

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF 2-22-22
TO BE REPORTED OUT 2-23-22**

NO. A-8736 (32nd WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5362

Applicant: Alderman Scott Waguespack

Change Request: To classify a segment of the North Milwaukee right of way from the centerline of North Sacramento Avenue on the southeast and the centerline of West Logan Blvd on the northwest as a Pedestrian Street

NO. 20926 (1st WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-357

AMENDED TO TYPE 1

Common Address: 1932 N. Fairfield Avenue

Applicant: John Cukierski

Owner: John Cukierski

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 proposing to establish a third residential unit and to construct a partial third floor addition to the existing building.

NO. 20933T1 (3rd WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-364

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2601-25 S. Wabash Avenue/43-63 East 26th Street

Applicant: Smash INTERACTIVE, LLC

Owner: Chicago SI II, LLC

Attorney: Graham C. Grady c/o Taft, Stettinius & Hollister, LLP

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

Purpose: The Applicant seeks to rezone the subject property in order to establish Communication Service Establishments (video production studio) as an interim use until completion in October 2023 of construction of the proposed Esports stadium at 2500-48 S. Wabash Avenue, approved as PD #1496

NO. 20932 (6th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-363

Common Address: 600 East 75th Street

Applicant: CeeBlaq Social Club, LLC

Owner: CeeBlaq Social Club, LLC

Attorney: Tamara A. Walker

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

Purpose: To establish a cafe serving wine, cheese and deli food products on the first floor with one existing dwelling unit on the second floor

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 Degan

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. 20935T1 (11th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-366

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2420-24 South Canal Street

Applicant: WW Wentworth Properties, LLC

Owner: WW Wentworth Properties, LLC

Attorney: Thomas S. Moore

Change Request: M2-2, Light Industry District to C1-2, Neighborhood Commercial District

Purpose: The applicant wishes to rezone the property in order to allow a Sports and Recreation, Participant, specifically, a Children's Play Center in the existing 1-story commercial building at the subject property. The existing building will remain with no changes.

NO. 20934T1 (11th WARD) ORDINANCE REFERRED (1-26-22)
DOCUMENT #02022-365

**SUBSTITUTED
SUBSTITUTE NARRATIVE AND PLANS**

Common Address: 500-518 West 28th Place, aka 2815-27 South Wallace Street

Applicant: T2 Opportunity Fund 1, LLC

Owner: T2 Opportunity Fund 1, LLC

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

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-5, Neighborhood Commercial District

Purpose: To allow adaptive reuse of the existing buildings to establish day care centers for children and adults, within the existing buildings

NO. 20931T1 (11th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-362

Common Address: 1200 W. 35th Street

Applicant: South Branch, LLC

Owner: South Branch, LLC

Attorney: Thomas J. Murphy

Change Request: C2-3, Motor Vehicle-Related Commercial District and M2-3, Light Industry District to C2-3, Motor Vehicle-Related Commercial District

Purpose: To consolidate a split parcel under the same ownership to allow the approval of parking for a Public Place of Amusement application

NO. 20923 (11th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-317

Common Address: 3216 S. Princeton Avenue

Applicant: Frank A. Ruffolo

Owner: Frank A. Ruffolo

Attorney: Tim Barton- Thomas R. Raines, Attorney at Law, LLC

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-2, Neighborhood Mixed-Use District

Purpose: To meet the bulk and density requirements of the B2-2 Neighborhood Mixed-Use District for the construction of a new 8,522 sq. ft. single-family house and alterations to an existing 7,822.50 ft., 2-story, 3 dwelling-unit-and-garage building at the rear of the lot. The structures will be linked by a two-story substantial connection. Four accessory and four non-accessory parking spaces will be provided.

NO. 20918T1 (11th WARD) ORDINANCE REFERRED (1-26-22)
DOCUMENT #02022-285

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 526, 528 & 530 W. 41st Street

Applicant: Thomas M. Doyle Builders, LLC

Owner: Thomas M. Doyle Builders, LLC

Attorney: Paul A. Kolpak

Change Request: M2-3, Light Industry District to RS3, Residential Single-Unit (Detached House) District

Purpose: To develop three (3) new 2-story single family homes on lots 41,42,43; each home will have a basement and a detached 2-car frame garage.

NO. 20917T1 (11th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-284

Common Address: 543 West 40th Place

Applicant: Thomas M. Doyle Builders, LLC

Owner: Thomas M. Doyle Builders, LLC

Attorney: Paul A. Kolpak

Change Request: M2-3, Light Industry District to RS3, Residential Single-Unit (Detached House) District

Purpose: To develop a new 2-story single family home with a basement and a 2-car frame garage in the rear

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

DOCUMENT #O2019-299

SUBSTITUTE NARRATIVE AND PLANS

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. 20925 (25th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-349

Common Address: 1925 S. Racine Avenue

Applicant: Cedarwood Real Estate, LLC

Owner: Cedarwood Real Estate, LLC

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

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

Purpose: To convert the ground floor retail unit to a residential unit, for a total of five residential units at the subject property

NO. 20924T1 (27th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-328

Common Address: 1200-1208 W. Hubbard Street, 440-442 N. Racine Avenue

Applicant: 20 CS, LLC

Owner: 20 CS, LLC

Attorney: Richard A. Toth/ Mara Georges, Georges & Synowiecki, Ltd.

Change Request: M2-2, Light Industry District to C1-3, Neighborhood Commercial District

Purpose: The Applicant proposes to allow an outdoor patio at grade level, expand the existing restaurant uses into the patio area, obtain a packaged-goods license, bring two existing dwelling units into conformance with the zoning district, and make related renovations.

NO. 20928 (29th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-359

Common Address: 5943 W. Race Avenue

Applicant: 5943 W Race Avenue, LLC

Owner: 5943 W Race Avenue, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To add a garden unit in the existing 2.5 story, 2 residential-dwelling-unit masonry building for a total of 3 residential dwelling units and 3 parking spaces

NO. 20939 (29th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-370

Common Address: 2848 N. Sayre Avenue

Applicant: Sayre Project, LLC

Owner: Sayre Project, LLC

Attorney: Kolpak Law Group, LLC

Change Request: RS2, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

Purpose: To divide the existing 125 x 50' lot into two (2) lots each 25' X 125' to construct two (2) single family homes each 1064 sq. ft. with a detached 2-car frame garage,

NO. 20909 (32nd WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-275

PASS AS REVISED

Common Address: 1653-1739 W. Webster & 2075-2189 N. Elston Avenue

Applicant: Lionsmane Partners, LLC

Owner: LMV II Triangle Square Holdings, LP

Attorney: Chris A. Leach. Akerman LLP

Change Request: Residential-Business Planned Development No. 1420 to Residential-Business Planned Development No. 1420, as amended

Purpose: To add "Sports and Recreation, Participant-Indoor" as a permitted use in Sub-Area A

NO. 20920T1 (33rd WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-295

Common Address: 3319 N. Elston Avenue

Applicant: 3319 Elston Owner, LLC

Owner: 3319 Elston Owner, LLC

Attorney: Katie Jahnke Dale –DLA Piper, LLP

Change Request: M1-2, Limited Manufacturing/Business Park District and C1-1, Neighborhood Commercial District to C1-2, Neighborhood Commercial District

Purpose: Rezone to a new zoning district for adaptive reuse of building

NO. 20921 (34th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-303

Common Address: 432-38 West 119th Street

Applicant: Eliceo Lopez

Owner: Eliceo Lopez

Attorney: Lewis W. Powell III

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

Purpose: To allow the operation of an auto repair shop with an accessory hand carwash facility in the existing 3,360 sq.ft., one-story brick garage building

NO. 20927 (34th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-358

Common Address: 11043 South Ashland Avenue

Applicant: Worldview Acquisitions Corp.

Owner: Worldview Acquisitions Corp.

Attorney: Lewis W. Powell III

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

Purpose: To allow the proposed expansion of an existing tavern, with music and dance, located in a RS-3 district

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. 20914 (37th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-281

Common Address: 4201 W. Kamerling Avenue

Applicant: Aligned Interest Realty, LLC

Owner: Aligned Interest Realty, LLC

Attorney: Pedro Cervantes and Sony Cortes of Tristan & Cervantes

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

Purpose: To comply with use standards to allow for a third dwelling unit to be added to the basement level, to change from 2 to 3 dwelling units within an existing 2-story residential building

NO. 20937T1 (38th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-368

Common Address: 6334-38 W. Irving Park Road

Applicant: ERG Real Estate, LLC

Owner: ERG Real Estate, LLC

Attorney: Paul Kolpak

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

Purpose: To develop the property with a 3-story, 9-dwelling-unit building with 9 parking spaces

NO. 20916T1 (44th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-283

Common Address: 3431 N. Ashland Avenue

Applicant: 3443 N. Ashland Land Owner, LLC

Owner: 3443 N. Ashland Land Owner, LLC

Attorney: Warren E. Silver, Brown, Udell, Pomerantz & Delrahim, Ltd.

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

Purpose: To construct a five-story, 55 foot, 9.25 inches in height, masonry building containing 42 dwelling units, 12 parking spaces and 53 bicycle spaces in a transit-served location

NO. 20938 (50th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-369

Common Address: 2910 West Touhy Avenue

Applicant: Tudor Ancas

Owner: Tudor Ancas

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To establish a dwelling unit within the existing residential building (basement area) located at the property, for a total of 3 dwelling units within the existing building

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

DOCUMENT #02021-4546

PASS AS REVISED

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

HISTORICAL LANDMARK DESIGNATION

O2022-278 (37th WARD) ORDINANCE REFERRED (1-26-22)

Historical Landmark Designation for Seth Warner House located at 631 N Central Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2022-4	1	629 N Ashland Ave	Gateway Auto Service & Collision
Or2022-3	1	629 N Ashland Ave	Gateway Auto Service & Collision
Or2022-1	8	1355 E 93 rd St	Finkl Steel Chicago
Or2022-23	19	9301 S Western Ave	Aaron's
Or2022-22	19	9301 S Western Ave	Aaron's
Or2022-20	25	1114 S Clinton St	Veterinary Emergency Group
Or2022-19	25	1114 S Clinton St	Veterinary Emergency Group
Or2022-18	25	1114 S Clinton St	Veterinary Emergency Group
Or2022-12	27	1140 N LaSalle Dr.	Flats on LaSalle
Or2022-13	27	1140 N LaSalle Dr.	Flats on LaSalle
Or2022-28	35	3262 W Belmont Ave	TJ Maxx
Or2022-27	35	3262 W Belmont Ave	TJ Maxx
Or2022-26	35	3262 W Belmont Ave	TJ Maxx
Or2022-25	35	3443 W Addison St	LA Fitness
Or2022-24	35	3443 W Addison St	LA Fitness
Or2022-21	41	11601 W Touhy Ave	RAL LLC/ AeroTerm
Or2022-13	42	214 W Ohio St	Visual Park Logistics LLC
Or2022-6	42	150 N Dearborn St	150 Restaurant LLC
Or2022-5	42	401 E Ontario	FEPH-401, LLC
TBD	43	2550 N Lincoln Ave	Apollo Theatre Chicago
Or2022-8	44	333 W Surf St	Amita Health/ University of Chicago
TBD	47	1828-1830 W Montrose	Anna's Thai Kitchen