

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, JUNE 16, 2020, AT 10:00 A.M.**

In compliance with the Governor's Executive Orders 2020-7, 2020-10, and 2020-18, attendance at this meeting will be by remote means only. Instructions for how to attend this meeting and participate in oral public comment will be provided on the Chicago City Clerk's website <http://www.chicityclerk.com/>.

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 via email at nicole.wellhausen@cityofchicago.org and raymond.valadez@cityofchicago.org.

- 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 three 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.

NO. A-8506 (28th WARD) ORDINANCE REFERRED (11-26-19)

DOCUMENT #02019-9272

Common Address: 2401-2547 W Congress St, 2410-2546 W Harrison St, 2400-2538 W Flournoy St, 2400-2534 W Lexington St, and various additional addresses

Applicant: Alderman Jason C. Ervin

Change Request: RT4, Residential Two-Flat Townhouse and Multi-Unit District, RM4.5, Residential Multi-Unit District, RM5, Residential Multi-Unit District, and B2-2, Neighborhood Mixed-Use District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8526 (17th WARD) ORDINANCE REFERRED (2-19-20)

DOCUMENT #02020-1223

Common Address: 7850-7858 S. Halsted Street and 800-830 W. 79th Street

Applicant: Alderman David H. Moore

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

NO. A-8523 (16th WARD) ORDINANCE REFERRED (2-19-20)

DOCUMENT #02019-751

Common Address: Various Addresses

Applicant: Alderman Stephanie Coleman

Change Request: Business Planned Development No. 614 to B3-1, Community Shopping District

NO. 20415-T1 (46th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2375

Common Address: 3501-3519 N. Halsted Avenue

Applicant: Howard Brown Health Center

Owner: 3501-11 N. Halsted, The Sherwood Family LP/3513-19 N. Halsted, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: CI-2, Neighborhood Commercial District to C1-5, Neighborhood Commercial District

Purpose: The purpose of the rezoning is to construct a 6-story medical office building with ground floor retail and 27 parking spaces.

NO. 20408-T1 (45th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2429

Common Address: 3800 N. Milwaukee Avenue

Applicant: GW 3800 Milwaukee, LLC

Owner: GW 3800 Milwaukee, LLC

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

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-1, Neighborhood Commercial District

Purpose: To permit the establishment and operation of various commercial and/or office uses, within the units that comprise the existing one-story building at the subject site.

NO. 20417-T1 (33rd WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2422

Common Address: 4255-57 N. Sacramento

Applicant: EP 4257 N. Sacramento, LLC

Owner: EP 4257 N. Sacramento, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

Purpose: The applicant is seeking to bring two (2) existing garden level units into compliance with the Chicago Zoning Ordinance

NO. 20405 (27th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2406

Common Address: 171-185 North Halsted Street; 729-741 West Lake Street and 728-740 West Couch Place

Applicant: 733 W. Lake Street, Inc.

Owner: Parker Owner, LLC

Attorney: Gregory Steadman

Change Request: Planned Development No. 1252 to Planned Development No. 1252, as amended

Purpose: The applicant is seeking to amend the existing PD 1252 to allow a liquor store to be established, to update the current ownership of the building and to reflect the 2014 administrative adjustment granted for minimum off-street parking spaces.

NO. 20413-T1 (25th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2373

Common Address: 2025-27 West 17th Street

Applicant: 2025 W. 17th, LLC

Owner: 2025 W. 17th, LLC

Attorney: Rolando Acosta

Change Request: M1-2, Limited Manufacturing/Business Park District to RM4.5, Residential Multi-Unit District

Purpose: To construct a residential building with six dwelling units

NO. 20406 (24th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2412

Common Address: 1111-41 South Homan Ave, 1134-42 S. Kedzie Ave , 3300-03 West Fillmore St, 3200-3340 W. Roosevelt Rd.

Applicant: North Lawndale Employment Network

Owner: North Lawndale Employment Network

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

Change Request: Business Planned Development No. 177 to Business Planned Development No. 177, as amended

Purpose: To permit the Applicant to consolidate its five (5) existing locations, by establishing its job-training operations (including Sweet Beginnings) at 1111 South Homan Ave. In order to do so, additional permitted uses, including an outdoor urban farm (rooftop), which includes a proposed rooftop apiary, and processing and packaging of honey, must be added to existing Business Planned Development #177

NO. 20407 (24th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2416

Common Address: 917-27 S. Keeler Avenue

Applicant: MJA Chicago, LLC

Owner: SGS Group, Inc.

Attorney: Thomas Raines

Change Request: M1-1, Limited Manufacturing/Business Park District to M2-1, Light Industry District

Purpose: To establish a cannabis craft grower facility within an existing building

NO. 20410 (24th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2444

Common Address: 801-825 S. Kilpatrick Ave, 4607-4659 W. Polk Street; 4606-4658 W. Arthington Ave.

Applicant: K Town Business Centre, LLC

Owner: K Town Business Centre, LLC

Attorney: Montel M. Gayles

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

Purpose: To operate a cannabis business establishment (craft grower business) within this warehouse facility

NO. 20409 (20th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2434

Common Address: 600 E. 67th Street

Applicant: Sleem Food Market, Inc.

Owner: Mohammed Rasmi

Attorney: Michelle M. Truesdale

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

Purpose: To comply with the zoning district B1-1 to establish a retail food and beverage retail sales grocery store

NO. 20403 (20th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2396

Common Address: 63rd Street and Calumet Avenue

Applicant: Chicago Transit Authority

Owner: Chicago Transit Authority

Attorney: Sanford M. Stein

Change Request: M1-2, Limited Manufacturing/Business Park District and B3-3, Community Shopping District to a Planned Development

Purpose: To establish a maintenance facility for non-revenue CTA vehicles

NO. 20412 (18th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2454

Common Address: 2607 West 71st Street

Applicant: Red Barn Opportunity Fund, LLC

Owner: Red Barn Opportunity Fund, LLC

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

Change Request: BI-1 Neighborhood Shopping District to B2-1, Neighborhood Mixed-Use District

Purpose: To allow residential use on the ground floor and to allow a second-story dormer addition and a rear two-story addition to the existing building. Existing 2 dwelling units to remain.

NO. 20414 (12th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2374

Common Address: 2417 South Christiana Avenue

Applicant: Christiana 2417, LLC

Owner: Christiana 2417, LLC

Attorney: Rolando Acosta

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

Purpose: To add one dwelling unit to the existing building for a total of four dwelling units on the property

NO. 20402-T1 (11th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2387

Common Address: 3422 S. Normal Avenue

Applicant: Yue Sheng Liang

Owner: Yue Sheng Liang

Attorney: Gordon & Pikarski Chartered

Change Request: M1-2, Limited Manufacturing/Business Park District to RS3, Residential Single-Unit (Detached House) District

Purpose: To meet the bulk and density standards in order to allow the subdivision of the property to accommodate the construction of 6 detached, 2-story single family residential buildings

NO. 20411 (6th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2447

Common Address: 6830 S. Michigan Avenue

Applicant: Grace Odibo

Owner: Grace Odibo

Attorney: Lewis Powell, III

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

Purpose: To comply with the bulk and density, in order to establish 3 dwelling units at the subject property

NO. 20416 (5th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2376

Common Address: 1500 East 71st Street

Applicant: Deo Volente, LLC

Owner: Deo Volente, LLC

Attorney:

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to C1-2, Neighborhood Commercial District

Purpose: To establish and legalize the two ground floor retail/commercial spaces by obtaining a city business license, while continuing the residential use above

NO. 20404 (2nd WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2402

Common Address: 1623-31 North Halsted Street

Applicant: LV Halsted, LLC

Owner: LV Halsted, LLC, Series A,B,C,D

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

Change Request: B3-2, Community Shopping District to B3-5, Community Shopping District then to a Residential-Business Planned Development

Purpose: Mandatory Residential-Business Planned Development pursuant to Section 17-8-0512 (Tall Buildings)