1 plans from the plans previously approved on October 14, 2021, SO2012-4069

NO. 21037 (28th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1332

Common Address: 4225-29 West Madison Street

Applicant: John Gardner

Owner: John Gardner

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To construct a three-story, mixed-use building with commercial ground floor space and eight residential units above the ground floor

NO. 21033T1 (32nd WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1328

Common Address: 1741-1749 North Damen Avenue

Applicant: Kensington Bucktown Building, LLC

Owner: Repak Bucktown Partners 2, LLC and Albany Bank & Trust Agreement No. 11-5603, Dated November 29, 1999

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

Change Request: M1-2, Limited Manufacturing/Business Park District to B1-2, Neighborhood Shopping District

Purpose: To permit the redevelopment and reactivation of the site, in its entirety, with a new three-story building. Such building will be occupied and operated by a daycare facility.

NO. 21030 (33rd WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1325

Common Address: 4200 North Sacramento Avenue

Applicant: Chris Kaplon

Owner: Chris Kaplon

Attorney: Matthew Allee, Schain Banks

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

Purpose: To convert from storefront and 3 dwelling units to 4 dwelling units with interior alterations to the storefront only

NO. 21031 (34th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1326

Common Address: 1956 and 1957 W. 115th Street

Applicant: Metra Commuter Rail Division of the Regional Transportation

Owner: Metra Commuter Rail Division of the Regional Transportation

Attorney: Carol D. Stubblefield c/o Neal and Leroy, LLC

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

Purpose: To rezone the property to allow renovation of the existing train station platform

NO. 21027 (37th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1322

Common Address: 5202-5224 West Chicago Avenue; 802-812 North Laramie Avenue; 803-813 North Latrobe Avenue

Applicant: Austin United Alliance Development Company, LLC

Owner: City of Chicago, 5208-5218 West Chicago Ave., Inc and County of Cook D/B/A Cook County Land Bank Authority

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District and then to a Planned Development

Purpose: To construct a 6-story, 78-unit building and to redevelop the Laramie Bank building with office and commercial uses.

NO. 21039 (38th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1334

Common Address: 5824 W. Montrose Avenue

Applicant: SIC TOO, LLC

Owner: SIC TOO, LLC

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

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

Purpose: To meet the bulk and density requirements to comply with the RM4.5 district, to allow the conversion of an existing 5-unit building by the addition of a 6th unit

NO. 21034 (42nd WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1329

Common Address: 151-183 N. Michigan Avenue

Applicant: Pristine, LLC

Owner: Millennium Park Plaza, LLC

Attorney: Talar A. Berberian, Thompson Coburn

Change Request: Residential-Business Planned Development No. 186 as amended to DX-16, Downtown Mixed-Use District

Purpose: The applicant seeks to rezone the property to make it eligible for an administrative adjustment under Section 17-4-1008 of the Chicago Zoning Ordinance to increase the floor area by not more than 5% of the FAR existing in 2016. This application will not permit any increase in FAR.

NO. 21028 (47th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1323

Common Address: 4649 North Damen Avenue

Applicant: Sherbel Properties, LLC

Owner: Sherbel Properties, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: RS3, Residential Single-Unit (Detached House) District to B3-1.5, Community Shopping District

Purpose: To place the property in a conforming mixed-use zoning district in order to activate the ground floor with a commercial use