

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF FEBRUARY 22, 2022

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/>]

NO. 20766 (11th WARD) ORDINANCE REFERRED (6-23-21)

DOCUMENT #02021-2647

Common Address: 215-225 W 31st St; 101-109 S Wells St

Applicant: Warsi Management, LLC

Owner: Warsi Management, LLC

Attorney: Amy Degnan

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

Purpose: To allow a 1,500 sq.ft. expansion of an existing 2,000 sq.ft. gas station building, for a total of 3,500 sq.ft. The renovated gas station building will be approx. 30'6" feet high and provide approx. 8 parking spaces

NO. 19933T1 (25th WARD) ORDINANCE REFERRED (1-23-19)

DOCUMENT #O2019-299

Common Address: 2324 West Cullerton Street

Applicant: Cloud Property Management, LLC; 2324 Series

Owner: Cloud Property Management, LLC; 2324 Series

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed Use District

Purpose: The Applicant proposes to rezone the property to convert the main residential building from three dwelling units to four dwelling units and to convert the rear residential building from two dwelling units to three dwelling units for a total of seven dwelling units on the zoning lot. The Applicant will provide two parking spaces. The Applicant also seeks relief, through this Type 1 application and through the Transit-Oriented Provisions of the Chicago Zoning Ordinance, to eliminate the remaining required five parking spaces. There will be no change to the existing height of both buildings.

NO. 20901T1 (35th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5674

Common Address: 3110-3112 N. Kedzie Avenue

Applicant: Metric Coffee Co.

Owner: Joseph Partipilo

Attorney: Lawrence M. Lusk

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

Purpose: Redevelopment to coffee shop/bakery/restaurant and coffee wholesale and distribution

NO. 20851 (50th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4546

Common Address: 6111-6199 N. Lincoln Avenue; 6231-6257 N. McCormick Boulevard

Applicant: TCB-Lincoln Village, LLC, a Delaware limited liability company; TCB-LV GL, LLC, a Delaware limited liability company

Owner: Metropolitan Water Reclamation District of Greater Chicago

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: Commercial/Residential/Waterway Planned Development No. 796 to Commercial/Residential/Waterway Planned Development No. 796, as amended

Purpose: Technical amendment to the planned development to permit non-retail uses