

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
WEDNESDAY, SEPTEMBER 8, 2021,
AT 11:00 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. CPC-5 (47th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-2998

Common Address: 3840 N Lincoln Ave

Applicant: Maurice Cox, Commissioner, DPD

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

NO. A-8706 (45th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3078

Common Address: 4050 N Laporte Ave

Applicant: Alderman James Gardiner

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

NO. A-8709 (44th WARD) ORDINANCE REFERRED (6-25-21)

DOCUMENT #02021-2418

Common Address: 3401-3425 N Seminary Ave; 1014-1048 W Roscoe St; 1015-1043 W Roscoe St

Applicant: Alderman Tom Tunney

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM5 Residential Multi-Unit District

NO. A-8634 (40th WARD) ORDINANCE REFERRED (2-24-21)

DOCUMENT #02021-733

Common Address: 4800 N Lincoln Ave; 2412-2432 W Lawrence Ave (even)

Applicant: Alderman Andre Vasquez

Change Request: B3-2 Community Shopping District to B3-1 Community Shopping District

NO. A-8712 (40th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1997

To classify a segment of the North Lincoln Ave right of way from the centerline North Western Ave on the south and the Centerline of West Bryn Mawr Ave on the North as a Pedestrian Retail Street

Applicant: Alderman Andre Vasquez

NO. A-8713 (17th & 6th WARDS) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-733

Common Address: 543-555 W 78th St; 7800-7838 S Fielding Ave; and 552-574 W 79th St

Applicant: Alderman David Moore and Alderman Roderick Sawyer

Change Request: M1-2 Limited Manufacturing/ Business Park District to T Transportation District

NO. A-8714 (17th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3085

Common Address: 6015-659 W 79th St; 7901-7909 S Union Ave and 7901-7915 S Lowe Ave

Applicant: Alderman David Moore

Change Request: B1-2 Neighborhood Shopping District and M1-2 Limited Manufacturing/ Business Park District to T Transportation District

NO. 20801T1 (48th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3193

Common Address: 5354-56 North Sheridan Road

Applicant: Tempus Group Holding, LLC

Owner: Tempus Group Holding, LLC

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

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

Purpose: To permit a new five-story, fifty (50) unit residential building at the subject property

NO. 20780 (48th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3092

Common Address: 1101-1109 W. Granville Ave./6172 N. Winthrop Ave.

Applicant: 1101 Granville, LLC

Owner: 1101 Granville, LLC

Attorney: Thomas S. Moore

Change Request: B3-5, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The applicant wishes to establish a qualifying transit-served location at the subject property in order to allow for conversion of a vacant, ground floor commercial space into 8 residential dwelling units in the existing 2-story, mixed use building for a new total of 18 dwelling units at the property. The applicant will seek relief, as necessary, for reduction in parking per applicable transit-served location regulations. The exterior of the existing building will remain with no changes.

NO. 20792T1 (48th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3137

Common Address: 5033-5035 N. Broadway Street

Applicant: TimeLine Theater Company

Owner: TimeLine Theater Company

Attorney: Bridget O'Keefe

Change Request: B1-2 Neighborhood Shopping District to C2-5, Motor Vehicle-Related Commercial District

Purpose: To comply with the bulk and density requirements to permit the construction and operation of a theatre.

NO. 20787 (47th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3111

Common Address: 1601-1717 West Winnemac Avenue; 1614-1640 West Winnemac Avenue; 4900-5028 North Ashland Avenue; 1600-1614 West Ainslie Street; 5001-5029 North Paulina Street; 4916-5028 North Paulina Street; and 4901-4909 and 4917 North Paulina Street

Applicant: N. Paulina Street Properties, LLC

Owner: Thorek Memorial Hospital

Attorney: Warren E. Silver

Change Request: Institutional Planned Development No. 17 to Institutional Planned Development No. 17, as amended

Purpose: To amend the boundary of Institutional Planned Development 17 to incorporate adjacent parcels containing accessory parking and open space serving the hospital, health care, senior living and other permitted uses within the boundary of IPD 17; and to remove parcels not used in connection with such permitted uses from the boundary of IPD 17.

NO. 20802T1 (47th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3197

Common Address: 2042-2046 W. Irving Park Road

Applicant: 2042 W Irving, LLC

Owner: Rosemary Eleanor M. Banks Trust, Dated September 12, 2008

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

Change Request: B1-1, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to raze the existing non-conforming structures and to redevelop the site, in its entirety, with a new four-story, twenty-two-unit residential building.

NO. 20788T1 (47th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3112

Common Address: 4901-4917 N. Paulina Street

Applicant: N. Paulina Street Properties, LLC

Owner: 4901 N Paulina, LLC

Attorney: Warren E. Silver

Change Request: Institutional Planned Development No. 17 and RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

Purpose: To create a single zoning district to meet bulk and density requirements for construction of a multi-unit residential apartment building containing 32 dwelling units and 27 parking spaces at 4907-4917 N. Paulina Street. Existing 15 unit apartment building at 4901 N. Paulina to remain.

NO. 20776 (45th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3076

Common Address: 5120 N. Elston Avenue

Applicant: 5120 N. Elston Avenue, LLC

Owner: 5120 N. Elston Avenue, LLC

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

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

Purpose: To comply with the minimum lot area per unit and the maximum floor area ratio requirements of the ordinance, in order to build a new 2-story residential building with 2 dwelling units

NO. 20785 (45th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3108

Common Address: 4712-4738 W. Irving Park Road

Applicant: Six Corners Real Estate Devt., LLC

Owner: Six Corners Real Estate Devt., LLC

Attorney: Tyler Manic, Schain Banks

Change Request: Planned Development No. 617 to Planned Development No. 617, as amended

Purpose: In Sub Area B1, to construct a 6-story, mixed-use development. The ground floor will contain 49,964 SF of retail space. The 2nd-6th floor will contain a total of 209 dwelling units & 270 interior parking spaces. Property is in a TSL. Height is 97 feet. Height to the rooftop mechanical equipment is 112'7". Sub Area B2: 143,394 SF. Existing with no change.

NO. 20791 (44th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3126

Common Address: 3549-3551 North Sheffield Avenue

Applicant: XGolf Chicago, LLC

Owner: James R. Petrozzini 25 Year Trust

Attorney: Thomas S. Moore

Change Request: B1-2, Neighborhood Shopping District to B3-2, Community Shopping District

Purpose: The applicant wishes to rezone the property to establish a Public Place of Amusement for an entertainment golf facility with alcohol sales on-site and limited food menu in the existing 1 & 2 story commercial building. No kitchen is planned on-site.

NO. 20777 (37th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3087

Common Address: 630 N. Long Avenue

Applicant: 630 Long, LLC

Owner: 630 Long, LLC

Attorney: Christopher Koczwar

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

Purpose: To comply with the required Use Table and Standards and the bulk and density requirements of the RT4 in order to allow the subdivision of one zoning lot measuring 50' x 158 feet into two zoning lots measuring 25' x 158 feet to allow for the construction of a 3 story, 3 dwelling-unit building on each lot.

NO. 20800 (34th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3175

Common Address: 10857 S. Halsted Street

Applicant: Timezsquare, Inc.

Owner: Timezsquare, Inc.

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

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

Purpose: To permit the licensing and re-establishment of a new quick service convenience (food and beverage-retail) store, with delicatessen, within the existing one-story building, at the subject property.

NO. 20793T1 (33rd WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3152

Common Address: 3661-3663 N. Elston Avenue

Applicant: Branislav Podrumedzic

Owner: Branislav Podrumedzic

Attorney: Robert M. Walker

Change Request: C1-1, Neighborhood Commercial District to C1-3, Neighborhood Commercial District

Purpose: To comply with the bulk and density requirements to allow the conversion from 4 units to 6 units (3 units on the 2nd Floor and 3 units on the 3rd Floor) with retail restaurant on the first floor to remain with no changes.

NO. 20789T1 (28th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3114

Common Address: 1218 W. Lexington Street

Applicant: Honore Properties, LLC

Owner: The Catholic Bishop of Chicago

Attorney: Tyler Manic, Schain Banks

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

Purpose: To adaptively redevelop an existing 3-story convent into a residential building containing 14 dwelling units

NO. 20784 (27th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3101

Common Address: 1215-1265 W. Division Street, 1030-1178 N. Elston Avenue, 1200-1212 W. Cortez Street

Applicant: LCP Division I. LP

Owner: The Peoples Gas Light and Coke Company (c/o WEC Business Services, LLC)

Attorney: Paul Shadle/Mariah DiGrino-DLA Piper LLP

Change Request: Planned Manufacturing Development No. 2 to a Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0511-C (Warehousing, wholesaling, and freight movement on PMD-zoned land on 10 acres or more)

NO. 20786 (27th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3110

Common Address: 1353 W. Fulton Street/220 N. Ada Street

Applicant: 1353 Partners, LLC

Owner: 1353 Partners, LLC

Attorney: Katie Jahnke Dale-DLA Piper LLP

Change Request: M2-3, Light Industry District to DX-7, Downtown Mixed-Use District then to Residential-Business Planned Development

Purpose: Mandatory planned development pursuant to Sections 7-8-0514 (Bonus Floor Area) and 17-8-0512 (Tall Buildings)

NO. 20803T1 (26th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3198

Common Address: 1650 N. Spaulding Avenue

Applicant: Chicago Title Land Trust No. 8002369019. Dated August 24, 2015

Owner: Chicago Title Land Trust No. 8002369019. Dated August 24, 2015

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5.5 Residential Multi-Unit District

Purpose: To permit the rehabilitation, expansion, and conversion of the existing three-story front building - from four units to six units, for a total of eight (8) dwelling units, at the subject site. The proposed Zoning Amendment will also bring the existing non-conforming conditions into compliance with the current Zoning Ordinance.

NO. 20794T1 (25th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3162

Common Address: 2243 W. 23rd Place

Applicant: Agar Holdings, LLC—2243 W. 23^d Series

Owner: Agar Holdings, LLC—2243 W. 23^d Series

Attorney: Tyler Manic, Schain Banks

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

Purpose: To comply with the bulk and density to allow the conversion from a 6 DU to 7 DU residential building with a third floor addition to the existing 2.5 story building. This will allow the owner to maintain affordable rents, rehabilitate the empty building which is in poor condition, and make one of the dwelling units an accessible unit by adding a ramp

NO. 20778 (25th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3088

Common Address: 1916 S. Leavitt Street

Applicant: SZP-1916 S Leavitt, LLC

Owner: SZP-1916 S Leavitt, LLC

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

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

Purpose: To permit the rehabilitation and conversion of the existing three-story front building - from three-units to four-units, for a total of six (6) dwelling units at the subject site. The proposed Zoning Amendment will also bring the existing non-conforming conditions into compliance with the current Zoning Ordinance.

NO. 20781 (12th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3094

Common Address: 3215 W. 38th Place

Applicant: Sergio Jaime

Owner: Sergio Jaime

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

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

Purpose: To allow non-required accessory parking, accessory to the existing auto-glass business located at 3846-58 S. Kedzie.

NO. 20782 (12th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3096

Common Address: 2455-57 South Christiana Avenue

Applicant: A2M Enterprises, Inc.

Owner: A2M Enterprises, Inc.

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

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District and B3-1, Community Shopping District to B3-1, Community Shopping District

Purpose: To correct the split zoning lot into one zoning district and to establish a general restaurant within the existing commercial building located at the subject property

NO. 20779T1 (11th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3090

Common Address: 3511 S. Halsted Street

Applicant: Ronald Li

Owner: Ronald Li

Attorney: Gordon and Pikarski Chartered

Change Request: RS3, Residential Single-Unit (Detached House) District to B1-3, Neighborhood Shopping District

Purpose: The applicant seeks to re-establish the ground floor commercial space for retail clothing sales.

NO. 20796T1 (11th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3172

Common Address: 2626 S. Throop Street

Applicant: Eric M. Rogulich, as Trustee under the provisions of a Trust Agreement dated June 25, 2009 and known as Trust #640

Owner: Eric M. Rogulich, as Trustee under the provisions of a Trust Agreement dated June 25, 2009 and known as Trust #640

Attorney: Richard A. Toth

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

Purpose: The existing residential building is in a manufacturing district. The Applicant proposes to renovate the existing 3 dwelling-unit residential building, to add a new dormer, facilitate permits for previously-enclosed rear floor space, and make other internal renovations.

NO. 20798T1 (11th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3117

Common Address: 315-325 W. 32nd Street

Applicant: Bertco Development, LLC

Owner: Bertco Development, LLC

Attorney: Stephen R. Patterson

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

Purpose: To comply with the use standards, bulk and density standards to allow for the construction of a 3 story, 6 dwelling-unit townhouse building

NO. 20799T1 (11th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3118

Common Address: 3209-31 S. Shields Avenue

Applicant: Bertco Development, LLC

Owner: Bertco Development, LLC

Attorney: Stephen R. Patterson

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

Purpose: To comply with the use standards, bulk and density standards to allow for the construction of 10 detached single family residential buildings

NO. 20790T1 (3rd WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3115

Common Address: 3920-3932 S. Calumet Avenue

Applicant: Eagle OZB I, LLC

Owner: Eagle OZB I, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: M1-3, Limited Manufacturing/Business Park District to RM5, Residential Multi-Unit District

Purpose: To comply with the use table and standards of the RM5 and meet the bulk and density requirements to subdivide one zoning lot into 7 individual zoning lots to construct seven 3-story, 3 dwelling-unit buildings with 3-car parking garages

NO. 20797T1 (2nd WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3116

Common Address: 1918 N. Mendell Street

Applicant: Olympia Acquisitions, LLC

Owner: Mendell Street Lofts, LLC

Attorney: Tyler Manic, Schain Banks

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

Purpose: To rehab a 4-story masonry building. 1-2 floors for daycare, part of 3rd floor will be for office of daycare. Remainder of 3rd floor and 4th floor is for office use. A rooftop deck for office tenants, with a new 1-story addition. Courtyard for daycare tenants and a new sidewalk

NO. 20783 (2nd WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3097

Common Address: 1546-1556 N. Clark St, 101-129 W. North Ave, and 1555-1565 N. LaSalle St

Applicant: 1550 North Clark (Chicago) Owner, LLC

Owner: 1550 North Clark (Chicago) Owner, LLC

Attorney: John J. George/Chris A. Leach

Change Request: Residential Business Planned Development No. 1272 to Residential Business Planned Development No. 1272, as amended

Purpose: To add "Animal Services-Veterinary" as a permitted use within Sub-Area A

NO. 20795T1 (1st WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3169

Common Address: 2739 W. Hadden Avenue

Applicant: Nir Berkovich

Owner: Nir Berkovich

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

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

Purpose: To permit the existing dwelling unit within the basement of the three-story residential building - for a total of four (4) permitted dwelling units at the subject site and within said building