

**AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**TUESDAY, SEPTEMBER 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](mailto: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. 22228 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT #O2023-0002777**

**Common Address:** 3515-49 N. Clark St., 1001-29 W Addison St; 3546-58 N Sheffield Ave

**Applicant:** Addison & Clark Property Owner LLC

**Owner:** Addison & Clark Property Owner LLC

**Attorney:** John George; Chris Leach

**Change Request:** Residential Business Planned Development No. 1164, as amended to Residential Business Planned Development 1164, as amended

**Purpose:** To seek a technical amendment to add 10,199 sq.ft. of permitted FAR building square footage to the mixed use development

**NO. 22230 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002757**

**Common Address:** 2246 N Clark St.

**Applicant:** 2246 Clark LLC

**Owner:** 2246 Clark LLC

**Attorney:** Sara Barnes

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

**Purpose:** The Applicants seeking a Zoning Map Amendment to permit the rehabilitation and renovation of the existing building, the programming for which calls for the conversion of the commercial unit (1<sup>st</sup> Floor) to a dwelling unit, as well as the buildout of the basement to allow for an additional dwelling unit, resulting in a total of four (4) dwelling units within the envelope of the existing building at the subject site

**NO. 22233 (39<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002798**

**Common Address:** 3218-22 W Bryn Mawr Ave

**Applicant:** H & N Bryn Mawr LLC

**Owner:** H & N Bryn Mawr LLC

**Attorney:** Mark Kupiec

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

**Purpose:** To obtain a PPA license and offer karaoke as a type of entertainment in the existing restaurant

**NO. 22231-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002758**

**Common Address:** 3327-3335 N Lincoln Ave

**Applicant:** 3327 N Lincoln Comet LLC

**Owner:** 3327 N Lincoln Comet LLC

**Attorney:** Sara Barnes

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

**Purpose:** To permit the construction and occupancy of a new six story mixed use building at the subject site

**NO. 22225 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002763**

**Common Address:** 1840-1866 N Marcey Ave

**Applicant:** 1840 N Marcey, LLC

**Owner:** 1866 N Marcey Owner, LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale

**Change Request:** M2-3 Light Industry District to B3-3 and then to a Residential Business Planned Development

**Purpose:** To allow the construction of a 16 story building with 294 residential units and a 27 story building with up to 315 residential units and ground floor commercial uses, together with accessory and incidental uses. 360 total parking spaces will be provided. The overall FAR will be 6.5

**NO. 22227 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002770**

**Common Address:** 2120 W Webster Ave; 2219 N Hamilton Ave

**Applicant:** 2219 N Hamilton LLC

**Owner:** 2219 N Hamilton LLC

**Attorney:** Paul Shadle & Katie Jahnke Dale

**Change Request:** Planned Development 1508 (Subarea A) to Planned Development 1508, as amended

**Purpose:** To allow for a new building on a parking lot

**NO. 22239-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002836**

**Common Address:** 601-611 S California Ave

**Applicant:** So Baked Too, LLC

**Owner:** 2755 W Harrison, LLC

**Attorney:** Eliza Solowiej

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

**Purpose:** To apply for a special use as a Cannabis Dispensing Organization

**NO. 22238-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002835**

**Common Address:** 1153 W Grand Ave

**Applicant:** 1153 Property LLC

**Owner:** 1153 Property LLC

**Attorney:** Mark Kupiec

**Change Request:** M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

**Purpose:** To rehab existing building to allow a conversion of the mix use for a total of 7 residential dwelling units

**NO. 22229 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002795**

**Common Address:** 700 West Chicago Ave

**Applicant:** Onni 700 West Chicago LLC

**Owner:** Onni 700 West Chicago LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale

**Change Request:** Planned Development 1399 to Planned Development 1399, as amended

**Purpose:** To permit the construction of a multi-building planned development consisting of 2,451 dwelling units, 1,950 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 8.1

**NO. 22226 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002764**

**Common Address:** 1410-1486 N Larrabee St; 601-631 W Blackhawk St; and 1401-1471 N Clybourn Ave

**Applicant AND Owner:** Chicago Housing Authority

**Developer:** Near North Cabrini, LLC

**Attorney:** (Developer's Counsel) Paul Shadle and Mariah DiGrino

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District and Planned Development No. 1104 to C1-3 Commercial Neighborhood District and then to a Residential Business Planned Development

**Purpose:** To permit the construction of a multi-phased, mixed income, development containing a total of 742 dwelling units, 174 parking spaces, and approximately 22,000 sq.ft. of retail space with accessory and incidental uses. Dwelling units will be located in multiple buildings, the tallest of which would be 10 stories

**NO. 22235 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002822**

**Common Address:** 4355 W 31<sup>st</sup> Street

**Applicant:** Jose Gonzalez

**Owner:** Jose Gonzalez

**Attorney:** Amy Kurson

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

**Purpose:** The property will be used for light equipment sales/ rental (Automobile). The property includes a 17,500 sq.ft. one story building with office space, a waiting room, and storage space. The remaining property includes a 65 space parking lot to be used for outdoor automobile sales, employee parking and customer parking

**NO. 22232 (20<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002760**

**Common Address:** 6300-6308 S. Cottage Grove; 747-759 E 63<sup>rd</sup> Street

**Applicant:** DL3 Revive 6300, LLC

**Owner:** Cook County/ Cook County Land Bank Authority

**Attorney:** Steven Friedland

**Change Request:** B3-3 Community Shopping District to B3-5 Community Shopping District

**Purpose:** To redevelop the site with a 6 story commercial building

**NO. 22237-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002834**

**Common Address:** 500-510 W Pershing Rd

**Applicant:** William J Barboa

**Owner:** Chicago Land Trust Company as Trustee Trust # 116830-00

**Attorney:** Mark Kupiec

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

**Purpose:** To build a 12 unit townhouse development

**NO. 22234 (11<sup>th</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT # O2023-0002816**

**Common Address:** 2739 S Shields Ave

**Applicant:** Wai Gat Kuo

**Owner:** Wai Gat Kuo

**Attorney:** Gordon & Pikarski

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

**Purpose:** To construct a building that will be 38 feet in height and contains three residential units, and three parking spaces. No Commercial is proposed.

**NO. 22236-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (7-19-23)**

**DOCUMENT #O2023-0002826**

**Common Address:** 1342 W Ohio St

**Applicant:** West Town Gamma Sub

**Owner:** West Town Gamma Sub

**Attorney:** Rolando Acosta

**Change Request:** RS3 Residential Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Construction of a three-story residential building with six residential dwelling units and three parking spaces