

**MEETING OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
THURSDAY, FEBRUARY 23, 2023
AT 10:00 A.M.**

Pursuant to applicable law, the Chairman has determined that an in-person meeting is not practical or prudent. Accordingly, 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-8802 (47th WARD) ORDINANCE REFERRED (12/14/22)
DOCUMENT #O2022-3958

Common Address: 1616-1630 W Montrose Ave

Applicant: Alderman Matt Martin

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

NO. A-8795 (27th WARD) ORDINANCE REFERRED (11/17/22)
DOCUMENT #O2022-3680

Common Address: 643-645 N Lawndale Ave

Applicant: Alderman Walter Burnett

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

NO. A-8796 (27th WARD) ORDINANCE REFERRED (11/17/22)
DOCUMENT #O2022-3684

Common Address: 628-632 N Ridgeway Ave

Applicant: Alderman Walter Burnett

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

NO. A-8797 (27th WARD) ORDINANCE REFERRED (11/17/22)
DOCUMENT #O2022-3681

Common Address: 611-615 N Lawndale Ave; 3658 W Ohio St; 3648-3654 W Ohio St

Applicant: Alderman Walter Burnett

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

NO. A-8798 (27th WARD) ORDINANCE REFERRED (11/17/22)
DOCUMENT #O2022-3682

Common Address: 554 N Monticello Ave

Applicant: Alderman Walter Burnett

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

NO. A-8799 (27th WARD) ORDINANCE REFERRED (11/17/22)
DOCUMENT #O2022-3679

Common Address: 3738-3740 W Huron Ave

Applicant: Alderman Walter Burnett

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

NO. A-8800 (27th WARD) ORDINANCE REFERRED (11/17/22)
DOCUMENT #O2022-3683

Common Address: 3711-3713 W Ohio St

Applicant: Alderman Walter Burnett

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

NO. A-8787 (27th & 25th WARDS) ORDINANCE REFERRED (10/26/22)
DOCUMENT #O2022-3261

Applicant: Alderman Walter Burnett & Alderman Byron Sigcho Lopez

Change Request: To classify a segment of the West Madison Street right of way from the centerline of North/South Throop Street on the west and the Centerline of North/South Halsted Street on the east as a Pedestrian Street

NO. A-8801 (13th WARD) ORDINANCE REFERRED (12/14/22)
DOCUMENT #O2022-3853

Common Address: 5930 S Meade Ave

Applicant: Alderman Marty Quinn

Change Request: RS3 Residential Single Unit (Detached House) District to RS-2 Residential Single Unit (Detached House) District

NO. 22068 (49th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-49

Common Address: 1646-1654 W. Howard Street, 7601-7623 N. Paulina Street

Applicant: W Howard Paulina, LLC

Owner: Howard Paulina, LLC and Raghuvver P. and Anita R. Nayak, LLC Series 22

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: B1-3, Neighborhood Shopping District to a Planned Development

Purpose: To permit the construction of up to 109 dwelling units in two subareas. Subarea A will encompass the demolition of the existing 1 story commercial building with 55 dwelling units, 7 parking spaces, with approximately 4,695 square feet of commercial space on the ground floor. Subarea B will be constructed in a later phase. The maximum building height of any building will not exceed 69 feet.

NO. 22067 (46th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-48

Common Address: 4601-4617 N. Broadway, 1056-1064 W. Wilson and 4616-4626 N. Winthrop

Applicant: Uptown 4601 Owner, LLC

Owner: Uptown 4601 Owner, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: Planned Development No. 1366 to Planned Development No. 1366, as amended

Purpose: To add new permitted uses to PD No. 1366

NO. 22066 (42nd WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-47

Common Address: 640 W. Randolph Street

Applicant: Chicago 640 Randolph, LLC

Owner: Chicago 640 Randolph, LLC

Attorney: Katie Jahnke Dale-DLA Piper LLP

Change Request: DX-7, Downtown Mixed-Use District to a Business Planned Development

Purpose: To permit the construction of a 15-story, 225'0" commercial building, 2,500 sf of retail space, 32 bicycle parking spaces, and 19 parking spaces together with accessory and incidental uses on the property. The FAR will be 11.5.

NO. 22086 (36th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-97

Common Address: 3438-58 N. Central Avenue

Applicant: MK Construction & Builders, Inc.

Owner: MFH Holdings, Inc.

Attorney: Frederick E. Agustin, Law Offices of Agustin & Associates, LLC

Change Request: B3-1, Community Shopping District to B2-2, Neighborhood Mixed-Use District

Purpose: To redevelop the subject property with nine townhomes

NO. 22087 (36th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-98

Common Address: 3500-16 N. Central Avenue

Applicant: Fimla Construction, Inc.

Owner: MFH Holdings, Inc.

Attorney: Frederick E. Agustin, Law Offices of Agustin & Associates, LLC

Change Request: B3-1, Community Shopping District to B2-2, Neighborhood Mixed-Use District

Purpose: To redevelop the subject property with nine townhomes

NO. 22085T1 (32nd WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-96

Common Address: 1600-1608 W. Fullerton Avenue

Applicant: 1600 W. Fullerton Ave, LLC

Owner: 1600 W. Fullerton Ave, LLC

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

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

Purpose: To redevelop the site with a new four-story mixed-use building, which will feature commercial space on the 1st Floor and three (3) dwelling units on and between the 2nd through 4th Floors

NO. 22088T1 (30th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-99

Common Address: 6101-6105 West Diversey Avenue

Applicant: Pilal M.M., LLC

Owner: Pilal M.M., LLC

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

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

Purpose: To permit the renovation and physical expansion of the existing one-story building at the subject site

NO. 22082 (30th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-109

Common Address: 5546-48 W. Belmont Avenue

Applicant: Mohammad Anjum

Owner: Mohammad Anjum

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To allow body art services (tattoo parlor)

NO. 22099-T1 (30th WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-993

Common Address: 3254 N Kilbourn Ave

Applicant: Intrinsic Schools

Owner: Zaba Investment Partners

Attorney: Katie Jahnke Dale - DLA Piper LLP

Change Request: M1-1 Limited Manufacturing District to RS3 Residential Single Unit (Detached House) District

Purpose: To allow for a school use on the subject property. The Applicant would adaptively reuse the existing building to accommodate its existing staff and students. After the rezoning, the subject property would have 0 dwelling units, 18 parking spaces, and 0 square feet of commercial uses. The building would be 24.60 feet tall.

NO. 22081 (29th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-75

Common Address: 1649 N. Mobile Avenue

Applicant: Keon Medlock

Owner: Keon Medlock

Attorney: Richard A. Toth

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

Purpose: To construct a new 2-dwelling-unit residential building

NO. 22063 (27th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-44

Common Address: 330 West Chestnut Street

Applicant: DK Chestnut, LLC

Owner: DK Chestnut, LLC

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

Change Request: Residential-Business Planned Development No. 1551 to Residential-Business Planned Development No. 1551, as amended

Purpose: To modify the previously approved floor area ratio (FAR) to 7.86 FAR in connection with the construction of a 9-story residential building containing approximately 128 dwelling units and 11 parking spaces

NO. 22065 (27th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-46

Common Address: 370 N. Morgan St., 400 N. Morgan St. and 401 N. Morgan St.

Applicant: Chicago 413 Carpenter, LLC

Owner: 370 Morgan Real Property LLC, Chicago 400 Morgan LLC and Chicago 401 Morgan LLC

Attorney: Katie Jahnke Dale-DLA Piper, LLP

Change Request: DS-5, Downtown Service District, C1-5, Neighborhood Commercial District and M2-3 Light Industry District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To permit the construction of a multi-building planned development consisting of up to 1,544 overall dwelling units within 3 subareas (Sub-Area A is a proposed 450' building with up to 478 units; Sub Area B is a proposed 475' building with up to 537 units and will be either commercial or residential; and Sub-Area C is a proposed 399' building with up to 529 units). A minimum of 317 parking spaces will be provided, along with ground floor commercial, retail and accessory/incidental uses. The overall FAR will be 11.2.

NO. 22071 (27th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-53

Common Address: 2901-2931 W. Lake St., 100-136 N. Francisco Ave. and 2900-2926 W. Washington Blvd.

Applicant: Chicago Board of Education

Owner: Public Building Commission of Chicago

Attorney: Scott R. Borstein c/o Neal and Leroy, LLC

Change Request: M1-2, Limited Manufacturing/Business Park District and RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To unify the existing split zoning districts of M1-2 and RT-4 to an RT-4 designation, so the property is properly zoned for a school use. To allow renovations to the existing school building.

NO. 22072 (27th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-54

Common Address: 2101-2159 W. Monroe St., 100-118 S. Hoyne Ave. and 101-117 S. Leavitt St.

Applicant: Public Building Commission on behalf of Chicago Public Schools

Owner: Public Building Commission on behalf of Chicago Public Schools

Attorney: Scott R. Borstein c/o Neal and Leroy, LLC

Change Request: RM5, Residential Multi-Unit District and POS-2, Neighborhood Park, Mini-Park or Playlot District to RM5, Residential Multi-Unit District

Purpose: To unify the existing split zoning districts of RM-5 and POS-2 to an RM-5 designation, so the Property is properly zoned for a school use. To allow construction of a new 1-story addition and renovations to the existing school building.

NO. 22077T1 (27th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-70

Common Address: 1440-1464 N. Magnolia Avenue/1241-1259 W. LeMoyné Street/1439-1461 N. Elston Avenue

Applicant: Goose Island Holiday Pop Ups, LLC

Owner: Chicago Title Land Trust Company under Trust Agreement dated July 12, 1999, and known as Trust number 125216-05

Attorney: Tyler Manic, Schain Banks

Change Request: M3-3, Heavy Industry District to C3-1, Commercial, Manufacturing and Employment District

Purpose: To allow for the "sports and recreation, participant-outdoor" zoning use category

NO. 22084T1 (27th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-89

Common Address: 1308 N. Elston Avenue

Applicant: 1308 N. Elston (Chicago) Investors, LLC

Owner: 1308 N. Elston (Chicago) Investors, LLC

Attorney: Kate Duncan, Quarles & Brady, LLP

Change Request: M3-3, Heavy Industry District to C2-3, Motor Vehicle-Related Commercial District

Purpose: To allow additional uses in the existing building

NO. 22064 (25th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-45

Common Address: 933-943 West Washington Blvd./11-25 North Morgan St. /942-948 W. Madison St./22-42 N. Sangamon St.

Applicant: Haymarket Apartments Joint Venture, LP

Owner: Haymarket Apartments Joint Venture, LP

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

Change Request: Residential-Business Planned Development No. 1385 to Residential-Business Planned Development No. 1385, as amended

Purpose: To allow for medical service as a permitted use

NO. 22069 (25th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-50

Common Address: 246-262 West 22nd Place

Applicant: The Michaels Development Company I, L.P.

Owner: Chinese Consolidated Benevolent Association of Chicago

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: B3-5, Community Shopping District to a planned development

Purpose: To demolish the existing community center and replace it with a new 7-story building with 52 dwelling units and a new community center

NO. 22074 (24th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-63

Common Address: 1423-1433 S. Kedzie Avenue

Applicant: GMO Properties, LLC Series 4343

Owner: GMO Properties, LLC Series 4343

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

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

Purpose: To establish a uniform underlying zoning district and permit the rehabilitation and renovation of the existing three-story building to contain two retail units at grade and six residential units above

NO. 22073 (19th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-62

Common Address: 10636 S. Vincennes Avenue

Applicant: Jerry Jones, Apostolic Assembly Church

Owner: Jerry Jones

Attorney: Lamar C. Brown

Change Request: C1-1, Neighborhood Commercial District and RS2, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To unify the split zone and bring the non-conforming front building into compliance with 2 dwelling units while the rear 4 dwelling units will remain unchanged

NO. 22080 (17th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-73

Common Address: 7100-7110 S. Kedzie Avenue; 3201-3225 W. 71st Street

Applicant: Saleh Harhara

Owner: Saleh Harhara and 3215 W. 71st Street, LLC

Attorney: Richard A. Toth

Change Request: B1-1, Neighborhood Shopping District and RS3, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

Purpose: The applicant proposes to construct a new approximately 13,500 square foot retail building with multiple retail units

NO. 22070 (16th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-52

Common Address: 6206 S. Racine Avenue

Applicant: Gorman & Company, LLC

Owner: Board of Education of the City of Chicago

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-2, Neighborhood Mixed-Use District and then to a planned development

Purpose: To redevelop the former Woods school with 48 dwelling units, an approximately 22,000 square foot health center and a community center

NO. 22075T1 (11th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-64

Common Address: 2509-13 South Green Street

Applicant: Henry Tam

Owner: Henry Tam

Attorney: Gordon and Pikarski Chartered

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

Purpose: The applicant seeks to subdivide zoning lot into two zoning lots to construct a 3-story, 6 residential dwelling-unit building on 2509-11 and a 3-story, 5 dwelling-unit building on 2513 S. Green Street

NO. 22076 (6th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-69

Common Address: 7100-18 S. Halsted Street

Applicant: Abdulqader Saleh

Owner: Abdulqader Saleh

Attorney: Gordon and Pikarski Chartered

Change Request: B1-2, Neighborhood Shopping District and C2-2, Motor Vehicle-Related Commercial District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To unify the two zoning districts to construct a new gas station including a convenience store

NO. 22079 (6th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-72

Common Address: 7351-7353 South Halsted Street

Applicant: John's Hardware and Bicycle Shop, Inc.

Owner: John's Hardware and Bicycle Shop, Inc.

Attorney:

Change Request: B1-2, Neighborhood Shopping District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To establish an accessory U-Haul truck rental facility storage lot

NO. 22078 (3rd WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-71

Common Address: 4005 South Dearborn Street

Applicant: New Horizons Steel, LLC

Owner: City of Chicago

Attorney: Fisher Cohen Waldman Shapiro, LLP c/o Mark Lenz

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

Purpose: To convert a firehouse station to professional offices for applicant, a structural steel erection company

NO. 22062 (2nd WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-43

Common Address: 1200-1212 N. State Street

Applicant: Lookout, LLC

Owner: Lookout, LLC

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

Change Request: Residential-Business Planned Development No. 1465 to Residential-Business Planned Development No. 1465, as amended

Purpose: To allow for medical services as a permitted use in the existing building

NO. 22083T1 (1st WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-78

Common Address: 1856-1858 West Chicago Avenue

Applicant: 1856 W. Chicago, LLC

Owner: 1856 W. Chicago, LLC

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

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

Purpose: To add two additional legal residential dwelling units to the building