

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF APRIL 18, 2023**  
**10:00 AM, COUNCIL CHAMBERS, CITY HALL (121 N. LASALLE)**

**NO. A-8792 (13th WARD) ORDINANCE REFERRED (11/4/22)**

**DOCUMENT #O2022-3629**

**Common Address:** 6047-57 W 65<sup>th</sup> St

**Applicant:** Alderman Marty Quinn

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to RS-2 Residential Single Unit (Detached House) District

**NO. A-8790 (3rd WARD) ORDINANCE REFERRED (10/26/22)**

**DOCUMENT #O2022-3573**

**Common Address:** 1910 S Calumet Ave

**Applicant:** Alderwoman Pat Dowell

**Change Request:** DX-3 Downtown Mixed-Use District to DR-3 Downtown Residential District

**NO. 21044 (42nd WARD) ORDINANCE REFERRED (6-22-22)**

**DOCUMENT #O2022-1836**

**Common Address:** 426-448 E. Ontario Street and 427-441 E. Erie Street

**Applicant:** AH-441 Erie, LLC

**Owner:** AH-441 Erie, LLC

**Attorney:** Meg George/Chris A. Leach

**Change Request:** Residential Business Planned Development No. 252 to Residential Business Planned Development No. 252, as amended

**Purpose:** To add hotel as a permitted use to Residential Business Planned Development No. 252

**NO. 20810T1 (33rd WARD) ORDINANCE REFERRED (9-14-21)**  
**DOCUMENT #02021-3837**

**Common Address:** 2837-2843 W. Belmont Avenue

**Applicant:** Wilmot Construction, Inc.

**Owner:** Wilmot Construction, Inc.

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

**Change Request:** B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To comply with the minimum lot area per unit, the maximum floor area ratio and the height requirements of the Ordinance, in order to build a new 5-story, mixed-use building with commercial units on the ground floor and 24 dwelling units on the upper floors.

**NO. 22061T1 (32nd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3936**

**Common Address:** 1887 North Milwaukee Avenue

**Applicant:** Tyrconnell, LLC

**Owner:** Tyrconnell, LLC

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

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

**Purpose:** To construct a mixed-use building with fifteen dwelling units above a retail space containing 5700 square feet to be occupied by "LadyBug & Friends" daycare location

**NO. 22038 (29th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3877**

**Common Address:** 5049-5133 W. Harrison; 601-629 S. Laramie Avenue; 5000-5132 W. Flournoy Street; 610-628 S. Lavergne Avenue

**Applicant:** Chicago Board of Education for the City of Chicago

**Owner:** Public Building Commission of Chicago

**Attorney:** Scott R. Borstein

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

**Purpose:** To add a football field and reconfigure campus athletic and parking facilities; the addition of the land for the athletic field increases the campus size above two acres and requires a mandatory planned development

**NO. 20930T1 (27th WARD) ORDINANCE REFERRED (1-26-22)**

**DOCUMENT #02022-361**

**Common Address:** 936 North Elston Avenue/111 West Augusta Blvd.

**Applicant:** American Property Holdings, LLC

**Owner:** Allen Katz

**Attorney:** Edward J. Kus/ Taft Stettinius & Hollister, LLP

**Change Request:** M3-3, Heavy Industry District to B2-2, Neighborhood Mixed-Use District

**Purpose:** Applicant plans to renovate and reuse the existing building for a single-family residence

**NO. 22063 (27th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-44**

**Common Address:** 330 West Chestnut Street

**Applicant:** DK Chestnut, LLC

**Owner:** DK Chestnut, LLC

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

**Change Request:** Residential-Business Planned Development No. 1551 to Residential-Business Planned Development No. 1551, as amended

**Purpose:** To modify the previously approved floor area ratio (FAR) to 7.86 FAR in connection with the construction of a 9-story residential building containing approximately 128 dwelling units and 11 parking spaces

**NO. 21124 (27th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2738**

**Common Address:** 1200-34 West Randolph Street/146-62 North Racine Avenue

**Applicant:** 1234 West Randolph Developer, LLC

**Owner:** A New Dairy Company, 1200 Randolph, LLC and City Winery Real Estate Holdings, LLC

**Attorney:** Michael Ezgur-Acosta Ezgur, LLC

**Change Request:** Business Planned Development No. 1458 to DX-7, Downtown Mixed-Use District then to Residential-Business Planned Development No. 1458, as amended

**Purpose:** To allow for construction of a new residential building and retention of the existing City Winery building and uses

**NO. 20752 (9th WARD) ORDINANCE REFERRED (6-23-21)**

**DOCUMENT #02021-2451**

**Common Address:** 13722 S Leyden Ave

**Applicant:** Ayanna Washington

**Owner:** Ayanna Washington

**Attorney:**

**Change Request:** M1-1 Limited Manufacturing District to M2-1 Light Industry District

**Purpose:** To permit the outdoor sale of motor vehicles and outdoor storage

**NO. 21126 (9th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2740**

**Common Address:** 756 E. 111th Street (Subarea B of PD No. 1167, as amended+)

**Applicant:** Cup O' Joe Coffee, LLC

**Owner:** North Pullman 111th, Inc., Pullman Park Development 2 LLC and Barpull Company LLC

**Attorney:** Mariah DiGrino-DLA Piper

**Change Request:** Planned Development No. 1167, as amended to Planned Development No. 1167, as amended to

**Purpose:** The Applicant seeks an amendment to the PD to permit the addition of food and beverage production uses in Subarea B in order to permit development of a two-story, approximately 16,800 square foot coffee roastery and beer brewing facility with accessory retail sales, restaurant, and tavern uses, including approximately 56 on-site accessory parking spaces and one loading space.

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

**DOCUMENT #02022-633**

**Common Address:** 5339-5353 South State Street and 2-16 East 54<sup>th</sup> 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. 22078 (3rd WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-71**

**Common Address:** 4005 South Dearborn Street

**Applicant:** New Horizons Steel, LLC

**Owner:** City of Chicago

**Attorney:** Fisher Cohen Waldman Shapiro, LLP c/o Mark Lenz

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

**Purpose:** To convert a firehouse station to professional offices for applicant, a structural steel erection company

**NO. 22023 (3rd WARD) ORDINANCE REFERRED (11-16-22)**

**DOCUMENT #02022-3669**

**Common Address:** 328 W. 40th Place

**Applicant:** TMG AD, LLC

**Owner:** 40th Place, LLC

**Attorney:** Robert Gamrath-Burke, Warren, MacKay & Serritella, P.C.

**Change Request:** Planned Manufacturing Development No. 8 to a Planned Development

**Purpose:** The current building is obsolete, dilapidated and vacant. Applicant intends to purchase the property and build a state-of-the-art industrial warehouse building.

**NO. 22031 (2nd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3835**

**Common Address:** 1523-47 North Fremont Street

**Applicant:** City Pads, LLC

**Owner:** Fremont Hotel Partners, LLC

**Attorney:** Michael Ezgur-Acosta Ezgur, LLC

**Change Request:** C3-5, Commercial, Manufacturing and Employment District to B3-5, Community Shopping District and then to a Residential-Business Planned Development

**Purpose:** To allow for the construction of a new, mixed-use residential development with ground floor commercial space