

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
DECEMBER 15, 2020
TO BE REPORTED OUT DECEMBER 16, 2020

O2020-5007 (43rd WARD) ORDINANCE REFERRED (10-7-20)

PASS AS AMENDED

Amendment of Municipal Code Section 2-120-910 by modifying fines and remedies for disrepair of historical and architectural landmarks

NO. A-8605 (1st WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4356

PASS AS AMENDED

Common Address: 2948-54 W Armitage Ave; 2001-2011 N Humboldt Blvd

Applicant: Alderman Daniel LaSpata

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

NO. A-8497 (35th WARD) ORDINANCE REFERRED (7-24-19)

DOCUMENT #02019-5811

Common Address: 2643-2651 N Milwaukee Avenue

Applicant: Alderman Carlos Ramirez-Rosa

Change Request: B3-3 Community Shopping District to B3-1 Community Shopping District

NO. A-8612 (43rd WARD) ORDINANCE REFERRED (10-7-20)

DOCUMENT #02020-4757

Common Address: 2107 N. Cleveland Avenue

Applicant: Alderman Michelle Smith

Change Request: B3-2, Community Shopping District to RS3, Residential Single-Unit (Detached House) District

NO. A-8614 (46th WARD) ORDINANCE REFERRED (10-7-20)

DOCUMENT #02020-5151

Common Address: 1023 W. Irving Park Road

Applicant: Alderman James Cappleman

Change Request: B2-3, Neighborhood Mixed-Use District to B2-5, Neighborhood Mixed-Use District

NO. 20559T1 (1st WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5714

Common Address: 1701 W. Division Street

Applicant: DHK Limited Partners

Owner: DHK Limited Partners

Attorney: Thomas Raines

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

Purpose: To restore the previous B3-2 zoning classification to permit the renovation of the existing 6 residential units, with alterations to the first floor for a new bike & tenant storage room. The proposed map amendment is required in order to substitute a new set of architectural plans for the ones which were submitted in conjunction with the previously approved Type-1 zoning map amendment.

NO. 20548 (11th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5662

Common Address: 701 West 37th Street/3700-02 South Union Avenue

Applicant: David M. Madia

Owner: William Nolan

Attorney:

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

Purpose: In order to meet the bulk and density requirements to all the sub-divisions. Divide the existing zoning lot into two zoning lots to build a 2-Story, Single-Family Residence on each lot.

NO. 20349 (16th WARD) ORDINANCE REFERRED (2-19-20)

DOCUMENT #02020-786

PASS AS REVISED

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. 20557T1 (19th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5712

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2501-2511 West 103rd Street

Applicant: Church 103, LLC

Owner: Church 103, LLC

Attorney:

Change Request: RS2, Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District.

Purpose: Existing building is being converted to an office use. To meet the use standards to establish the office use within the existing two-story building with onsite parking.

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. 20552T1 (25th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5681

Common Address: 1744 West 21st Place

Applicant: 1744 W. 21st Place LLC

Owner: 1744 W. 21st Place LLC

Attorney: Ximena Castro

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District

Purpose: To add two dwelling units for a total of six dwelling units.

NO. 20558T1 (25th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5713

Common Address: 2238 West 24th Street

Applicant: 2226 W. Cermak Rd., LLC

Owner: 2226 W. Cermak Rd., LLC

Attorney: Ximena Castro

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

Purpose: To add two dwelling units for a total of six dwelling units

NO. 20538 (26th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5580

Common Address: 2156 N. Kimball Avenue

Applicant: Brisa Foods, Inc.

Owner: Alejandro & Lucia Reyes

Attorney: Dean T. Maragos

Change Request: RS3, Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: To allow for package liquor sales as accessory use to the existing retail food sales grocery store.

NO. 20560 (26th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5682

Common Address: 2740 W. Chicago Avenue

Applicant: Midas Funding Inc.

Owner: Midas Funding Inc.

Attorney: F4 Consulting Ltd. - John Fritchey

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

Purpose: To allow for establishment of ground-floor residential use.

NO. 20516 (32nd WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4797

PASS AS REVISED

Common Address: 1653-1739 W Webster Ave and 2075-2189 N Elston Ave

Applicant: Triangle Square Condominium LLC

Owner: Triangle Square Condominium LLC

Attorney: John George and Chris Leach

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

Purpose: To add 1 additional dwelling unit to Sub-Area C

NO. 20551T1 (34th WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5680

Common Address: 955 W. 115th Street

Applicant: Habitat for Humanity Chicago

Owner: Berkheimer Properties, LLC

Attorney:

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

Purpose: To meet the use standards, bulk and density, in order to develop affordable housing and allow the construction of a new, 22-townhouse development with 22 parking spaces in a common garage.

NO. 20539 (36th WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5607

Common Address: 2618 N. Oak Park Avenue

Applicant: Quiman Real Estate, LLC

Owner: Quiman Real Estate, LLC

Attorney: Andrea M. Duron, Esq.

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

Purpose: To meet the bulk and density requirements to construct a new, 2-story single family residence.

NO. 20556 (36th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5710

Common Address: 2052 North Laramie Avenue

Applicant: Sergio Torres

Owner: Sergio Torres

Attorney: Nicholas 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 one (1) additional dwelling unit within the existing building, for a total of three (3) units at the subject property.

NO. 20546 (41st WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5652

Common Address: 5366-70 West Devon Ave./6401 North Central Ave.

Applicant: BOTTLES AND CANS TOO, L.L.C.

Owner: Devon Central, LLC

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

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

Purpose: To establish a liquor store with retail sales of packaged liquor (Packaged Goods Liquor License) within the existing vacant commercial unit located within the existing one-story commercial building at the property.

NO. 20488T1 (44th WARD) ORDINANCE REFERRED (9-9-20)

DOCUMENT #02020-4572

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 835 West Addison Street

Applicant: Lake View Lutheran Church

Owner: Lake View Lutheran Church

Attorney: Rich Klawiter & Liz Butler - DLA Piper LLP (US)

Change Request: RM-5 Residential Multi-Unit District to B1-3 Neighborhood Shopping District

Purpose: To allow for the construction of a mixed-use building containing 37 dwelling units and ground floor religious assembly space

NO. 20550T1 (46th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5679

Common Address: 4511-23 North Clark Street

Applicant: 4511 Clark Acquisitions, LLC

Owner: 4511 Clark Acquisitions, LLC

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

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

Purpose: The Applicant is seeking to permit a new, five-story mixed-use building with retail at grade and fifty-six (56) dwelling units above.

NO. 20533-T1 (47th WARD) ORDINANCE REFERRED (10-7-20)

DOCUMENT #02020-4819

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3333-3335 N Lincoln Ave; 3336-38 N Marshfield Ave

Applicant: Chicago 3333 Lincoln LLC Owner: Chicago 3333 Lincoln LLC

Attorney: Patrick Turner

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

Purpose: To allow a 100% reduction in the residential off street parking requirement as a transit served location. Compliance with the non-residential off street parking requirement, and an increase in the maximum floor area ratio for a transit served location. Lastly the erection of 3 story additions to include 8 residential units and 3 retail space.

NO. 20544 (49th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5644

Common Address: 7630-7638 N. Rogers Ave.

Applicant: Rogers 1, LLC

Owner: Rogers 1, LLC

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

Change Request: Residential Business Planned Development #977 to B3-5, Community Shopping District

Purpose: To remove the planned development designation 977 as the present planned development lapsed in 2011 and to revert to the underlying designation of a B3-5 zoning district in order to continue a retail use within the existing building.

NO. 20549 (50th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5678

Common Address: 2640-44 W. Pratt Blvd.

Applicant: Signature Acquisitions, LLC

Owner: Signature Acquisitions, LLC

Attorney:

Change Request: B1-1 Neighborhood Shopping District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: In order to comply with the bulk and density and use standards to establish the conversion of a multi-unit residential building. Furthermore, seeking to convert the first floor into wheelchair accessible apartments in an area that lacks accessible options.

LANDMARK FEE WAIVER

Or2020-325 (28th WARD) ORDINANCE REFERRED (11-23-20)

Historical Landmark Fee Waiver for the property at 1035 S Claremont Ave

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

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
<u>Or2020-323</u>	<u>11</u>	<u>645 W Roosevelt Rd</u>	<u>Banfield Pet Hospital</u>