

AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
THURSDAY, OCTOBER 12, 2023
AT 10:00 A.M.
COUNCIL CHAMBERS, CITY HALL, 121 N. LASALLE

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

- 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.

Please note that items on this Agenda appear in reverse numerical order according to Ward

NO. A-8838 (28th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT #02023-0002754

Common Address: 3023-43 W Fifth Ave

Applicant: Alderman Jason Ervin

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

NO. A-8839 (28th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT #02023-0002754

Common Address: 3049-3127 W Fifth Ave; 3064-3134 W Fifth Ave; and 141-43 S Troy St

Applicant: Alderman Jason Ervin

Change Request: C1-2 Neighborhood Commercial District and C1-3 Commercial Neighborhood District to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-8840 (28th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT #02023-0002754

Common Address: 3001-3013 W Fifth Ave

Applicant: Alderman Jason Ervin

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

NO. A-8836 (13th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2048

Common Address: 6702-6760 W 65th St

Applicant: Alderman Marty Quinn

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RS-2 Residential Single Unit (Detached House) District

NO. A-8848 (11th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #02023- 0003537

Common Address: 3509-3515 S Halsted St

Applicant: Alderwoman Nicole Lee

Change Request: RS3 Residential Single Unit (Detached House) District and B1-3 Neighborhood Shopping District to B3-2 Community Shopping District

NO. A-8849 (11th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #02023-0003542

Common Address: 3519-59 S Halsted St

Applicant: Alderwoman Nicole Lee

Change Request: RS3 Residential Single Unit (Detached House) District and B1-1 Neighborhood Shopping District to B3-2 Community Shopping District

NO. A-8833 (9th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-1732

Common Address: 319 E 103rd St

Applicant: Alderman Anthony Beale

Change Request: B3-1 Community Shopping District to RS-2 Residential Single Unit (Detached House) District

NO. 22244 (50th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004068

Common Address: 6724-28 N Rockwell St

Applicant: 6724 N Rockwell LLC

Owner: 6724 N Rockwell LLC

Attorney: Michael Ezgur

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

Purpose: To allow for the addition of one residential dwelling unit

NO. 22265 (45th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004167

Common Address: 5726 N Northwest Hwy

Applicant: Chicago Title Land Trust No. 01-4418 Dated May 20, 1994

Owner: Chicago Title Land Trust No. 01-4418 Dated May 20, 1994

Attorney: Nick Ftikas

Change Request: M1-1 Limited Manufacturing District to M2-1 Light Industry District

Purpose: To permit outdoor fleet storage of trucks and containers as a principal use at the subject property

NO. 22270 (43rd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023-0004187

Common Address: 345 W Armitage Ave

Applicant: Toaste Foods LLC

Owner: 1971-5 N Lincoln LLC

Attorney: Thomas Moore

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

Purpose: To allow the proposed deli to acquire a packaged goods liquor license

NO. 22274-T1 (43rd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004209

Common Address: 2014-16 N Bissell St

Applicant: Arsalan Hamidi

Owner: Arsalan Hamidi

Attorney: Gordon & Pikarski

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM5.5 Residential Multi-Unit District

Purpose: Applicant seeks to subdivide the existing 53 foot wide lot into two lots. The resulting northern lot will be 27 feet wide and will maintain the existing four residential dwelling building. The resulting southern lot will be 26 feet wide and be improved with a new three residential dwelling building

NO. 22247 (41st WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004079

Common Address: 6558 N Milwaukee Ave

Applicant: AGC Holdings Inc.

Owner: AGC Holdings Inc.

Attorney: Sara Barnes

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

Purpose: The construction of a new three story nine unit residential building with onsite parking for nine vehicles, and the subject property

NO. 22262-T1 (40th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004147

Common Address: 5338-40 N Lincoln Ave

Applicant: 5338 N Lincoln LLC

Owner: 5338 N Lincoln LLC

Attorney: Agnes Plecka/ Jeffe & Berlin

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

Purpose: A new mixed use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors

NO. 22275 (38th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004213

Common Address: 4306 N Central Ave

Applicant: HCGK 4306 LLC

Owner: HCGK 4306 LLC

Attorney: Mark Kupiec

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related District

Purpose: To allow some business, service and commercial activities to be conducted outdoors

NO. 22261 (36th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004146

Common Address: 2736 W Chicago Ave

Applicant: Adam Lukas

Owner: Adam Lukas

Attorney: Andrew S.F. Harrison

Change Request: C1-2 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

Purpose: Conversion of first floor to an artists live-work space and continue dwelling unit on second floor

NO. 22269 (36th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004186

Common Address: 3015 N Normandy

Applicant: John Puskarz

Owner: John Puskarz

Attorney: Mark Kupiec

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

Purpose: To build two new single family homes

NO. 22249 (34th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004084

Common Address: 354 N Union Avenue

Applicant: Onni 352 N Union Chicago LLC

Owner: Onni 352 N Union Chicago LLC

Attorney: Edward Kus

Change Request: Planned Development 1320 to Planned Development 1320, as amended

Purpose: To add lodging as a permitted use and modify the open space site plan

NO. 22242-T1 (32nd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004011

Common Address: 2469-2471 N Clybourn Ave

Applicant: GMO LLC

Owner: GMO LLC

Attorney: Monica Shamass

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

Purpose: Two new 3 story 3 dwelling unit residential building on a proposed sub-divided lot from 50' x 50' to two zoning lots measuring 25' x 150'

NO. 22240 (32nd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0003965

Common Address: 1717-23 N Ashland Ave

Applicant: Rockstar Pets Inc.

Owner: Kimon S. Gabrielatos

Witness: Elissa Ferguson

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

Purpose: Existing one story building to operate a dog boarding kennel, dog enrichment and dog training center

NO. 22267 (31st WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004180

Common Address: 4903 W Diversey Ave

Applicant: Chicago Title and Land Trust No. 26-1264-00 dated 09/29/1971

Owner: Chicago Title and Land Trust No. 26-1264-00 dated 09/29/1971

Attorney: Thomas Moore

Change Request B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related District

Purpose: To allow the construction of a new motor vehicle repair shop facility at the subject property

NO. 22257 (27th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004133

Common Address: 1001 N Milwaukee Ave

Applicant: SB 1001 Time LLC

Owner: SB 1001 Time LLC

Attorney: Sara Barnes

Change Request B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To permit the conversion of the office spaces on the 4th floor of the existing mixed use building into four dwelling units for a total of 12 dwelling units

NO. 22248 (27th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004080

Common Address: 370 N Carpenter

Applicant: 370 N Carpenter LLC

Owner: 370 N Carpenter LLC

Attorney: Rich Klawiter and Katie Jahnke Dale

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

Purpose: 29 Story, 349'0" foot tall building with 390 residential units, 390 bicycle parking spaces, and 156 vehicular parking spaces above 6,670 sq.ft. of ground-floor retail/ commercial uses, together with accessory and incidental uses

NO. 22243 (26th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004022

Common Address: 911 N Mozart

Applicant: Vanessa Beckoff Ferrero and Colin Hudson

Owner: Vanessa Beckoff Ferrero and Colin Hudson

Witness: Colin Hudson

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

Purpose: To allow a sub-division of an improved zoning lot, creating two zoning lots each measuring 25 x 125 feet; one zoning lot at 913 N Mozart is to remain vacant for future development, and the lot at 911 N Mozart is to remain an existing 3 story multi family building containing 3 dwelling units and 2 onsite parking spaces

NO. 22263 (26th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004152

Common Address: 1626-1632 N California Ave

Applicant: TNFLS LLC

Owner: TNFLS LLC

Attorney: Warren Silver

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

Purpose: Two retail/office spaces and two dwelling units or live-work units on the ground floor, four dwelling units on the second floor, and one dwelling unit on the third floor, with five enclosed off-site parking spaces. Building Height and floor area to remain as existing

NO. 22276-T1 (25th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004218

Common Address: 713-715 W 19th Place

Applicant: Moises and Francisca Cervantes

Owner: Moises and Francisca Cervantes

Attorney: Ximena Castro

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

Purpose: To subdivide one zoning lot into two individual zoning lots to allow the applicant to construct a two story building with two units and two surface parking spaces on Lot 54 and to allow five dwelling unit density on lot 55

NO. 22260-T1 (24th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004145

Common Address: 3800-3818 W Ogden Ave

Applicant: Lawndale Christian Health Center

Owner: Lawndale Christian Health Center

Attorney: Richard Baker

Change Request C1-2 Neighborhood Commercial District to C1-3 Commercial Neighborhood District

Purpose: Construction of a proposed 3 story medical clinic building providing on-site parking

NO. 22273 (23rd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004190

Common Address:3948 W 66th St

Applicant: 6545 S Pulaski LLC

Owner: 6545 S Pulaski LLC

Attorney: Liz Butler & Anabel Abarca

Change Request RS-2 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: To establish an accessory parking lot to serve an existing eating and drinking establishment

NO. 22264 (23rd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004165

Common Address:5210-5212 S Luna Ave

Applicant: Modern Structures Co.

Owner: Modern Structures Co.

Attorney: Christopher Koczwara

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

Purpose: To allow the subdivision of one zoning lot measuring 50 x 125 feet into two zoning lots measuring 25 x 125 to allow for the construction of a two-story single family residence on each lot

NO. 22254 (23rd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004165

Common Address: 5173 S Archer Ave

Applicant: Raul Rivera

Owner: Raul Rivera

Attorney: Sara Barnes

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

Purpose: The establishment and operation of a new restaurant café

NO. 22252 (22nd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004109

Common Address:3657 W 31st St; 3101-3111 S Lawndale Ave

Applicant: Little Village Environmental Justice Organization

Owner: Little Village Environmental Justice Organization

Attorney: Alexander R. Domanskis and Linda Vernon Goldberg

Change Request RS3 Residential Single Unit (Detached House) District to B3-2 Community Shopping District

Purpose: Shared commercial kitchen for neighborhood food programming and meeting space for youth education in agriculture

NO. 22255 (22nd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004127

Common Address:4239 W Cermak Road

Applicant: Casa Grande Management LLC

Owner: Casa Grande Management LLC

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

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

Purpose: The existing buildings will remain. The applicant would like to convert the front 1 story commercial building into two dwelling units and continue the rear six dwelling units for a total of 8 dwelling units on the property

NO. 22271 (22nd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004188

Common Address:4724-44 S Cicero Ave

Applicant: Olympus Properties LLC

Owner: Olympus Properties LLC

Attorney: Dean Maragos

Change Request B3-1 Community Shopping District to C2-1 Motor Vehicle Related District

Purpose: To allow accessory outdoor storage to store commercial containers on property. Containers outside to serve restaurant supply store adjacent to this property located at 4752-58 S Cicero

NO. 22272 (22nd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004189

Common Address:4841-4857 W 47th St

Applicant: Olympus Properties LLC

Owner: Olympus Properties LLC

Attorney: Dean Maragos

Change Request B3-1 Community Shopping District to C2-1 Motor Vehicle Related District

Purpose: To allow an outdoor storage lot to store commercial containers and truck storage

NO. 22268 (21st WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004182

Common Address:656 W 123rd St

Applicant: Habitat for Humanity Chicago

Owner: Habitat for Humanity Chicago

Attorney: Liz Butler and Braeden Lord

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

Purpose: Single family residence containing one dwelling unit, two parking spaces, no commercial space and a maximum height of 24 feet

NO. 22246 (20th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004076

Common Address:6536 S Dorchester Ave

Applicant: The Bowa Group, Inc.

Owner: The Bowa Group, Inc.

Attorney: Roland Burriss II

Change Request RS-2 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Purpose: Two-story, two dwelling unit with basement and two car garage

NO. 22245 (20th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004070

Common Address:6534 S Dorchester Ave

Applicant: The Bowa Group, Inc.

Owner: The Bowa Group, Inc.

Attorney: Roland Burris II

Change Request RS-2 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Purpose: Two-story, two dwelling unit with basement and two car garage

NO. 22241 (19th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004008

Common Address:8957-59 S Western Ave

Applicant: Top Cat EV LLC

Owner: Top Cat EV LLC

Attorney: Jawuan Sutton

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

Purpose: To establish vehicle charging stations

NO. 22256-T1 (16th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004132

Common Address:6453 S Bell Ave

Applicant: 6453 S Bell LLC

Owner: 6453 S Bell LLC

Attorney: Danielle Meltzer Cassel

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

Purpose: To allow the renovation and reuse of the property as a day care with accessory uses

NO. 22266 (13th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004169

Common Address: 6058 W 63rd St

Applicant: Alma Torres and Beatriz Sahagun

Owner: Alma Torres and Beatriz Sahagun

Attorney: Christopher Koczwar

Change Request: RS-2 Residential Single Unit (Detached House) District to B3-1 Community Shopping District

Purpose: To allow for the use of the first floor as retail use as an ice cream parlor and one dwelling unit (one apartment) on the 2nd floor as residential use

NO. 22258-T1 (11th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004134

Common Address: 3354 S Wallace St

Applicant: Mr. Hongjun Chen and Ms. Jiajia He

Owner: Mr. Hongjun Chen and Ms. Jiajia He

Attorney: Daniel Lauer

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 building which applicants will occupy as their primary residence

NO. 22251-T1 (10th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004105

Common Address: 10301-10347 S Torrence Ave

Applicant: ATG, LLC and Lariba Group LLC

Owner: ATG, LLC and Lariba Group LLC

Witness: Tawfik Tawil

Change Request: C2-1 Motor Vehicle Related District to C2-2 Motor Vehicle Related Commercial District

Purpose: To develop the property with a retail shopping center and parking lot with vehicle storage

NO. 22253 (9th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004117

Common Address: 447 E 111th Place

Applicant: Banks Max Properties LLC

Owner: Banks Max Properties LLC

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

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

Purpose: Locate and establish a vehicle storage and towing business with the ability to store vehicles outside within the property as the principal use

NO. 22250 (7th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004087

Common Address: 7901-11 S Exchange Ave; 2933-41 E 79th St; 7850-72 S Exchange Ave; 2908-30 E 79th St; 7839-45 S Escanaba Ave

Applicant: Thrive Exchange LLC

Owner: See Application for list of Owners

Attorney: Graham Grady

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to C1-3 Commercial Neighborhood District and then to a Residential Business Planned Development

Purpose: To permit the two phased development of the subject property. Phase 1 will include the construction of a new 6 story mixed-use, affordable housing building within the southwest parcel of the southwest parcel of the subject property (Thrive Exchange South) Phase 2 will include the future construction of a mixed-use, affordable housing building withing the northwest corner of the subject property (Thrive Exchange North)

NO. 22259 (6th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004138

Common Address: 6700 S Wabash Ave

Applicant: Empire Tire Corporation d/b/a Auto Empire

Owner: Empire Tire Corporation d/b/a Auto Empire

Witness: Oscar Lockwood

Change Request: RS3 Residential Single Unit (Detached House) District to C2-1 Motor Vehicle Related District

Purpose: To establish an auto storage lot as an accessory use to the tire shop and auto sales business located at 6707 S State St