

MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS

MONDAY, MARCH 16, 2020, AT 10:00 A.M.
CITY COUNCIL CHAMBERS, CITY HALL

OFFICE OF THE
CITY CLERK

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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 Reverse Numerical Order,
According to Ward

NO. A-8505 (47TH AND 40TH WARDS) ORDINANCE REFERRED (10-16-19)
DOCUMENT #O2019-8011

Applicant: Alderman Matt Martin and Alderman Andre Vasquez

Change Request: To classify a segment of the North Clark Street right of way from the centerline of West Lawrence Ave on the south and the centerline of West Ainsle Ave on the north
And a segment of the North Clark Street right of way from the centerline of West Argyle Ave on the south and the centerline of West Winona Ave on the north as a Pedestrian Street

NO. A-8516 (11TH WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-151

Common Address: 810 W 31st St

Applicant: Alderman Patrick Thompson

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

NO. A-8517 (11TH WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-152

Common Address: 828-838 W 31st St

Applicant: Alderman Patrick Thompson

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

NO. A-8518 (11TH WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-153

Common Address: 3615-3659 S Halsted St

Applicant: Alderman Patrick Thompson

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

NO. A-8519 (11TH WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-155

Common Address: 3465 S Lituania Ave, 816-838 W 35th St, 825-931 W 35th St and 3501-3511 S Sangamon Ave

Applicant: Alderman Patrick Thompson

Change Request: C2-2 Motor Vehicle Related Commercial District and RS1 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

NO. A-8520 (11th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-156

Common Address: 4601-4699 S Halsted St

Applicant: Alderman Patrick Thompson

Change Request: B3-2 Community Shopping District and C3-2 Commercial, Manufacturing and Employment District to B1-1 Neighborhood Shopping District

NO. A-8521 (11th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-150

Common Address: 528-412 W 31st Street and 525-451 W 31st Street

Applicant: Alderman Patrick Thompson

Change Request: B3-2 Community Shopping District, C1-2 Neighborhood Commercial District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District and RS3 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

NO. A-8522 (11th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-149

Common Address: 336-200 W 31st Street and 349-215 W 31st Street

Applicant: Alderman Patrick Thompson

Change Request: C1-3 Neighborhood Commercial District, B1-3 Neighborhood Shopping District and B1-5 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

NO. A-8525 (5th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #O2020-845

Common Address: 5616 S Maryland Ave

Applicant: Alderman Leslie Hairston

Change Request: RM5 Residential Multi-Unit District and Institutional Planned Development No 43 as amended to Institutional Planned Development No 43

NO. 20347 (48th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #O2020-784

Common Address: 5440 N Sheridan

Applicant: 5440 Sheridan Property Owner LLC

Owner: 5445 Edgewater Plaza Condominium Association

Attorney: DLA Piper

Change Request: Residential Planned Development No. 1056 to B3-5 Community Shopping District

Purpose: Revert the existing planned development to its pre-existing zoning to construct a 5 story building

NO. 20344 (47th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-781

Common Address: 4845 N Winchester Ave

Applicant: David Smrha

Owner: David Smrha

Attorney:

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

Purpose: To add an additional unit to the basement of the building. The rezoning will allow for a total of 4 units as opposed to 3

NO. 20345 (46th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-782

Common Address: 1038-1054 W Wilson Ave, 4600-4608 N Kenmore Ave and 4600-4612 N Winthrop Ave

Applicant: 1050 Wilson Partners LLC

Owner: 1050 Wilson Partners LLC

Attorney: DLA Piper

Change Request: Residential Business Planned Development No. 1329 to Residential Business Planned Development No. 1329, as amended

Purpose: The Applicant requests a rezoning of the subject property from Residential-Business Planned Development No. 1329 to Residential-Business Planned Development No. 1329, as amended, to create two subareas and to allow for venue as a permitted use to permit a theater use in the existing building located on the property. No other changes are proposed to the existing approved planned development.

NO. 20340 (45th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-777

Common Address: 5667 W Higgins Ave

Applicant: Ridgeview LLC

Owner: Ridgeview LLC

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

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

Purpose: To permit the construction of a new three story (with basement) six unit residential building, at the subject site

NO. 20331 (44th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-768

Common Address: 3123 N Kenmore Ave

Applicant: Lisa Holl Chang

Owner: Lisa Holl Chang

Attorney: Gordon & Pikarski

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

Purpose: The applicant seeks to expand the existing 2 unit residential dwelling unit building beyond the currently allowable floor area

NO. 20348 (42nd WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-785

Common Address: 200-340 S Canal St, 500-530 W Van Buren St, 201-399 S Clinton St and 501-531 W Adams St

Applicant: 320 S Canal Titleholder LLC

Owner: See Application for list of owners

Attorney: John George

Change Request: Residential Business Planned Development No. 376 to Business Planned Development No. 376, as amended

Purpose: to construct in Sub Area C a 730' foot tall commercial building containing 1,560,000 sq.ft. of office, and retail space with 400 on site parking spaces

NO. 20324 (40th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-761

Common Address: 4918 North Lincoln Avenue

Applicant: Patrick Landrosh

Owner: Patrick Landrosh

Attorney: Gordon & Pikarski

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

Purpose: The property will be used as a 5 story, 14 residential unit building including a ground floor live-work unit and ground floor commercial space and 14 on-site parking spaces. The building will reach a height of approximately 57 feet, 4 inches.

NO. 20325-T1 (38th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-762

Common Address: 6328 W. Irving Park Road

Applicant: 6330 Irving Park LLC

Owner: 6330 Irving Park LLC

Attorney: Paul Kolpak

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

Purpose: Proposed use of the property after rezoning will be to construct a new 3 story 9 dwelling unit building. The height of the building will be 33 feet 0 inches. There will be 9 parking spaces. No commercial space.

NO. 20329 (31st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-766

Common Address: 4341 W Fullerton Ave

Applicant: Luis Vanegas

Owner: Diego Motoa, Olga Barrios

Attorney: Hector Morales

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

Purpose: To allow for wholesale and retail sales of auto supply/ auto parts. One overnight parking space in rear of store from a total of three overnight on-site parking spaces

NO. 20338 (31st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-775

Common Address: 2734-58 North Cicero Avenue

Applicant: Cicero Food Mart

Owner: H Y Properties LLC

Attorney: Law Offices of Samuel VP Banks, Nicholas Flikas

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

Purpose: The Applicant is seeking to locate and establish a gas station facility, accessory convenience store, and accessory single-lane automated car wash at the subject site, which will combine the two (2) zoning lots, so as to function as one (1) zoning lot.

NO. 20343 (31st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-780

Common Address: 3047 N Cicero Ave

Applicant: Natural Food Catering, Corp

Owner: MLCRGC Properties LLC

Attorney: Law Office of Mark J Kupiec

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

Purpose: To establish a catering business within the existing building (with onsite food preparation)

NO. 20350 (30th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-788

Common Address: 4200 W. Belmont Ave; 3202 N. Kildare and 4157 W. Melrose

Applicant: Noah Properties LLC

Owner: 4200 West Belmont LLC, an Illinois limited liability company and Trust No. 5025983. LLC Series 1400 N. Cicero, an Illinois limited liability company, as tenants in common c/o Attorney Cory Faulkner

Attorney: Law Offices of Samuel VP Banks, Nicholas Flikas

Change Request: Commercial Manufacturing Development No. 409 to B2-2 Neighborhood Mixed-Use District and then Residential Planned Development No. 409, as amended

Purpose: The Applicant is seeking to amend Planned Development No. 409 in order to permit a residential development at the subject property. Planned Development No. 409 does not currently allow for residential uses and must be amended to permit the Applicant's residential development plan.

NO. 20339 (28th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-776

Common Address: 253 N Pulaski Road

Applicant: Rich W Construction

Owner: Richard Wieczorek

Attorney: John McCulloh

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

Purpose: To legalize the establishment of a construction office and storage yard

NO. 20334 (27th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-771

Common Address: 1367 W Chicago Ave

Applicant: Ali Manish

Owner: Ali Manish

Attorney:

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

Purpose: New construction of a 4 story building, with an office on the ground floor and 4 dwelling units above

NO. 20335-T1 (27th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-772

Common Address: 1458-1500 N Wieland Street

Applicant: Nader & Juan Hindo

Owner: 1458 N Wieland LLC

Attorney: Thomas Raines

Change Request: RM5 Residential Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: To construct a 5 story, seven unit, residential building with an attached parking garage containing 3 parking spaces. Approx. 12,555 sq.ft. and 58' in height

NO. 20337 (26th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-774

Common Address: 1628 North Harding Avenue

Applicant: Noel Roman

Owner: Noel Roman

Attorney: Law Offices of Samuel VP Banks, Nicholas Flikas

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 three-story, two_ (2) unit residential building into compliance with the Chicago Zoning Ordinance.

NO. 20333-T1 (25th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-770

Common Address: 425-449 W 17th St, 1700-1734 S Stewart Ave, 1717-1735 S Stewart Ave, 400-448 W 18th St and 1701-1735 S Canal St

Applicant: New Chinatown Real Estate

Owner: New Chinatown Real Estate

Attorney: Richard Toth, Daley & Georges

Change Request: Commercial Manufacturing Planned Development No. 1301 to Planned Manufacturing District No. 11, Sub Area B

Purpose: To allow development of an approx. 156, 396 SF building, 59-3" high, with retail and restaurant uses, and accessory parking

NO. 20342-T1 (23rd WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-779

Common Address: 5781-5789 South Archer Avenue

Applicant: GW Archer Long LLC

Owner: GW Archer Long LLC

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: M1-1 Limited Manufacturing/ Business Park District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of new one-story commercial-office building, with a surface parking lot, at the subject property - which such site is presently split-zoned.

NO. 20327 (21st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-764

Common Address: 8347-57 S Halsted St

Applicant: Guaranteed Investments Corp

Owner: New Faith Missionary Baptist Church

Attorney: Shiller Preyer Law Offices

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

Purpose: Cannabis Business Establishment within existing two story building

NO. 20328 (21st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-765

Common Address: 9400 S Bishop St

Applicant: Alaba Olatunji

Owner: Alaba Olatunji

Attorney: Kenny Olatunji

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

Purpose: To allow the conversion from 2 dwelling units to 3 dwelling units

NO. 20332-T1 (20th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-769

Common Address: 1347-49 W 47th St

Applicant: Ursetta Development, Inc.

Owner: Ursetta Development, Inc.

Attorney: Thomas Moore

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

Purpose: The applicant wishes to rezone the property to allow for the construction of a proposed 2-story mixed use building. 23'5" in height, with 2 ground floor commercial spaces, 2 dwelling units and 4 interior parking stalls. The ground floor commercial spaces measure 797 square feet and 972 square feet for a total of 1,769 square feet.

NO. 20349 (16th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-786

Common Address: 2240 W 63rd St

Applicant: CSX Transportation Inc.

Owner: CSX Transportation Inc.

Attorney: Chico & Nunes

Change Request: B3-1 Community Shopping District, M1-2 Limited Manufacturing/ Business Park District, and C2-2 Motor Vehicle Related Commercial District to M2-1 Light Manufacturing District and then to a Manufacturing Planned Development

Purpose: To support redevelopment for an intermodal freight container yard

NO. 20341 (14th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-778

Common Address: 5648 South Archer Avenue,
Applicant: Chicago Alternative Health Center LLC, d/b/a Midway Dispensary
Owner: Chicago Alternative Health Center LLC, d/b/a Midway Dispensary
Attorney: Law Offices of Samuel VP Banks, Sara Barnes
Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District
Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the expansion of the existing cannabis dispensary (medical and adult-use), within the grade level of the existing building(s), at the subject site site

NO. 20330 (11th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-767

Common Address: 1741 S Ruble St
Applicant: Ruble Properties LLC
Owner: Ruble Properties LLC
Attorney: Louis Weinstock
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C2-2 Motor Vehicle Related Commercial District
Purpose: To allow for the addition of a car wash at an existing gas station

NO. 20326 (6th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-763

Common Address: 7401 S State St
Applicant: Guaranteed Investments Corp
Owner: LP 7400, LLC
Attorney: Shiller Preyer Law Offices
Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District
Purpose: Cannabis Business Establishment within existing one story building

NO. 20346-T1 (3rd WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-783

Common Address: 2513-2517 S Wabash Ave

Applicant: JBR Brewing LLC

Owner: 2515 S Wabash LLC

Attorney: Zubin Kammula

Change Request: M1-3 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District

Purpose: To allow for the establishment of a brewpub and general restaurant with event space in excess of the 4,000 sq.ft.

NO. 20336 (1st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-773

Common Address: 1302 N Milwaukee Ave

Applicant: Ray River Group LLC

Owner: Westown Property Management, LLC

Attorney:

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

Purpose: A new indoor mini-golf use with bar in the ground floor commercial space