

MEETING  
OF THE  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING  
STANDARDS

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**TUESDAY, DECEMBER 10, 2019, 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. 20262-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8495**

**Common Address:** 2105-09 W. Caton Street

**Applicant:** Public 2, LLC

**Owner:** Estate of Sean McKeough

**Attorney:** Law Offices of Samuel V.P. Banks

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

**Purpose:** The Applicant is seeking to permit the construction of a new four-story, eight (8) unit mixed-use building at the subject site.

**NO. 20242-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8475**

**Common Address:** 2227 North Clybourn Avenue

**Applicant:** 2227 North Clybourn, LLC

**Owner:** 2227 North Clybourn, LLC

**Attorney:** Rolando R. Acosta

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To establish and operate vacation rental/shared housing within the property.

**NO. 20264-T1 (4<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8497**

**Common Address:** 4601-4611 South Ellis Avenue

**Applicant:** 4611 South Ellis, LLC

**Owner:** 4611 South Ellis, LLC

**Attorney:** Law Offices of Samuel V.P. Banks

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

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to permit the renovation and conversion of the existing three-story (with basement) church building into a mixed-use (community-commercial-residential) building, at the subject site.

**NO. 20255-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8488**

**Common Address:** 2119 S. Halsted St.

**Applicant:** Grain Liquors, LLC

**Owner:** 2119 South, LLC

**Attorney:** Danielle G. Grcic

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B3-3, Community Shopping District

**Purpose:** To maintain and legalize the use of the property, to continue the operation of the existing business/restaurant with accessory liquor and with 8 dwelling units.

**NO. 20252-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8485**

**Common Address:** 4241 S. Halsted Street

**Applicant:** Kasper Development LLC 4223

**Owner:** Kasper Development LLC 4223

**Attorney:** Paul A. Kolpak

**Change Request:** RS-1, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To construct a two-story masonry single family residence with a two-car frame, detached garage.

**NO. 20239-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8472**

**Common Address:** 3084 South Lock Street

**Applicant:** Kelsey and William Elliott

**Owner:** Kelsey and William Elliott

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to convert the vacant commercial space and 1-car garage into 1 dwelling unit each for a new total of 4 dwelling units at the property. The applicant will seek relief, as necessary, for any required on-site parking.

**NO. 20233-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8466**

**Common Address:** 3301 South Morgan Street

**Applicant:** Martinez Supermarket, Inc.

**Owner:** JM Holding Enterprise, LLC

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

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to C1-3  
Neighborhood Commercial District

**Purpose:** The applicant is seeking to permit a restaurant and bar use in  
the retail/commercial unit of the existing building, at the subject site.

**NO. 20259 (14<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8492**

**Common Address:** 4100-4230 West Ann Lurie Place / 4044-4210 South Karlov Avenue

**Applicant:** Greater Chicago Food Depository

**Owner:** Greater Chicago Food Depository

**Attorney:** Mariah DiGrino & Liz Butler-DLA Piper LLP (US)

**Change Request:** M2-3 Light Industry District to an Industrial Institutional Planned  
Development

**Purpose:** To authorize the construction and operation of a meal preparation facility,  
with accessory office, food and beverage service, medical service,  
educational, community, volunteer and outreach uses; Mandatory  
Planned Development pursuant to Section 17-8-0511 (Large Industrial  
Developments)

**NO. 20253 (15<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8486**

**Common Address:** 4542-48 S. Washtenaw Ave.

**Applicant:** Heidi Chow Eng

**Owner:** Heidi Chow Eng

**Attorney:** Paul A. Kolpak

**Change Request:** RS-3, Residential Single-Unit (Detached House) District to RT4, Residential  
Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To allow the subdivision of the existing 3 lots into two zoning lots. One will  
measure 50x125 ft. to allow the 2 story 4 unit frame building with garage to  
remain, and the 25x125 ft. lot is to have a proposed single family  
residence.

**NO. 20260 (19<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8493**

**Common Address:** 10100 South Western Avenue  
**Applicant:** GPS Investments Beverly, LLC  
**Owner:** GPS Investments Beverly, LLC  
**Attorney:** Law Offices of Samuel V.P. Banks  
**Change Request:** B1-1, Neighborhood Shopping District to C1-1, Neighborhood Commercial District.  
**Purpose:** To permit the establishment of a new automated car wash, which will replace the existing car wash and accessory structures, at the subject site.

**NO. 20257 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8490**

**Common Address:** 829-925 W. 16<sup>th</sup> Street/832-924 W. 18<sup>th</sup> Street  
**Applicant:** PMG Pilsen Investments, LLC  
**Owner:** PMG Pilsen Investments, LLC  
**Attorney:** Katriina S. McGuire/Thompson Coburn, LLP  
**Change Request:** M1-2, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District, then to a Residential Business Planned Development  
**Purpose:** To establish a mixed-use, multi-family development at the property.

**NO. 20245 (25<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8478**

**Common Address:** 1057-59 West Taylor Street  
**Applicant:** Taylor Residences, LLC  
**Owner:** Taylor Residences, LLC  
**Attorney:** Law Office of Mark J. Kupiec & Assoc.  
**Change Request:** B1-2, Neighborhood Shopping District to B3-3, Community Shopping District  
**Purpose:** To comply with the minimum lot area and the maximum floor area, to build a new 4 story, mixed-use building with ground floor commercial units and 6 dwelling units on the upper floors.

**NO. 20263-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8496**

**Common Address:** 862-68 North Orleans Street

**Applicant:** Praia Management Group, LLC

**Owner:** Praia Management Group, LLC

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** C1-2, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District

**Purpose:** The Applicant is seeking to permit the FAR, height, minimum lot area per unit, and use (hotel) of the proposed eight-story, sixty (60) key hotel building at the subject site.

**NO. 20234-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8467**

**Common Address:** 1455 W. Huron St.

**Applicant:** CP2 Properties, LLC-1455 West Huron, LLC

**Owner:** CP2 Properties, LLC-1455 West Huron, LLC

**Attorney:**

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

**Purpose:** To comply with the current bulk requirement of the zoning code in order to convert from 5 to 6 dwelling units.

**NO. 20237-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8470**

**Common Address:** 1035-65 North Orleans Street/325-333 West Hill Street

**Applicant:** 1065NOS, LLC

**Owner:** Orleans KG Exchange, LLC

**Attorney:** Rolando R. Acosta

**Change Request:** RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to DX-5 Downtown Mixed-Use District

**Purpose:** To allow construction of a six-story addition on top of the existing two-story building for a total of eight stories to use as a hotel with 114 hotel keys, four residential dwelling units, an event space with a 450 person capacity, and no parking or loading.

**NO. 20235 (30<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8468**

**Common Address:** 2440 N. Lorel Avenue

**Applicant:** Aditya Ramani

**Owner:** Aditya Ramani

**Attorney:**

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

**Purpose:** Make a legal conversion to a three unit residential building

**NO. 20261 (31<sup>st</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8494**

**Common Address:** 2535 North Laramie Avenue

**Applicant:** Esquina del Sabor Catracho, Inc.

**Owner:** Nestor Santos

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District

**Purpose:** The applicant is seeking to permit the location and establishment of a general restaurant use within the existing building at the subject property.

**NO. 20248 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8481**

**Common Address:** 1514-18 West Diversey Parkway

**Applicant:** SNS Realty Group, LLC

**Owner:** 1514-18 W. Diversey, LLC

**Attorney:** Thomas S. Moore

**Change Request:** RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The applicant wishes to provide sufficient density to construct a proposed 3-story, 6 dwelling-unit building with roof deck and detached 6-car garage at the rear of the property.

**NO. 20247 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8480**

**Common Address:** 4931 North Troy Street

**Applicant:** George P. Mounsef

**Owner:** George P. Mounsef

**Attorney:** Thomas S. Moore

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The applicant wishes to rezone the property in order to allow sufficient density to convert the existing, finished basement space in the existing 2-story, 2 dwelling unit building into an additional dwelling unit for a new total of 3 dwelling units at the property.

**NO. 20236 (35<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8469**

**Common Address:** 3566 West Belden Avenue

**Applicant:** Artur Kaczmarek and Anna Bugaj

**Owner:** Artur Kaczmarek and Anna Bugaj

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

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To comply with the minimum lot area and maximum floor area to establish one additional dwelling unit within the existing 2 ½ story residential building (attic space) for a total of 3 dwelling units at the subject property.

**NO. 20238 (35<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8471**

**Common Address:** 3127 N. Central Park Avenue

**Applicant:** JEK Enterprises, LLC

**Owner:** JEK Enterprises, LLC

**Attorney:** Thomas S. Moore

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM-4.5, Residential Multi-Unit District

**Purpose:** The applicant wishes to rezone the property in order to provide sufficient density to construct a proposed 3-story, 3 dwelling unit building with basement, roof deck and detached 3-car garage at the rear of the property.



**NO. 20258 (37<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8491**

**Common Address:** 1830-64 North LeClaire Avenue/1815-1915 North Laramie Avenue

**Applicant:** By the Hand Club for Kids and Grace & Peace Fellowship

**Owner:** By the Hand Club for Kids and Grace & Peace Fellowship

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

**Change Request:** Residential Planned Development #1149 and Institutional Planned Development #1150 to B3-2, Community Shopping District then to Institutional Planned Development #1150, as amended

**Purpose:** To a) amend PD #1150's existing PD boundaries to include property located at 1815-1915 N. Laramie Ave. and currently zoned PD #1149; b) allow the creation of subareas and c) permit additional uses including residential, sports and recreation (Indoor & outdoor) and accessory parking.

**NO. 20240 (37<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8473**

**Common Address:** 1325 N. Central Park Avenue

**Applicant:** ARCY Group Series LLC - Property Investments

**Owner:** ARCY Group Series LLC - Property Investments

**Attorney:**

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

**Purpose:** To legalize the commercial space and obtain a city business license to operate a grocery/convenience store on the ground floor.

**NO. 20254 (39<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8487**

**Common Address:** 6246 N. Pulaski Road

**Applicant:** Valentino Caushi

**Owner:** 6246 N. Pulaski, LLC

**Attorney:** Paul A. Kolpak

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

**Purpose:** To consolidate lots 1&2 into 1 zoning lot with dimensions of 75x124.12 to construct a new three story mixed use building. There will be 2,628 sq. ft. of commercial space on ground floor. There will be a total of 9 dwelling units from the second and third floor.

**NO. 20246-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8479**

**Common Address:** 1767 West Rosehill Drive

**Applicant:** 1767 West Rosehill, LLC

**Owner:** 1767 West Rosehill, LLC

**Attorney:** Thomas S. Moore

**Change Request:** C1-1, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

**Purpose:** The applicant wishes to construct a proposed 4-story, 13 dwelling-unit building with basement and 13 interior parking stalls.

**NO. 20256 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8489**

**Common Address:** 2653 North Clark Street

**Applicant:** Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016. as Trust No. 8002372723

**Owner:** Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016. as Trust No. 8002372723

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

**Change Request:** B1-2, Neighborhood Shopping District to B1-3, Neighborhood Shopping District then to Residential-Business Planned Development

**Purpose:** Mandatory Planned Development pursuant to Section 17-80513 (Large Residential Developments)

**NO. 20251 (44<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8484**

**Common Address:** 3524 North Clark Street

**Applicant:** MedMar Lakeview, LLC

**Owner:** 3524 N. Clark, LLC

**Attorney:** John J. George, Akerman LLP

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

**Purpose:** To allow an Adult Use Cannabis dispensary as a permitted use.

**NO. 20250-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8483**

**Common Address:** 3757 North Sheffield Avenue

**Applicant:** 957 Grace Acquisitions, LLC

**Owner:** 957 Grace Acquisitions, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to construct a 4-story, 10 dwelling unit addition to a previously approved 4-story, 40 dwelling unit building (3763 North Sheffield Avenue) in order to combine the 2 zoning lots into 1 zoning lot. The reason for rezoning is to comply with density bulk requirements and establish a qualifying transit-served location to accommodate the Minimum Lot Area Reduction and the reduction in on-site parking. 3 on-site parking stalls will be provided.

**NO. 20244 (44<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8477**

**Common Address:** 3608-10 N. Southport Avenue

**Applicant:** DOG-A-HOLICS, INC.

**Owner:** JIA BOSWORTH, LLC

**Attorney:** Katriina S. McGuire/Thompson Coburn LLP

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

**Purpose:** To allow for the continued operation of an existing dog/animal day care shelter/kennel/boarding

**NO. 20243-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8476**

**Common Address:** 3500-3502 North Clark Street

**Applicant:** 3500 North Clark, LLC

**Owner:** 3500 North Clark, LLC

**Attorney:** Katriina S. McGuire/Thompson Coburn LLP

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

**Purpose:** In order to construct a four-story mixed-use building with 18 dwelling units and five parking spaces.

**NO. 20249 (48<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8482**

**Common Address:** 5200-20 N. Sheridan Road/1000-12 W. Foster Avenue

**Applicant:** XFun Entertainment, LLC

**Owner:** North Sheridan Property Investor, LLC

**Attorney:** Thomas Raines

**Change Request:** B3-5, Community Shopping District to C1-5, Neighborhood Commercial District

**Purpose:** To establish an amusement arcade in ground floor tenant space with an accessory eating establishment and obtain a public place of amusement license.

**NO. 20241-T1 (49<sup>th</sup> WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8474**

**Common Address:** 7100-7110 N. Sheridan Road

**Applicant:** Maynard – 7100 Sheridan, LLC

**Owner:** Maynard – 7100 Sheridan, LLC

**Attorney:** Bridget O'Keefe

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

**Purpose:** To comply with the bulk and density requirements of the Code to allow the conversion of 2 vacant first floor retail spaces to 2 residential units.