

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF APRIL 20, 2021**  
**TO BE REPORTED OUT APRIL 21, 2021**

**02021-1217 ORDINANCE REFERRED (3-24-21)**

Amendment of Municipal Code Section 17-7-0453 by striking prohibition of residential uses in the Kinzie Corridor Overlay District

**02021-1228 ORDINANCE REFERRED (3-24-21)**

Amendment of Municipal Code Chapters 17-2, 17-9 and 17-17 regarding open space, side setbacks for accessory buildings and allowable feature encroachments of Additional Dwelling Units (ADUs) in residential zoning districts

**02021-1193 ORDINANCE REFERRED (3-24-21)**

Amendment of Municipal Code Titles 1, 2, 4 and 14A regarding building code scofflaw list and associated restrictions

**MAYORAL APPOINTMENTS**

**A2021-40 ORDINANCE REFERRED (3-24-21)**

Appointment of Ann MacDonald as an alternate member of Zoning Board of Appeals

**A2021-41 ORDINANCE REFERRED (3-24-21)**

Appointment of Vaishali S. Rao as an alternate member of Zoning Board of Appeals

**DIRECT INTRODUCTIONS**

A correction to Ordinance 02020-6207, providing protection to Pilsen neighborhood residents against economically driven displacement.

A correction to Ordinance, SO-2020-4556, an ordinance changing PMD 2 Planned Manufacturing District to Business Planned Development for the property generally located at 1020 North Elston Avenue

**NO. 20639T1 (50th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1091**

**PASS WITHH SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 3100-3110 W. Peterson Avenue/6001-6013 N. Lincoln Avenue/6000-6028 N. Albany Avenue

**Applicant:** CulvLP, LLC

**Owner:** Chicago Title Land Trust Company, as Successor Trustee under Trust Agreement Dated 2/10/41, known as Trust Number 4675.

**Attorney:** Ash, Anos, Freedman & Logan, L.L.C.

**Change Request:** RS3, Residential Single-Unit (Detached House) District and B3-2, Community Shopping District to B3-2, Community Shopping District

**Purpose:** To correct the split zoning designation and comply a sit-down restaurant with drive-through and patio to the use table and standards of the B3-2 District. To establish a general restaurant with drive-through which will require a special use at the Z.B.A.

**NO. 20653 (47th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1085**

**Common Address:** 4157 N. Lincoln Avenue

**Applicant:** Gary Kinsler and Judy Kinsler

**Owner:** Gary Kinsler and Judy Kinsler

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

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

**Purpose:** To permit the physical expansion of the existing motor vehicle repair shop, at the subject property, by and through the erection of a one-story rear addition, which will connect the existing one-story building to the existing detached garage. The proposed Zoning Map Amendment will also bring the existing use into compliance under the current Zoning Ordinance.

**NO. 20647T1 (47th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1107**

**PASS WITHH SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 3817-19 N. Ashland Avenue

**Applicant:** 3817 N. Ashland, LLC

**Owner:** Calabrese Enterprises, LLC

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

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

**Purpose:** The Applicant is proposing to develop the subject property with a new five-story building containing forty-eight (48) residential units.

**NO. 20661T1 (46th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1207**

**Common Address:** 4447-4459 North Hazel Street/853-857 West Sunnyside Avenue

**Applicant:** 4447 N Hazel, LLC

**Owner:** 4447 N Hazel, LLC

**Attorney:** Katriina S. McGuire/Thompson Coburn, LLP

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

**Purpose:** To construct a 5-story residential building with 32 dwelling units and 16 parking spaces on the ground floor

**NO. 20652 (40th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1067**

**Common Address:** 2533-37 W. Peterson Avenue

**Applicant:** 2533 W. Peterson, LLC

**Owner:** 2533 W. Peterson, LLC

**Attorney:** Thomas R. Raines, Attorney at Law, LLC

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

**Purpose:** Expansion of existing non-conforming tavern into an outdoor patio at grade

**NO. 20640 (40th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1092**

**Common Address:** 5040 N. Western Avenue

**Applicant:** 5040 N Western, LLC

**Owner:** Federico Garcia

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to rezone the property to allow sufficient density to construct a proposed 4-story, 4 dwelling-unit residential building with basement, roof deck and detached 3.5 car garage with roof deck at the rear of the property.

**NO. 20662T1 (39th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1208**

**Common Address:** 4865 N. Elston Avenue

**Applicant:** Eremie Deac

**Owner:** Smart Communications Systems, LLC

**Attorney:** Paul A. Kolpak

**Change Request:** C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District.

**Purpose:** The existing 1-story building will be demolished and a new 3-story building to be erected on a rectangular lot measuring 3750 square feet

**NO. 20655 (38th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1090**

**Common Address:** 4019 N. Marmora Avenue

**Applicant:** 4019 North Marmora, LLC

**Owner:** 4019 North Marmora, LLC

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

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

**Purpose:** The Applicant/Owner would like to convert the basement into one (1) dwelling unit. Existing building will have a total of (3) dwelling units and a 2-car garage at the rear of the property.

**NO. 20654 (29th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1089**

**Common Address:** 2222-2224 North Nordica Avenue

**Applicant:** Joseph P. Biancalana

**Owner:** Joseph P. Biancalana

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

**Change Request:** RS1, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to sub-divide the subject property into two independent zoning lots - 2222 North Nordica Avenue and 2224 North Nordica Avenue, and to redevelop EACH of the parcels with a new single-family residence.

**NO. 20646 (29th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1106**

**Common Address:** 7517 W. Belmont Avenue

**Applicant:** Scott Birkeland

**Owner:** Todd Birkeland

**Attorney:** Dean T. Maragos

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

**Purpose:** To add a 651 square foot addition to an existing car detailing facility and add a 2nd & 3rd floor, each totaling 2,155 square feet and each containing 2 dwelling units

**NO. 20644T1 (29th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1099**

**PASS WITH SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 2001 N. Harlem Avenue/7176-7178 W. Armitage Avenue

**Applicant:** Jeffcat, LLC

**Owner:** Jeffcat, LLC

**Attorney:** Paul Kolpak

**Change Request:** M1-1, Limited Manufacturing/Business Park District and RS2, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District

**Purpose:** To comply with the use table and standards to construct a retail restaurant with 24 onsite accessory parking spaces

**NO. 20648 (27th WARD) ORDINANCE REFERRED (3-24-21)**

**AMEND TO A TYPE 1**

**DOCUMENT #02021-1104**

**Common Address:** 1423 W. Huron Street

**Applicant:** Wentworth 50, LLC

**Owner:** Marquette Bank Trust #30484

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

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

**Purpose:** To comply with the minimum lot area per unit and the maximum floor area ratio requirements of the ordinance, in order to build a new 3-story residential building with 3 dwelling units

**NO. 20630 (27th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-619**

**PASS AS AMENDED & REVISED**

**Common Address:** 140 N. Ashland Avenue

**Applicant:** MP 140 Ashland, LLC

**Owner:** MP 140 Ashland, LLC

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

**Change Request:** RM5, Residential Multi-Unit District to B3-5, Community Shopping District then to a Residential-Business Planned Development

**Purpose:** The Applicant is seeking to raze the existing three-story building, at the site, and to replace it with a new eleven-story (with basement and 12<sup>th</sup> Floor penthouse) mixed-use building, which will feature retail space(s) and parking - at grade, and residential dwelling units - above. The existing six-story building will be retained and preserved as is, with a conversion of uses therein, to operate in conjunction with the new proposed improvements.

**NO. 20643 (27th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1088**

**Common Address:** 1421 West Chicago Avenue

**Applicant:** Provare Chicago, Inc.

**Owner:** 1421 W. Chicago, LLC

**Attorney:** Adam J. Penkhus

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

**Purpose:** To comply with the Use Table and Standards of the B3-2 district to establish a general restaurant in which alcoholic liquor is served in conjunction with primary activity of prepared food service

**NO. 19880 (25th WARD) ORDINANCE REFERRED (12-12-18)**

**PASS AS REVISED**

**DOCUMENT #02018-9261**

**Common Address:** 37 South Sangamon

**Applicant:** Sangamonroe, LLC

**Owner:** Sangamonroe, LLC

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

**Change Request:** DX-5, Downtown Mixed-Use District to Residential Planned Development

**Purpose:** Mandatory planned development pursuant to Sections 7-8-0514 (Bonus Floor Area) and 17-8-0512 (Tall Buildings)

**NO. 20641T1 (21st WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1097**

**Common Address:** 8508 South Bishop Street

**Applicant:** Lack Development, Incorporated

**Owner:** Lack Development, Incorporated

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

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

**Purpose:** To comply with the maximum floor area ratio to build an upper story addition to the existing single family house at the subject property

**NO. 20403 (20th WARD) ORDINANCE REFERRED (5-20-20)**

**PASS AS REVISED**

**DOCUMENT #02020-2396**

**Common Address:** 63<sup>rd</sup> Street and Calumet Avenue

**Applicant:** Chicago Transit Authority

**Owner:** Chicago Transit Authority

**Attorney:** Sanford M. Stein

**Change Request:** M1-2, Limited Manufacturing/Business Park District and B3-3, Community Shopping District to a Planned Development

**Purpose:** To establish a maintenance facility for non-revenue CTA vehicles

**NO. 20658 (12th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1202**

**Common Address:** 1642-44 W. 38<sup>th</sup> Place

**Applicant:** Juan Jose Garcilazo

**Owner:** Jose Garcilazo/ Juan Jose Garcilazo and Angelica Garcilazo

**Attorney:** Rolando Acosta

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

**Purpose:** To subdivide the zoning lots at 1642 and 1644 West 38<sup>th</sup> Place to allow for a new construction single family home at 1644 West 38<sup>th</sup> Place which is a vacant lot and to allow 1642 West 38<sup>th</sup> place to remain with the existing two-story residential building with two residential units and a detached two-car parking garage

**NO. 20645T1 (10th WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1105**

**Common Address:** 9628 S. Torrence Avenue

**Applicant:** Bright Kids Daycare Centers

**Owner:** Joji Tirumalareddy

**Attorney:**

**Change Request:** M1-1, Limited Manufacturing/Business Park District to B1-1 Neighborhood Shopping District

**Purpose:** To meet the use table and standard to allow the construction of a daycare center in the existing building

**NO. 20663T1 (2nd WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1209**

**PASS WITHH SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 1341 W. Wrightwood Avenue

**Applicant:** Eirpol, LLC

**Owner:** Alex A. Martinez and Loretta J. Martinez

**Attorney:** Daniel G. Lauer, Esq.

**Change Request:** C1-1 Neighborhood Commercial District to RM5, Residential Multi-Unit District

**Purpose:** To construct a three dwelling-unit building with a partial fourth floor and basement

**NO. 20664T1 (1st WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1211**

**Common Address:** 1358 W. Ohio Street

**Applicant:** Variable Properties, LLC

**Owner:** Metro Praise International

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

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

**Purpose:** The Applicant would like to redevelop the property with a new 3-story residential building with a penthouse containing two (2) dwelling units and onsite parking for two (2) cars.

**Historic Landmark District**

**O2021-922 (29th Ward) ORDINANCE REFERRED (3-24-21)**

Historical landmark designation for Miracle House at 2001 N Nordica Ave

**Historic Landmark Fee Waiver**

**Or2021-74 (2nd Ward) ORDINANCE REFERRED (3-24-21)**

Historical landmark fee waiver for property at 26 W Chestnut St

**Or2021-63 (1st Ward) ORDINANCE REFERRED (3-24-21)**

Historical landmark fee waiver for property at 1913 N Humboldt Blvd

**Or2021-57 (43rd Ward) ORDINANCE REFERRED (3-24-21)**

Historical landmark fee waiver for property at 560 W Fullerton Pkwy

**Demolition in an Historic Landmark District**

**Or2021-51 (27th Ward) ORDINANCE REFERRED (3-24-21)**

Demolition of non-contributing building at 1020 W Randolph St (Fulton-Randolph Market Landmark District)

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE –**

| <b><u>DOC#</u></b> | <b><u>WARD</u></b> | <b><u>LOCATION</u></b> | <b><u>PERMIT ISSUED TO</u></b> |
|--------------------|--------------------|------------------------|--------------------------------|
| TBD                | 43                 | 2730 N Halsted St      | Dom's Kitchen & Market         |
| Or2021-58          | 31                 | 4000 W Diversey Ave    | The Federal Savings Bank       |
| Or2021-59          | 27                 | 805 W Randolph St      | Nia Asimis                     |
| Or2021-60          | 27                 | 805 W Randolph St      | Nia Asimis                     |
| Or2021-61          | 25                 | 2105 S Jefferson St    | Angelica Dominguez             |
| Or2021-66          | 25                 | 404 W Harrison St      | 601W Companies Chicago MT LLC  |
| Or2021-67          | 25                 | 404 W Harrison St      | 601W Companies Chicago MT LLC  |
| Or2021-68          | 25                 | 404 W Harrison St      | 601W Companies Chicago MT LLC  |
| Or2021-62          | 18                 | 8500 S Pulaski Rd      | Mr. Submarine                  |
| Or2021-73          | 12                 | 1300 W 35th St         | Zhao Jia Chong                 |
| Or2021-64          | 04                 | 714 S Wabash Ave       | SIXT Rent A Car, LLC           |