

MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS

OFFICE OF THE
CITY CLERK

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THURSDAY, FEBRUARY 13, 2020, AT 10:00 A.M.
CITY COUNCIL CHAMBERS, CITY HALL

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to four minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

Items on this Agenda
Appear in Numerical Order,
According to Ward

NO. A-8514 (1st WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9433

Common Address: 1317-1333 N Western Ave

Applicant: Alderman Daniel LaSpata

Change Request: B3-3 Community Shopping District to C1-2 Neighborhood Commercial District

NO. A-8513 (11th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9434

Common Address: 3300-3304 S Halsted St

Applicant: Alderman Patrick Thompson

Change Request: C1-3 Neighborhood Commercial District to B1-2 Neighborhood Shopping District

NO. A-8507 (28th WARD) ORDINANCE REFERRED (11-26-19)
DOCUMENT #02019-9270

Common Address: 2701-13 W Harrison St

Applicant: Alderman Jason Ervin

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

NO. A-8508 (28th WARD) ORDINANCE REFERRED (11-26-19)
DOCUMENT #02019-9269

Common Address: 500-514 S Claremont Ave, 501-515 S Claremont Ave, 500-514 S Oakley Blvd and 2300-2344 W Harrison St

Applicant: Alderman Jason Ervin

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District

NO. A-8509 (32nd & 47th WARDS) ORDINANCE REFERRED (11-26-19)
DOCUMENT #02019-9253

Applicant: Alderman Scott Waguespack and Alderman Matt Martin

Change Request: To classify a segment of the West Belmont right of way from the centerline of North Ashland Ave on the east and the centerline of North Paulina Street on the west as a Pedestrian Street

NO. A-8510 (44th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9436

Common Address: 1256-1258 W Belmont Ave

Applicant: Alderman Tom Tunney

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

NO. A-8511 (44th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9437

Common Address: 1122-1126 W Eddy St

Applicant: Alderman Tom Tunney

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

NO. A-8512 (44th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9438

Common Address: 3235 N Lakewood Ave

Applicant: Alderman Tom Tunney

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

NO. 20320 (11TH WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-91

Common Address: 2626 South Wallace Street

Applicant: Ada Li

Owner: Ada Li

Attorney: Gordon and Pikarski

Change Request: RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

Purpose: The applicant seeks to construct a new, four-residential-dwelling-unit building.

NO. 20318-T1 (11TH WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-88

Common Address: 3227 South Aberdeen Street

Applicant: 3227 S. Aberdeen St., LLC

Owner: 3227 S. Aberdeen St., LLC

Attorney: Thomas S. Moore

Change Request: RS3, Residential Single-Unit (Detached House) District to RM6, Residential Multi-Unit District

Purpose: The applicant wishes to rezone the property in order to allow sufficient density to legalize the existing upper floor addition and to allow an interior build-out of the attic into habitable living space within the existing 4-story, 9 dwelling-unit building with attached 1-car garage.

NO. 20322 (12th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-93

Common Address: 2614-16 W. 38th Street

Applicant: 2614-16 JD Street, LLC

Owner: 2614-16 JD Street, LLC

Attorney: Tristan & Cervantes

Change Request: RS3, Residential Single-Unit (Detached House) District to RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To meet the bulk and density standards in order to construct a new, two-story, multi-family building with 4 dwelling units and four onsite parking spaces.

NO. 20321 (12th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-92

Common Address: 2615 W. 37th Place

Applicant: 2615 JD Place, LLC

Owner: 2615 JD Place, LLC

Attorney: Tristan & Cervantes

Change Request: RS3, Residential Single-Unit (Detached House) District to RT-3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To meet the bulk and density standards in order to construct a new, two-story, multi-family building with 4 dwelling units and four onsite parking spaces.

NO. 20317 (19th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-87

Common Address: 1818 West 99th Street

Applicant: Danato, LLC

Owner: Danato, LLC

Attorney: Thomas S. Moore

Change Request: B1-1, Neighborhood Shopping District to C2-2, Motor Vehicle-Related Commercial District

Purpose: The Applicant wishes to rezone the property to permit a new contractor's storage yard in the existing open yard space, approximately 5773.5 sq. ft., for a contractor's office use and a coffee shop, approximately 2705.3 sq. ft. in the existing 1-story commercial building, 16.0 feet in height. The 12 exterior parking stalls will remain with no changes.

NO. 20309 (26th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-79

Common Address: 1736 North Kedzie Avenue

Applicant: WC Legacy, LLC

Owner: WC Legacy, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

Purpose: The Applicant is seeking to bring the existing two-story, two (2) unit residential building into compliance with the Chicago Zoning Ordinance.

NO. 20307 (26th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-77

Common Address: 1327-29 North Artesian Avenue

Applicant: Kranti Kambhampati

Owner: Kranti Kambhampati

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

Purpose: To permit the legal subdivision of the subject property into two separate and independent zoning lots; and to permit a new three (3) dwelling-unit residential building at 1327 North Artesian Avenue.

NO. 20303 (26th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-73

Common Address: 2046 West Grand Avenue

Applicant: Chris M. Spina

Owner: Chris M. Spina

Attorney: Dean T. Maragos

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

Purpose: To allow a restaurant with liquor to operate an incidental, full-service bar on the first floor.

NO. 20306 (29th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-76

Common Address: 6221-6235 W. Wabansia Avenue/1655 N. Merrimac Avenue

Applicant: Daniel Breslin

Owner: Daniel Breslin

Attorney: Tyler Manic, Schain Banks Law (Ben Weber)

Change Request: RS-3, Residential Single-Unit (Detached House) District to RM-4.5, Residential Multi-Unit District

Purpose: The purpose of the rezoning is to comply with the bulk and density standards and the Minimum Lot Area to allow for the addition of 2 dwelling units.

NO. 20312 (32nd WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-82

Common Address: 2551 N. Milwaukee Avenue/3061 W. Logan Boulevard

Applicant: PC AU 2, LLC

Owner: Logan Square Lofts, LLC

Attorney: Katriina S. McGuire/Thompson Coburn LLP

Change Request: B3-3, Community Shopping District to C2-3, Motor Vehicle-Related Commercial District

Purpose: The purpose of the rezoning is to allow the applicant to pursue a special use to operate a cannabis business establishment.

NO. 20319 (33rd WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-89

Common Address: 3941 North Christiana Avenue

Applicant: Greg Davis

Owner: Greg Davis

Attorney: Tyler Manic, Schain Banks Law

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

Purpose: The purpose of the rezoning is to comply with the bulk and density standards and the Minimum Lot Area to allow for the addition of one dwelling unit.

NO. 20311 (35th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-81

Common Address: 3647-57 West Lawrence Avenue

Applicant: The Sook In Kim Trust

Owner: The Sook In Kim Trust

Attorney: Grillo & Associates, P.C.

Change Request: B3-2, Community Shopping District to C1-2, Neighborhood Commercial District

Purpose: To establish wholesale of merchandise.

NO. 20304 (36th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-74

Common Address: 3413-17 North Central Avenue

Applicant: 3413 Partners, LLC

Owner: Thomas P. Lesniak, as successor trustee

Attorney: Thomas S. Moore

Change Request: B3-1, Community Shopping District to C2-2, Motor Vehicle-Related Commercial District

Purpose: The applicant wishes to rezone the property in order to allow a custom clothing manufacturing use as a permitted Artisan Manufacturing, Production and Industrial Service, Ryan & Spaeth Marching Arts, in the existing 1-story warehouse. The applicant proposes a 900 sq. ft., 1-story addition to the existing warehouse for the purpose of storing inventory for the manufacturing use. The existing single-family residence will serve as offices and meeting space for the business and will remain with no changes.

NO. 20315 (39th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-85

Common Address: 3244-50 Bryn Mawr Avenue

Applicant: 3244-52 West Bryn Mawr, LLC

Owner: Dae Byun

Attorney: Rolando R. Acosta

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

Purpose: Redevelop the property with a new, four-story, mixed-use building.

NO. 20323 (42nd WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-94

Common Address: 421-51 N. Michigan Avenue, 137-209 E. Illinois Street and 458-78 N. Cityfront Plaza Drive

Applicant: Tribune Tower East (Chicago) Owner, LLC

Owner: Please see application for list of owners

Attorney: John J. George/Chris A. Leach

Change Request: DX-12 & DX-16, Downtown Mixed-Use Districts to DX-12, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To construct a new mixed-use building on the surface parking lot.

NO. 20310 (42nd WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-80

Common Address: 57-63 West Erie Street

Applicant: LG Development Group, LLC-61 West Erie Series

Owner: LG Development Group, LLC-61 West Erie Series

Attorney: Akerman LLP, C/O Meg George & C. Harrison Cooper

Change Request: Planned Development 1356 to DX-5, Downtown Mixed-Use District

Purpose: Current Planned Development does not allow proposed 5-story, mixed-use hotel and retail development.

NO. 20305 (43rd WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-75

Common Address: 2200 N. Clark Street

Applicant: Old Pro, LLC

Owner: Old Pro, LLC

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

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

Purpose: To allow a general restaurant use on the property.

NO. 20308-T1 (44th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-78

Common Address: 3500-04 North Wilton Avenue and 934-38 West Cornelia Avenue

Applicant: 3500 Wilton, LLC

Owner: 3500 Wilton, LLC

Attorney: Law Offices of Samuel V.P. Banks, Sara K. Barnes

Change Request: RM5, Residential Multi-Unit District to RM6, Residential Multi-Unit District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the rehabilitation of the existing four-story residential building, which such rehabilitation plan calls for the location and establishment of two (2) additional dwelling units, within the basement of the existing building - for a total of nineteen (19) dwelling units, at the subject site.

NO. 20313 (45th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-83

Common Address: 3740-3770 N. Milwaukee Avenue, 3601-3609 & 3631-3739 N. Kilbourn Avenue, 4440-4448 W. Addison Avenue

Applicant: Commuter Rail Division of the Regional Transportation Authority (Metra)

Owner: Commuter Rail Division of the Regional Transportation Authority (Metra)

Attorney: Scott Saef, Sidley Austin, LLP

Change Request: M1-1, Limited Manufacturing/Business Park District to a T, Transportation District

Purpose: Commuter rail station improvements

NO. 20314 (46th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-84

Common Address: 4071 N. Broadway

Applicant: David Lee Hinkamp

Owner: David Lee Hinkamp

Attorney: Warren E. Silver

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

Purpose: To allow for the development of 1,273.8 square feet of office space within the building at the subject property; the current 7,363.2 square feet of artist live/work space would be reduced to 6089.4 square feet and would be allowed as of right (it currently is established pursuant to an approved special use).

NO. 20316 (47th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-86

Common Address: 3726 N. Ashland Avenue

Applicant: KK Court Investment, Inc.

Owner: KK Court Investment, Inc.

Attorney: Alfred Quijano- Quijano Law Group, PC

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

Purpose: To construct a four (4) unit residential building.