

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF JUNE 22 2021**  
**TO BE REPORTED OUT JUNE 23, 2021**

**MAYORAL APPOINTMENT**

**A2021-39 (MAYORAL APPOINTMENT) APPOINTMENT REFERRED (5-26-21)**

Reappointment of Jolene N. Saul as member of Zoning Board of Appeals

**DIRECT MAYORAL INTRODUCTION TO THE COMMITTEE**

Amendment of ordinance SO2020-4101 and O2021-797 to modify expiration date of temporary, emergency government-authorized shelter.

**O2021-2154 (MAYORAL APPLICATION) ORDINANCE REFERRED (5-26-21)**

**SUBSTITUTED**

Amendment of Municipal Code Titles 4, 7, 13, 14A, 14B, 14R and 15 regarding technical corrections to construction-related provisions and associated correction of City Council Journal of Proceedings of February 19, 2020

**NO. A-8642 (32nd WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1335**

**Common Address:** 3232 W. Altgeld Street

**Applicant:** Alderman Scott Waguespack

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

**NO. A-8617 (43rd WARD) ORDINANCE REFERRED (11-16-20)**

**DOCUMENT #02020-5757**

**Common Address:** 1810-1820 N. Wells Street

**Applicant:** Alderman Michele Smith

**Change Request:** B1-3 Neighborhood Shopping District to B2-2, Neighborhood Mixed-Use District

**NO. 20732T1 (1st WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2122**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1945 N. California Avenue

**Applicant:** Andrew J. Maxwell

**Owner:** Andrew J. Maxwell

**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 requirements of the ordinance, in order to allow conversion from 2 dwelling units to 3 dwelling units

**NO. 20714 (3rd WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2006**

**Common Address:** 5410-12 South Dearborn Street

**Applicant:** Center Court Development, LLC

**Owner:** Center Court Development, LLC

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

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

**Purpose:** To permit a new three-story, two (2) dwelling unit residential building at the subject property

**NO. 20715 (3rd WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2013**

**Common Address:** 5426 South Dearborn Street

**Applicant:** Center Court Development, LLC

**Owner:** Center Court Development, LLC

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

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

**Purpose:** To permit a new three-story, two (2) dwelling unit residential building at the subject property

**NO. 20692T1 (3rd WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-1884**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3933-3935 S. Prairie Avenue

**Applicant:** Walter Freeman

**Owner:** Walter Freeman

**Attorney:**

**Change Request:** M1-3, Limited Manufacturing/Business Park District to RM5, Residential Multi-Unit District

**Purpose:** To allow the sub-division of one zoning lot into two zoning lots with lot 3931 S. Prairie Ave containing residential building to remain and for the subject lot at 3933 S. Prairie Ave. to allow the construction of a new 2-story, 2 dwelling-unit residential building

**NO. 20589 (4th WARD) ORDINANCE REFERRED (1-27-21)-  
DOCUMENT #02021-314**

**PASS AS REVISED**

**Common Address:** 920-1006 S Michigan Ave; 1011-1015 S Wabash Ave

**Applicant:** 1000 S Michigan Equities LLC

**Owner:** 1000 S Michigan Equities LLC

**Attorney:** John George/ Chris Leach

**Change Request:** Residential Business Planned Development 1323 to Residential Business Planned Development 1323, as amended

**Purpose:** To amend the planned development to add 232 dwelling units to Sub Area A

**NO. 20693 (6th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-1885**

**Common Address:** 555-57 E. 75<sup>th</sup> Street

**Applicant:** Affordable Living LLC/Shanee Crump

**Owner:** Affordable Living LLC/Shanee Crump

**Attorney:**

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

**Purpose:** To rezone property to comply with the use standards of the zoning ordinance to establish a meeting hall/banquet hall use on the ground floor of the existing building

**NO. 20731 (11th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2129**

**AMENDED TO TYPE 1**

**Common Address:** 2017 South Ruble Street

**Applicant:** Teh Chan

**Owner:** Teh Chan

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

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

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

**NO. 20737 (12th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2147**

**Common Address:** 1636-40 West 37<sup>th</sup> Place

**Applicant:** Stan M. Lazar Trust

**Owner:** Daniel Otero

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

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

**Purpose:** The Applicant is seeking to permit the division of the subject zoning lot into two separate and independent zoning lots, in order to permit the construction of a new, two-story single-family residence at the presently vacant parcel located at 1636 West 37<sup>th</sup> Place. The existing residential building located at 1640 West 37<sup>th</sup> Place will remain without change.

**NO. 20721 (13th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-1988**

**Common Address:** 6339 South Central Avenue

**Applicant:** Georgis, Inc.

**Owner:** Georgis, Inc.

**Attorney:** Thomas S. Moore

**Change Request:** B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

**Purpose:** The applicant wishes to rezone the property to allow expansion of a Limited Manufacturing, Production and Industrial Service (catering) use to the 2nd floor of the existing 2-story commercial building. The existing restaurant and catering use on the ground floor will remain at the subject property. The exterior of the existing building and 6 exterior parking stalls will remain with no changes.

**NO. 20718 (13th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2029**

**Common Address:** 5600 S. Pulaski Road

**Applicant:** 5600 S. Pulaski, LLC

**Owner:** 5600 S. Pulaski, LLC

**Attorney:** Tristan & Cervantes-Pedro Cervantes

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

**Purpose:** To comply with use standards in order to allow general restaurant in which alcoholic liquor may be served in conjunction with primary prepared food service activity

**NO. 20691 (21st WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-1883**

**Common Address:** 1223 W. 87<sup>th</sup> Street

**Applicant:** Reverend Thomas A. Barclay

**Owner:** Progressive Beulah Pentecostal Church

**Attorney:** Dean T. Maragos, Attorney at Law

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-1, Community Shopping District

**Purpose:** To create a new mixed-use community & youth center for public civic group use. The B3-1 zoning would promote transparency & accessibility. The change to a business district is consistent with the 87<sup>th</sup> Street B3-1 zoning.

**NO. 20736T1 (25th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2146**

**Common Address:** 2258 W. 21<sup>st</sup> Street

**Applicant:** Pilsen Rentals, LLC Series XVII

**Owner:** Pilsen Rentals, LLC Series XVII

**Attorney:** Tyler Manic

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

**Purpose:** The purpose of rezoning is to establish a sixth dwelling unit in an existing building containing 5 dwelling units. After rezoning, the property will contain 6 dwelling units with 2 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. A conversion from 5 to 6 dwelling units within existing building.

**NO. 20225 (27th WARD) ORDINANCE REFERRED (10-16-19)-**

**DOCUMENT #02019-7966**

**PASS AS REVISED**

**Common Address:** 200-18 N Aberdeen; 1100-08 W Lake St; 213-33 N May St;  
1111-25 W Fulton St

**Applicant:** LG Development LLC

**Owner:** Arthur Harris & Co.; McCafferty Interests

**Attorney:** Michael Ezgur

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

**Purpose:** The Applicant seeks to rezone the Property to DX-5 and purchase a F.A.R. bonus of 3.1 for a total F.A.R. of 8.1 in a Planned Development. The portion of the Property that includes the buildings located at 1115 West Fulton will remain, and the portion of the Property south thereof, upon which the Applicant proposes to construct a new mixed-use development, consists of three main components: 1) a 197 key hotel building; 2) an office building, and 3) the renovation of an existing 1-story building into commercial space, connecting the three buildings at the base, for a total of approximately 22,000 square feet of ground floor commercial space. The new mixed-use development will contain 53 automobile parking spaces, 50 bicycle parking spaces and three loading berths. The maximum building height will be 308 feet.

**NO. 20724T1 (27th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2061**

**Common Address:** 2655 W. Monroe Street

**Applicant:** Lotus Property Group, LLC

**Owner:** Lotus Property Group, LLC

**Attorney:** Law Offices of Michael A. Perlstein-Michael Perlstein

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

**Purpose:** To meet the use Standards and comply with the bulk and density Requirements of the RM-5 Residential Multi-Unit District to allow the construction of a 3-story, 4-dwelling unit residential building

**NO. 20689T1 (27th WARD) ORDINANCE REFERRED (4-21-21)-DA**

**DOCUMENT #02021-1559**

**Common Address:** 615 N. Ogden Avenue

**Applicant:** Urban Edge Group, LLC 615

**Owner:** 1157 W Erie, LLC

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

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To allow residential use at the property, and 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 six-story mixed-use building with commercial unit on the ground floor and 9 dwelling units on the upper floors.

**NO. 20705 (29th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-1969**

**Common Address:** 6603 W. Fullerton Avenue

**Applicant:** Michael McGrath

**Owner:** Michael McGrath

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** M1-1, Limited Manufacturing/Business Park District to M2-2, Light Industry District

**Purpose:** To use the property for the repair, servicing, storage and indoor/outdoor sale of automobiles

**NO. 20195 (32nd WARD) ORDINANCE REFERRED (9-18-19)-  
DOCUMENT #02019-6842**

**PASS AS REVISED**

**Common Address:** 1838-1842 N. Elston Avenue/1839-1843 N. Besly Court

**Applicant:** 1838 Elston Avenue LLC

**Owner:** 1838 Elston Avenue LLC

**Attorney:** Katriina S. McGuire

**Change Request:** M3-3, Heavy Industry District to B3-3, Community Shopping District  
then to Residential Business Planned Development

**Purpose:** To permit residential uses on the site and to seek FAR bonuses per the North Branch Industrial Corridor Framework ordinance for the establishment of a mixed use building with retail on the ground floor and 40 residential units.

**NO. 20632 (32nd WARD) ORDINANCE REFERRED (2-24-21)-  
DOCUMENT #02021-632**

**PASS AS REVISED**

**Common Address:** 2101-2125 West Lyndale Street/2200-2240 North Hoyne Avenue/2100-2124 West Webster Avenue/2201-2243 North Hamilton Avenue

**Applicant:** 2219 North Hamilton, LLC

**Owner:** The Catholic Bishop of Chicago

**Attorney:** Paul Shadle/Katie Jahnke Dale - DLA Piper, LLP

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to Institutional Residential Planned Development

**Purpose:** Mandatory planned development pursuant to Sec. 17-8-0515 and Sec. 17-8-0505 to allow for adaptive reuse of existing convent building at St. Hedwig Parish campus.

**NO. 20659T1 (32nd WARD) ORDINANCE REFERRED (3-24-21)  
DOCUMENT #02021-1204**

**SUBSTITUTE NARRATIVE AND PLANS  
SUBSTITUTE ORDINANCE**

**Common Address:** 1628-58 W. Wolfram Street/2833-45 N. Paulina Street

**Applicant:** KGiles LLC, Inc.

**Owner:** Alto Manufacturing Company, Inc.

**Attorney:** Rolando Acosta

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

**Purpose:** To demolish the existing buildings and construct new single family homes to accommodate for 13 individual zoning lots

**NO. 20660T1 (32nd WARD) ORDINANCE REFERRED (3-24-21)**  
**DOCUMENT #02021-1206**

**Common Address:** 1649-59 W. Wolfram Street/2815-25 N. Paulina Street

**Applicant:** KGiles LLC, Inc.

**Owner:** Alto Manufacturing Company, Inc.

**Attorney:** Rolando Acosta

**Change Request:** M1-2, Limited Manufacturing/Business Park District to RS3, Residential Single-Unit (Detached House) District

**Purpose:** To construct five new single-family homes

**NO. 20694T1 (32nd WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-1886**

**Common Address:** 3015-3017 N. Lincoln Avenue

**Applicant:** Trimtab, LLC

**Owner:** Trimtab, LLC

**Attorney:** Warren E. Silver, Silver Law Office PC

**Change Request:** B1-2 Neighborhood Shopping District to B1-5 Neighborhood Shopping District

**Purpose:** To comply with bulk and density requirements to allow for an addition and the interior remodeling of the existing building to convert the existing building to establish office use and one dwelling unit within the existing three-story building, including approximately 11,060 square feet of office space

**NO. 20717 (34th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2027**

**Common Address:** 1-13 W. 103<sup>rd</sup> Street

**Applicant:** Mohammed Abdallah

**Owner:** Mohammed Abdallah

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** B1-1 Neighborhood Shopping District to C2-1, Motor Vehicle-Related Commercial District

**Purpose:** To use the property as a gas station with an accessory convenience store

**NO. 20738 (36th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2149**

**Common Address:** 2101 North Monitor Avenue

**Applicant:** 2101 N. Monitor, LLC

**Owner:** 2101 N. Monitor, LLC

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

**Change Request:** RS3, Residential Single-Unit (Detached House) District to M1-1, Limited Manufacturing/Business Park District

**Purpose:** To allow manufacturing use within the existing one-story commercial building at the subject property (manufacturing of custom textile trims)

**NO. 20669 (40th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1508**

**Common Address:** 4937-39 North Damen Avenue

**Applicant:** SNS Realty Group, LLC

**Owner:** Chin Keo Kim

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to rezone the property to allow sufficient density for a proposed 4-story, mixed-use building with 12 interior parking stalls on the ground floor.

**NO. 20697 (41st WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-1900**

**Common Address:** 5600 N. Harlem Avenue

**Applicant:** Jerry Cairo

**Owner:** DeMichele Properties, LLC

**Attorney:** Paul Kolpak

**Change Request:** RS2, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District

**Purpose:** To construct a new retail restaurant with accessory drive-thru

**NO. 20695 (44th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-1887**

**Common Address:** 1225-35 W. School Street

**Applicant:** Craftsman Plating and Tinning Corporation & CWT Properties, LLC

**Owner:** Craftsman Plating and Tinning Corporation & CWT Properties, LLC

**Attorney:** Thomas S. Moore

**Change Request:** Planned Development No. 1463 to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To remove the PD No. 1463 Type-1 designation and return the property to RT-4 in keeping with the zoning classification of the surrounding area.

**NO. 20720T1 (44th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2060**

**Common Address:** 1138 West Belmont Avenue

**Applicant:** SNS Realty Group, LLC

**Owner:** Maurice Lipshutz Living Trust, Dated October 22, 1993

**Attorney:** Thomas S. Moore

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

**Purpose:** To rezone the property to establish a qualifying Transit-Served location to allow sufficient density for a new 5-story, mixed-use building with 33 dwelling units, 16 onsite parking stalls and 1 ground-floor commercial unit

**NO. 20735T1 (46th WARD) ORDINANCE REFERRED (5-26-21)**

**DOCUMENT #02021-2115**

**Common Address:** 4533-4535 N. Clark Street

**Applicant:** Honore Properties, LLC

**Owner:** Chicago Title Land Trust Company Trust Number 25-3599, Dated October 4, 1978

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To adaptively re-use a 3-story existing commercial building into a mixed-use development with 24 residential units and 3364 SF of commercial space on the 1<sup>st</sup> floor

**NO. 20716 (49th WARD) ORDINANCE REFERRED (5-26-21)**  
**DOCUMENT #02021-2018**

**Common Address:** 7138 North Sheridan Road/1313 West Touhy Avenue

**Applicant:** Minhaz Lakhani

**Owner:** Minhaz Lakhani

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-2, Neighborhood Mixed-Use District

**Purpose:** The applicant seeks to use the property as a gas station with an accessory convenience store. Applicant will demolish current non-conforming use.

**HISTORICAL LANDMARK DESIGNATIONS**

**O2021-1882 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (5-26-21)**

Historical landmark designation for the Morton Salt Co. Warehouse Complex Located at 1357 N Elston Ave

**LANDMARK FEE WAIVER**

**Or2021-99 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (5-26-21)**

Historical landmark fee waiver for property at 3324-3334 S Prairie Ave

**Or2021-98 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (5-26-21)**

Historical landmark fee waiver for property at 3118 S Prairie Ave

**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	3	3520 S Indiana	Indiana Avenue Pentecostal Church of God
TBD	3	3520 S Indiana	Indiana Avenue Pentecostal Church of God
TBD	14	4750 S Archer Ave	Gas Plus, DBA Buddy Bear Car
TBD	14	4750 S Archer Ave	Gas Plus, DBA Buddy Bear Car
Or2021-122	25	817 W Cermak Rd	Lein Ho Food Corp
Or2021-96	27	1015 N Halsted St	TKG Storamart Partners Lp
Or2021-95	27	1015 N Halsted St	TKG Storamart Partners Lp
Or2021-125	28	5130 W Jackson Blvd	Symphony Chicago West
Or2021-124	28	1301 S Western	Verano Brands Zen Leaf Dispensary
Or2021-123	28	1301 S Western	Verano Brands Zen Leaf Dispensary

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
TBD	30	5400 W Belmont Ave	TAKE 5 OIL CHANGE
Or2021-92	33	3204 W Irving Park Road	JP Morgan Chase Bank
Or2021-118	36	6816 W Grand Ave	Speed Queen Laundry
Or2021-117	36	6816 W Grand Ave	Speed Queen Laundry
TBD	42	9 W Washington St	GCE Lab School
TBD	42	625 W Madison Street	Waterton Residential Illinois LLC
TBD	42	625 W Madison Street	Waterton Residential Illinois LLC
TBD	42	320 S Canal St	BMO Harris NA
TBD	42	320 S Canal St	BMO Harris NA
TBD	43	2555 N Clark St	Fyzical Therapy & Balance Centers
TBD	44	2844 N Broadway St	Walmart
TBD	48	6250 N Sheridan Road	Covenant of the Sacred Heart of Chicago