

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF OCTOBER 6, 2020**

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. 20384 (2nd WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1891**

**Common Address:** 2015-2031 N. Mendell Street

**Applicant:** 2017 Baker Mendell., LLC

**Owner:** 2017 Baker Mendell., LLC

**Attorney:** Michael Ezgur

**Change Request:** PD 1339 to PD 1339, as amended

**Purpose:** To authorize cannabis-related uses

**NO. 20421 (14th WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-2912**

**Common Address:** 3330-3356 West 51st Street

**Applicant:** CHRISTIANO MOTORS, INC

**Owner:** CHRISTIANO MOTORS, INC

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

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

**Purpose:** To allow outdoor motor vehicle storage and parking on-site

**NO. 20392 (14th WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1899**

**Common Address:** 4800-4858 S. Western Ave/2401-2559 W. 48<sup>th</sup> St

**Applicant:** Chicago Park District

**Owner:** Chicago Park District

**Attorney:** John J. George, Akerman LLP

**Change Request:** M2-2, Light Industry District and CI-2, Neighborhood Commercial District to POS-1, Parks and Open Space District then to a Planned Development

**Purpose:** To allow for a new Chicago Park District headquarters and fieldhouse.

**NO. 20463 (24th WARD) ORDINANCE REFERRED (7-22-20)**

**DOCUMENT #02020-3887**

**Common Address:** 2100 S. Pulaski Road

**Applicant:** Raul and Sofia Mejorado

**Owner:** Raul and Sofia Mejorado

**Attorney:** Richard E. Zulkey & Assoc.

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

**Purpose:** To legalize pre-existing 1st floor residential apartment and continue existing commercial unit with 3 dwelling units above

**NO. 20435T1 (27th WARD) ORDINANCE REFERRED (6-17-20)**  
**DOCUMENT #02020-2992**

**Common Address:** 732-742 North Noble Street/1400-1402 West Superior Street

**Applicant:** EZMB, LLC

**Owner:** Henry Ospina and Sonia Ospina

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

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To meet the bulk and density requirements by allowing the sub-division of the existing, improved zoning lot into two lots (29-30) with the existing 3-story residential building to remain on lot 29 and a proposed 4-story, 4-unit building on lot 30.

**NO. 20442 (33rd WARD) ORDINANCE REFERRED (7-22-20)**  
**DOCUMENT #02020-3706**

**Common Address:** 3557 West Lawrence Avenue

**Applicant:** Celadon Holdings 111, LLC

**Owner:** Celadon Holdings 111, LLC

**Attorney:** Mariah DiGrino / Liz Butler - DLA Piper LLP

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** Elective Planned Development - large residential development

**NO. 20454 (44th WARD) ORDINANCE REFERRED (7-22-20)**  
**DOCUMENT #02020-3876**

**Common Address:** 1134 West Diversey Parkway

**Applicant:** Basilios Capital III, LL

**Owner:** Basilios Capital III, LL

**Attorney:** Bernard I. Citron/Thompson Coburn LLP

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

**Purpose:** To permit the addition of one dwelling unit on the ground floor, vacant commercial space for a total of four dwelling units in the existing four-story building.

**NO. 20415-T1 (46th WARD) ORDINANCE REFERRED (5-20-20)**  
**DOCUMENT #02020-2375**

**Common Address:** 3501-3519 N. Halsted Avenue

**Applicant:** Howard Brown Health Center

**Owner:** 3501-11 N. Halsted, The Sherwood Family LP/3513-19 N. Halsted, LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** C1-2, Neighborhood Commercial District to C1-5, Neighborhood Commercial District

**Purpose:** The purpose of the rezoning is to construct a 6-story medical office building with ground floor retail and 27 parking spaces.