

**MEETING OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, JULY 18, 2023, 10:00 A.M.
COUNCIL CHAMBERS, 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.

NO. A-8834 (41st WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2038

Common Address: 8201 W Higgins Road

Applicant: The Department of Planning and Development

Witness: Patrick Murphey, Zoning Administrator

Change Request: Planned Development 1136, Community Planned Development to B3-1 Community Shopping District

NO. 22200-T1 (1st WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2275

Common Address: 1746 W Division St

Applicant: Palazzo 1746, LLC

Owner: Palazzo 1746, LLC

Attorney: Liz Butler/ Braeden Lord

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

Purpose: To construct a rear building addition and expand the commercial use

NO. 22223 (1st WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2302

Common Address: 2714 W St. Helen St

Applicant: 2714 St Helen LLC

Owner: 2714 St Helen LLC

Attorney: Rolando Acosta

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

Purpose: Expansion of the expansion of the existing building by raising the roof to allow for the enlargement of existing units and addition of an ADU unit above a new two-car garage

NO. 22205 (2nd WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2284

Common Address: 1633-1649 N Halsted St

Applicant: DK Halsted LLC

Owner: DK Halsted LLC

Attorney: Katie Jahnke Dale and Rich Klawiter

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

Purpose: To allow construction of a nine-story, 100 foot mixed use building containing 131 dwelling units, 4,507 sq.ft. of ground floor retail space, 34 parking spaces, and 131 bicycle spaces. The overall FAR of the Planned Development will be 5.0

NO. 22198 (15th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2273

Common Address: 4359 S Wood St

Applicant: 911 Eleven, LLC

Owner: 911 Eleven, LLC

Witness: Miguel Quintana

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

Purpose: Establish a wholesale laundry detergent distribution facility

NO. 22218 (25th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2286

Common Address: 1828 S Racine Ave

Applicant: Buckley Electric, Inc

Owner: Buckley Electric, Inc

Attorney: Rolando Acosta

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

Purpose: A three-story building containing three residential dwelling units, including residential units below the second floor, and three parking spaces

NO. 22219-T1 (25th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2285

Common Address: 1030 W 21st St

Applicant: Oki Re LLC

Owner: Oki Re LLC

Attorney: Rolando Acosta

Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-2 Commercial, Manufacturing and Employment District

Purpose: Convert the existing building to a restaurant and distillery with 13 parking spaces

NO. 22221-T1 (25th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2300

Common Address: 2156 W 21st St

Applicant: 3527 S Damen LLC

Owner: 3527 S Damen LLC

Attorney: Ximena Castro

Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Use District

Purpose: To convert the existing building from 10 to 12 dwelling units and to reduce parking to one parking space pursuant to the Equitable Transit Served Location guidelines

NO. 22222-T1 (25th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2301

Common Address: 2158 W 18th Street

Applicant: 3527 S Damen LLC

Owner: 3527 S Damen LLC

Attorney: Ximena Castro

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

Purpose: To convert the existing building from 10 to 11 dwelling units and to reduce parking to zero pursuant to the Equitable Transit Served Location guidelines

NO. 22211-T1 (26th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2296

Common Address: 4111 W Armitage Ave

Applicant: Carmen Nazario

Owner: Carmen Nazario

Attorney: Nicholas Ftikas

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

Purpose: A one story rear addition to expand the floor area of the grade level retail unit from 840 sq.ft. to 2,569 sq.ft. The requested zoning change will permit the resulting floor area ratio

NO. 22204 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2283

Common Address: 116-138 S Paulina St

Applicant: The City Church Fellowship

Owner: The City Church Fellowship

Attorney: Katie Jahnke Dale and Rich Klawiter

Change Request: C1-3 Commercial Neighborhood District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The project will proceed in three phases. In Phase 1 the Applicant will build a 1500-seat auditorium worship space with adjoining retail, cafe, and administrative office areas. The two-story building will include a loading dock and total 40,347 square feet. Subject to site plan approval. Phase 2 will expand the development to the north with a 28,448 square-foot, two-story building comprising multi-purpose and conference rooms, youth programming and child-care areas, and shared administrative and business office space. Phase 3 will be subject to future site plan approval but may include up to 76 residential units above the Phase 2 building. The gross area of the completed 12-story development will be 206,115 square feet and the overall FAR of the development will be 5.0.

NO. 22206 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2254

Common Address: 301 S Damen Ave, 1800-1853 W Jackson Blvd

Applicant: 1851 Land LLC

Owner: Rush University Medical Center and 1801 LLC

Attorney: Donna Pugh

Change Request: Planned Development No. 1309 and Planned Development 1310 to C2-5 Neighborhood Commercial District and then to Residential Business Institutional Planned Development 1309

Purpose: To expand a professional hockey team practice facility and community ice rink. Future phases may include residential, hotel and retail

NO. 22224-T1 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2303

Common Address: 1218 W Adams St

Applicant: Kensington West Loop Building LLC

Owner: Kensington West Loop Building LLC

Attorney: Sara K. Barnes

Change Request: M1-3 Limited Manufacturing/ Business Park District to DX-3 Downtown Mixed Use District

Purpose: The redevelopment and reactivation of the site, in its entirety, with a new three story building, which will be occupied and operated by a daycare facility

NO. 22201-T1 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2278

Common Address: 2625-27 W Monroe St

Applicant: Jonathan Nguyen

Owner: Jonathan Nguyen

Attorney: Frederick E. Agustin

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

Purpose: The existing single-family residence and vacant lot will remain. The applicant would like to have a shared housing unit within the existing single-family residence

NO. 22215-T1 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2289

Common Address: 115 S Francisco Ave

Applicant: Black Light Fellowship

Owner: Black Light Fellowship

Attorney: Nicholas Ftikas

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

Purpose: The Applicant is proposing to develop the currently vacant property with a three-story retail office/ eight (8) dwelling unit mixed-use building. The proposed ground floor retail space will be occupied by administrative offices for a book publishing company.

NO. 22220-T1 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2299

Common Address: 2500-2506 W Washington Blvd

Applicant: Moises Arroyo

Owner: Moises Arroyo

Attorney: Nicholas Ftikas

Change Request: M1-1 Limited Manufacturing District to B2-1 Neighborhood Mixed Use District

Purpose: To add onto the existing building and convert it to a single family residence

NO. 22210 (28th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2297

Common Address: 1113 S Mozart St

Applicant: Patrick McLoughlin and Kaitlin Beckham

Owner: Patrick McLoughlin and Kaitlin Beckham

Attorney: Nicholas Ftikas

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

Purpose: The legal establishment of a fifth residential unit within the existing multi-unit building located at the subject property

NO. 22213-T1 (28th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2291

Common Address: 1434-1446 W Fillmore St

Applicant: 1434 W Fillmore LLC

Owner: Hall of Fame Acquisition No. 2, LLC

Attorney: Liz Butler/ Braeden Lord

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and RM5 Residential Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: To develop a multi-unit residential building

NO. 22209 (29th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2298

Common Address: 2229 N Harlem Ave

Applicant: SOM Diversey, LLC – Harlem Series

Owner: SOM Diversey, LLC – Harlem Series

Attorney: Nicholas Ftikas

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

Purpose: The legal establishment of a fourth residential unit within the existing multi-unit building located at the subject property.

NO. 22208 (32nd WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2272

Common Address: 3025 N Southport Ave; 1349-1359 W Nelson St

Applicant: Aaron Straus

Owner: Aaron Straus

Attorney: Nicholas Ftikas

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

Purpose: To utilize the Additional Dwelling Unit Ordinance to legally establish a coach house unit on the second floor of the existing two-story accessory building

NO. 22203 (33rd WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2282

Common Address: 3701-3759 W Leland Ave, 4647-4659 N Hamlin Ave, 4600-4658 N Lawndale Ave, 4601-4611 N Lawndale Ave, 3700-3718 W Wilson Ave and 3646-3656 W Wilson Ave

Applicant: The Chicago Board of Education for the City of Chicago

Owner: Public Building Commission of Chicago

Attorney: Scott Borstein

Change Request: Planned Development 878 to Planned Development 878, as amended

Purpose: To allow a new sign with a dynamic image within the School's courtyard entry area on West Leland Ave

NO. 22216 (36th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2288

Common Address: 1551-1553 N Kostner Ave

Applicant: Timothy Sanchez

Owner: Timothy Sanchez

Attorney: Nick Ftikas

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

Purpose: To bring the non-conforming vehicle repair shop use, which currently operates at the subject site, into full compliance with the Zoning Ordinance

NO. 22207 (36th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2264

Common Address: 2450 W Chicago Ave

Applicant: 2450 W Chicago LLC and Grabow's Mink LLC

Owner: 2450 W Chicago LLC and Grabow's Mink LLC

Attorney: Liz Butler/ Braeden Lord

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

Purpose: To convert the ground floor space to a dwelling unit

NO. 22199 (37th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2274

Common Address: 952 N Springfield Ave

Applicant: Cipriano Cisneros Nunez

Owner: Cipriano Cisneros Nunez

Attorney: Agnes Plecka

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

Purpose: To establish one additional dwelling unit within the existing building (basement area) for a total of 3 dwelling units at the property

NO. 22212 (38th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2295

Common Address: 5900 W Irving Park Road

Applicant: Eagle Dispensaries of Illinois, LLC

Owner: Philev, LLC

Attorney: Katriina McGuire

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: To pursue a special Use for a cannabis dispensary use within the existing 12,000 sq.ft. building

NO. 22217-T1 (39th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2287

Common Address: 3348-3358 W Foster Ave

Applicant: Foster Investment LLC; Tristar Reality Group LLC

Owner: Foster Investment LLC; Tristar Reality Group LLC

Attorney: Nicholas Ftikas

Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: A new five story mixed use building containing retail space at grade and forty-seven (47) residential units above

NO. 22214-T1 (44th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2290

Common Address: 3262-64 N Clark St

Applicant: Lion Clark LLC

Owner: Lion Clark LLC

Attorney: Liz Butler

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

Purpose: A four-story building with ground floor commercial space and seven residential units, including an accessible dwelling unit on the ground floor

NO. 22202-T1 (47th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2281

Common Address: 4632-4644 N Western Ave

Applicant: 4640 N Western LLC

Owner: BGD Western LLC

Attorney: Andrew Scott

Change Request: B3-2 Community Shopping District and B3-3 Community Shopping District to B3-5 Community Shopping District

Purpose: To allow for the applicant to redevelop the subject property into a 74 unit, mixed-use, Transit Oriented Development