

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF JANUARY 25, 2022
TO BE REPORTED OUT JANUARY 26, 2022

CODE AMENDMENTS

O2021-5872 (MAYORAL APPLICATION) ORDINANCE REFERRED (12-15-21)

PASS AS SUBSTITUTED

Amendment of Municipal Code Titles 2, 14A, 14B, 14R and 14X and repeal of Chapter 13-9 regarding various technical corrections and modifications to Chicago construction codes

MAP AMENDMENTS

NO. A-8723 (34th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-3730

Common Address: 400 W 107th St

Applicant: Alderman Carrie Austin

Change Request: M1-1 Limited Manufacturing District to RS-2 Residential Single Unit (Detached House) District

NO. A-8735 (25th WARD) ORDINANCE REFERRED (11-17-21)

DOCUMENT #02021-5275

PASS AS REVISED

Common Address: 2150 S. Laflin

Applicant: Alderman Byron Sigcho Lopez

Change Request: Institutional Planned Development No. 1054 to Institutional Planned Development No. 1054, as amended

NO. A-8731 (24th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4626

PASS AS REVISED

Common Address: 3201-3423 W Ogden Ave; 1800-1812 S Kedzie Ave; 1800-1813 S Sawyer Ave; 1800-1813 S Spaulding Ave; 1800-1813 S Christiana Ave; and 1839-1847 S Homan Ave

Applicant: Alderman Michael Scott

Change Request: Institutional Planned Development No. 833 to Institutional Planned Development No. 833, as amended

NO. 20895 (49th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5653

Common Address: 7201 North Clark Street

Applicant: Al-Rahman Business, Inc.

Owner: Al-Rahman Business, Inc.

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

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District and B3-2, Community Shopping District to B3-2, Community Shopping District

Purpose: To cure the split zoning lot and allow expansion of the existing gas station and a retail food mart located at the subject property

NO. 20898 (48th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5656

Common Address: 1123 W. Catalpa Avenue

Applicant: KJS Properties, LLC

Owner: KJS Properties, LLC

Attorney: Thomas S. Moore

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

Purpose: To bring the existing non-conforming use (Motor Vehicle Repair shop including body work, painting or commercial vehicle repairs) under the current zoning classification into compliance

NO. 20850 (47th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4547

PASS AS REVISED

Common Address: 3914-30 North Lincoln Avenue /3909-17 North Damen Avenue

Applicant: 3914 N Lincoln, LLC

Owner: Aktion Partners, LLC

Attorney: Thomas S. Moore

Change Request: B1-2, Neighborhood Shopping District to B3-3, Community Shopping District then to a Residential-Business Planned Development

Purpose: The applicant wishes to rezone the property in order to establish a qualifying transit-served location to allow construction of a proposed new 5-story, 68 dwelling unit building with 27 interior parking stalls, 76 bicycle stalls, 1 loading berth and ground floor commercial space along North Lincoln Avenue.

NO. 20902 (44th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5645

Common Address: 3120 to 3122 N. Broadway Avenue

Applicant: Quincy Ventures, LLC

Owner: Icon Broadway Partners, LLC

Attorney: Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

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

Purpose: To allow for the tenant to apply for a massage establishment special use.

NO. 20886 (44th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5696

Common Address: 3537 N. Racine Avenue

Applicant: Gregory Davey and Sara Whaley, owners of Unit #1

Owner: Unit 2: Joshua Sprague Unit 3: Michael Biegel and Robert David Louis Fleming, IV

Attorney: Warren E. Silver. Silver Law Office PC

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: To cause the building, which is non-conforming as to floor area, to conform to the bulk requirements of the Zoning Ordinance.

NO. 20887 (39th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5706

Common Address: 5067 N. Kimberly Avenue

Applicant: Julio A. Barahona

Owner: Julio A. Barahona

Attorney: Frederick Agustin, Maurides Foley Tabangay Turner & Agustin, LLC

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

Purpose: The subject property forms one (1) zoning lot with 5065 N. Kimberly Ave., Chicago, IL. In order to subdivide the zoning lot, 5067 N. Kimberly needs to be rezoned to an RT3.5 in order to lawfully establish the existing 2-flat on the subject property.

NO. 20899T1 (37th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5657

Common Address: 856 North Harding Avenue / 3935-45 West Iowa Street

Applicant: BLDG 3939 Iowa, LLC

Owner: BLDG 3939 Iowa, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To allow two additional dwelling units on the property for a total of six residential dwelling units on the property

NO. 20908 (30th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5644

Common Address: 3036 North Davlin Court

Applicant: Garnett Broy and Cortney Broy

Owner: Garnett Broy and Cortney Broy

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To allow for an additional dwelling unit on the property for a total of four residential dwelling units on the property

NO. 20889T1 (30th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5716

Common Address: 3714 North Cicero Avenue

Applicant: G7 Investment, LLC – Series D

Owner: G7 Investment, LLC – Series D

Attorney: Daniel G. Lauer, Esq.

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

Purpose: Construction of a four-story building with retail space on the ground floor and six residential dwelling units

NO. 20893T1 (29th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5651

Common Address: 1256 N. Waller Avenue

Applicant: Reverend Ira J. Acree

Owner: Greater St. John Bible Church

Attorney: Dean T. Maragos

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-2, Neighborhood Commercial District

Purpose: The Applicant intends to use the subject property to have a new commercial kitchen that will be used by the Church for picnics, a culinary training school for parishioners, weddings & other church-related events & to be used by catering companies for off-site catering

NO. 20708 (27th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1973

PASS AS REVISED

Common Address: 1223-1245 W. Fulton

Applicant: 1245 W. Fulton, LLC

Owner: 1227 W. Fulton, LLC

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

Change Request: C3-3, Commercial, Manufacturing & Employment District/M2-3, Light Industry District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to 17-8-0512 (Tall Buildings), 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area)

NO. 20375 (26th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1896

PASS AS REVISED

Common Address: 1201-1209 N. California Avenue; 2744-2758 W. Division Street

Applicant: 1201 N. California HHDC, LLC

Owner: 1201 N. California HHDC, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: B1-1, Neighborhood Shopping District to a B3-5, Community Shopping District and then to a planned development

Purpose: To develop 64 residential units at the property.

NO. 20907T1 (25th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5578

Common Address: 2124 South Ashland Avenue/1600-10 West 21st Place

Applicant: 2124 Ashland Partners, LLC

Owner: 2124 Ashland Partners, LLC

Attorney: Ximena Castro. Acosta Ezgur, LLC

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

Purpose: To convert an existing building to residential use to include two live/work units on the ground floor and two residential dwelling units on the second floor for a total of four dwelling units.

NO. 20904 (24th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5648

Common Address: 1501 S. Central Park Avenue

Applicant: Leonard B. Moore

Owner: Leonard B. Moore

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

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-2, Community Shopping District

Purpose: To re-establish retail uses within the retail space located on the building's first floor

NO. 20852 (24th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4545

PASS AS REVISED

Common Address: 3401-3423 W. Ogden Ave; 1842-1854 S. Homan Ave.; 1901-1909 S Trumbull Ave.

Applicant: East Lake Management & Development Corp.

Owner: City of Chicago

Attorney: Amy Degnan/Richard A. Toth/Mara Georges, Daley and Georges. Ltd.

Change Request: Planned Development No. 833 to B3-3, Community Shopping District then to Residential Business Planned Development

Purpose: To allow development of a 6-story residential building with 64 dwelling units, approximately 74'-0" feet high, approximately 5,284 square feet of commercial space in the 6-story building, with approximately 20 parking spaces

NO. 20869 (22nd WARD) ORDINANCE REFERRED (11-17-21)
DOCUMENT #02021-5158

PASS AS REVISED

Common Address: 3201-3345 W. 31st Street and 3100-3258 S. Kedzie Avenue

Applicant: Chicago Southwest Development Corporation

Owner: Chicago Board of Education

Attorney: Lenny D. Asaro

Change Request: C3-1, Commercial, Manufacturing and Employment District, M3-3, Heavy Industry District and Institutional Business Planned Development No. 1212 to C2-5, Motor Vehicle-Related Commercial District then to a Residential-Institutional Business Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0504 (Hospitals, Colleges, Universities and Campus-Style Institutional Uses) 17-8-0510-A (Large Commercial Developments), 17-8-0510-B (Large Commercial Developments), 17-8-0515-A (Expansions of Existing Development) and 17-8-0515-B (Expansions of Existing Development).

NO. 20891 (21st WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5718

Common Address: 8613 South Marshfield Avenue

Applicant: Howard C. White

Owner: ZYXW Realty, LLC

Attorney:

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

Purpose: In order to allow an additional dwelling unit to be established in the basement for a total of three dwelling units; owner requested an ADU to establish the basement unit, however it was denied by DOH.

NO. 20773 (11th WARD) ORDINANCE REFERRED (6-23-21)

DOCUMENT #02021-2738

PASS AS REVISED

Common Address: 3900 S Normal Ave

Applicant: 3900 S Normal TMG, LLC

Owner: 3900 S Normal TMG, LLC

Attorney: Barry Ash

Change Request: M2-3 Light Industry District to a Planned Development

Purpose: To build a 170,493 sq.ft. speculative industrial building

NO. 20885 (11th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5694

Common Address: 3008 S. Wells Street

Applicant: Ada Li and Mark Cira

Owner: Ada Li and Mark Cira

Attorney: Tyler Manic, Schain Banks

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

Purpose: To construct a two-dwelling-unit residential building with a two-car garage

NO. 20894T1 (10th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5652

Common Address: 10301-10347 S. Torrence Avenue

Applicant: ATG, LLC and Lariba Group, LLC

Owner: ATG, LLC and Lariba Group, LLC

Attorney: Paul A. Kolpak

Change Request: M1-1, Limited Manufacturing/Business Park District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To redevelop the property for commercial uses to meet the Use Table and Standards of the C2-1 District. Specifically, a retail gas station and carwash with a 2nd floor dwelling unit and a one-story retail strip shopping center.

NO. 20900 (8th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5658

Common Address: 8344 S. Anthony Avenue

Applicant: Chandra Logan

Owner: Chandra Logan

Attorney:

Change Request: RS2, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To meet the bulk and density requirements of the RT4 to allow a new 2-story, 3-dwelling-unit residential building with basement

NO. 20729 (8th WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-2133

PASS AS REVISED

Common Address: 9619-9645 South Cottage Grove Avenue

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Owner: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Attorney: Carol D. Stubblefield, Neal & Leroy, LLC

Change Request: M1-2, Limited Manufacturing/Business Park District to RM5, Residential Multi-Unit District then to a planned development

Purpose: Mandatory Planned Development per Chicago Zoning Ordinances Section 17-8-0513-A

NO. 20903T1 (6th WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5646

Common Address: 6901 S. Perry Avenue

Applicant: Raina Perry, LLC

Owner: City of Chicago

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

Change Request: C1-2, Neighborhood Commercial District and RS3, Residential Single-Unit (Detached House) District to C1-2, Neighborhood Commercial District

Purpose: To establish a uniform C1-2 underlying zoning district so that it can develop the subject property with a general restaurant (Dunkin Donuts) with an accessory drive-through lane.

NO. 20884T1 (3rd WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5681

PASS AS REVISED

Common Address: 4009-4011 S. Wabash Avenue

Applicant: LinQ Holdings, LLC

Owner: City of Chicago

Attorney: Liz Butler and Marcus Martinez - Elrod Friedman, LLP

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

Purpose: To facilitate acquisition of the property from the City of Chicago and allow for construction of accessory parking to serve the use operating on the adjacent lot to the north

NO. 20906 (2nd WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5650

Common Address: 1438 W. Augusta Blvd.

Applicant: 1434 W. Augusta, LLC

Owner: 1434 W. Augusta, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District and RM6, Residential Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: To establish the subject property as an independent zoning lot and develop it with a new four-story, three-unit residential building

NO. 20905 (2nd WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5649

Common Address: 1458 W. Augusta Blvd.

Applicant: 1434 W. Augusta, LLC

Owner: 1434 W. Augusta, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District and RM6, Residential Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: To establish the subject property as an independent zoning lot and develop it with a new four-story, three-unit residential building

NO. 20888 (2nd WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5714

Common Address: 1714 W. Beach Avenue

Applicant: J. Cory Faulkner and Melissa Sweazy

Owner: J. Cory Faulkner and Melissa Sweazy

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

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: To meet the bulk and density requirements of the RM4.5 Zoning District to permit a third-floor addition, a rear addition and a new attached garage at the rear of the subject lot

NO. 20841T1 (2nd WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4143

PASS AS REVISED

Common Address: 1690 N. Elston Avenue

Applicant: Litton Adventures, LLC

Owner: Litton Adventures, LLC

Attorney: Thomas Raines

Change Request: M2-3, Light Industry District to C3-2, Commercial, Manufacturing and Employment District

Purpose: To meet the bulk and density requirements of the C3-2.

NO. 20628T1 (2nd WARD) ORDINANCE REFERRED (2-24-21)

DOCUMENT #02021-625

DO NOT PASS

Common Address: 1628-1630 N. Wells Street

Applicant: 1628 North Wells, LLC

Owner: 1628 North Wells, LLC

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

Change Request: B1-1 Neighborhood Shopping District to B3-5, Community Shopping District

Purpose: The Applicant is proposing to develop the subject property with a new seven (7)-story mixed-use building containing retail space at grade and forty-eight (48) residential units above.

NO. 20896T1 (1st WARD) ORDINANCE REFERRED (12-15-21)

DOCUMENT #02021-5654

Common Address: 1513 W. Erie Street

Applicant: Elite Redevelopment, LLC

Owner: Elite Redevelopment, LLC

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

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

Purpose: To comply with the minimum lot area and the maximum floor area to establish one additional dwelling unit within the basement area of the existing residential building, for a total of three dwelling units at the property

HISTORICAL LANDMARK FEE WAIVER

Or2021-377 (2ND WARD) ORDER REFERRED (12-15-21)

Historical landmark fee waiver for property at 1106 N Hoyne Ave

Or2021-385 (4TH WARD) ORDER REFERRED (12-15-21)

Historical landmark fee waiver for property at 3402-3402 ½ S Giles Ave

LANDMARK DESIGNATION

O2021-5408 (12TH WARD) ORDINANCE REFERRED (12-15-21)

Historical landmark designation for Little Village Arch located at 3100 W 26th St

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>
Or2021-382	1	2606 N Elston Ave	Reyes Holdings
Or2021-383	1	2606 N Elston Ave	Reyes Holdings
Or2021-384	1	2606 N Elston Ave	Reyes Holdings
Or2021-374	1	2048 N Milwaukee Ave	Shay Malen
Or2021-365	5	2101 E 71st St	Snipes
Or2021-372	8	7546 S Stony Island Ave	Star Beauty Supply 9 <u>SUBSTITUTED</u>
Or2021-378	27	1454 W Randolph St	EVO
Or2021-364	29	6515 W Grand Ave	Radio Flyer
Or2021-367	42	14 W Hubbard	Stanton & Bowery/ Barstool River North
Or2021-366	42	108 N State	Fire Iron Golf