MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS

TUESDAY, DECEMBER 10, 2019, AT 10:00 A.M.
CITY COUNCIL CHAMBERS, CITY HALL

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 at 312-744-6845

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 four 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.

Items on this Agenda
Appear in Numerical Order,
According to Ward
NO. 20262-T1 (2nd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8495

Common Address: 2105-09 W. Caton Street
Applicant: Public 2, LLC
Owner: Estate of Sean McKeough
Attorney: Law Offices of Samuel V.P. Banks
Change Request: B2-3, Neighborhood Mixed-Use District to B3-3, Community Shopping District
Purpose: The Applicant is seeking to permit the construction of a new four-story, eight (8) unit mixed-use building at the subject site.

NO. 20242-T1 (2nd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8475

Common Address: 2227 North Clybourn Avenue
Applicant: 2227 North Clybourn, LLC
Owner: 2227 North Clybourn, LLC
Attorney: Rolando R. Acosta
Purpose: To establish and operate vacation rental/shared housing within the property.

NO. 20264-T1 (4th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8497

Common Address: 4601-4611 South Ellis Avenue
Applicant: 4611 South Ellis, LLC
Owner: 4611 South Ellis, LLC
Attorney: Law Offices of Samuel V.P. Banks
Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District
Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the renovation and conversion of the existing three-story (with basement) church building into a mixed-use (community-commercial-residential) building, at the subject site.
NO. 20255-T1 (11th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8488

Common Address: 2119 S. Halsted St.
Applicant: Grain Liquors, LLC
Owner: 2119 South, LLC
Attorney: Danielle G. Grlic
Change Request: M1-2, Limited Manufacturing/Business Park District to B3-3, Community Shopping District
Purpose: To maintain and legalize the use of the property, to continue the operation of the existing business/restaurant with accessory liquor and with 8 dwelling units.

NO. 20252-T1 (11th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8485

Common Address: 4241 S. Halsted Street
Applicant: Kasper Development LLC 4223
Owner: Kasper Development LLC 4223
Attorney: Paul A. Kolpak
Purpose: To construct a two-story masonry single family residence with a two-car frame, detached garage.

NO. 20239-T1 (11th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8472

Common Address: 3084 South Lock Street
Applicant: Kelsey and William Elliott
Owner: Kelsey and William Elliott
Attorney: Thomas S. Moore
Change Request: B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District
Purpose: The applicant wishes to convert the vacant commercial space and 1-car garage into 1 dwelling unit, each for a new total of 4 dwelling units at the property. The applicant will seek relief, as necessary, for any required on-site parking.
NO. 20233-T1 (11th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8466

Common Address: 3301 South Morgan Street
Applicant: Martinez Supermarket, Inc.
Owner: JM Holding Enterprise, LLC
Attorney: Sara K. Barnes, Law Offices of Samuel V.P. Banks
Change Request: RS-3, Residential Single-Unit (Detached House) District to C1-3 Neighborhood Commercial District
Purpose: The applicant is seeking to permit a restaurant and bar use in the retail/commercial unit of the existing building, at the subject site.

NO. 20252 (14th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8492

Common Address: 4100-4230 West Ann Lurie Place / 4044-4210 South Karlov Avenue
Applicant: Greater Chicago Food Depository
Owner: Greater Chicago Food Depository
Attorney: Mariah DiGrino & Liz Butler- DLA Piper LLP (US)
Change Request: M2-3 Light Industry District to an Industrial Institutional Planned Development
Purpose: To authorize the construction and operation of a meal preparation facility, with accessory office, food and beverage service, medical service, educational, community, volunteer and outreach uses; Mandatory Planned Development pursuant to Section 17-8-0511 (Large Industrial Developments)

NO. 20253 (15th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8486

Common Address: 4542-48 S. Washtenaw Ave.
Applicant: Heidi Chow Eng
Owner: Heidi Chow Eng
Attorney: Paul A. Kolpak
Change Request: RS-3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To allow the subdivision of the existing 3 lots into two zoning lots. One will measure 90x125 ft, to allow the 2 story 4 unit frame building with garage to remain, and the 25x125 ft. lot is to have a proposed single family residence.
NO. 20260 (19th WARD) ORDINANCE REFERRED (11-13-19)  
DOCUMENT #02019-8493

Common Address: 10100 South Western Avenue  
Applicant: GPS Investments Beverly, LLC  
Owner: GPS Investments Beverly, LLC  
Attorney: Law Offices of Samuel V.P. Banks  
Change Request: B1-1, Neighborhood Shopping District to C1-1, Neighborhood Commercial District  
Purpose: To permit the establishment of a new automated car wash, which will replace the existing car wash and accessory structures, at the subject site.

NO. 20267 (25th WARD) ORDINANCE REFERRED (11-13-19)  
DOCUMENT #02019-8490

Common Address: 829-925 W. 16th Street/832-924 W. 18th Street  
Applicant: PMG Pilsen Investments, LLC  
Owner: PMG Pilsen Investments, LLC  
Attorney: Katriina S. McGuire/Thompson Coburn, LLP  
Change Request: M1-2, Limited Manufacturing/Aside Park District to B2-3, Neighborhood Mixed-Use District, then to A Residential Business Planned Development  
Purpose: To establish a mixed-use, multi-family development at the property.

NO. 20245 (25th WARD) ORDINANCE REFERRED (11-13-19)  
DOCUMENT #02019-8478

Common Address: 1057-59 West Taylor Street  
Applicant: Taylor Residences, LLC  
Owner: Taylor Residences, LLC  
Attorney: Law Office of Mark J. Kupiec & Assoc.  
Change Request: B1-2, Neighborhood Shopping District to B3-3, Community Shopping District  
Purpose: To comply with the minimum lot area and the maximum floor area, to build a new 4 story, mixed-use building with ground floor commercial units and 6 dwelling units on the upper floors.
NO. 20263-T1 (27th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8496

Common Address: 862-68 North Orleans Street
Applicant: Praia Management Group, LLC
Owner: Praia Management Group, LLC
Attorney: Law Offices of Samuel V.P. Banks
Change Request: C1-2, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District
Purpose: The Applicant is seeking to permit the FAR, height, minimum lot area per unit, and use (hotel) of the proposed eight-story, sixty (60) key hotel building at the subject site.

NO. 20234-T1 (27th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8467

Common Address: 1455 W. Huron St.
Applicant: CP2 Properties, LLC-1455 West Huron, LLC
Owner: CP2 Properties, LLC-1455 West Huron, LLC
Attorney:
Change Request: RS3, Residential Single-Unit (Detached House) District to RM-5, Residential Multi-Unit District
Purpose: To comply with the current bulk requirement of the zoning code in order to convert from 5 to 6 dwelling units.

NO. 20237-T1 (27th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8470

Common Address: 1035-65 North Orleans Street/325-333 West Hill Street
Applicant: 1065NOS, LLC
Owner: Orleans KG Exchange, LLC
Attorney: Rolando R. Acosta
Change Request: RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to DX-5 Downtown Mixed-Use District
Purpose: To allow construction of a six-story addition on top of the existing two-story building for a total of eight stories to use as a hotel with 114 hotel keys, four residential dwelling units, an event space with a 450 person capacity, and no parking or loading.
NO. 20235 (30th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8468

Common Address: 2440 N. Lorel Avenue
Applicant: Aditya Ramani
Owner: Aditya Ramani
Attorney:
Change Request: RS3, Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: Make a legal conversion to a three unit residential building

NO. 20261 (31st WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8474

Common Address: 2535 North Laramie Avenue
Applicant: Esquina del Sabor Catracho, Inc.
Owner: Nestor Santos
Attorney: Law Offices of Samuel V.P. Banks
Change Request: RS3, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District
Purpose: The applicant is seeking to permit the location and establishment of a general restaurant use within the existing building at the subject property.

NO. 20248 (32nd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8481

Common Address: 1514-18 West Diversey Parkway
Applicant: SNS Realty Group, LLC
Owner: 1514-18 W. Diversey, LLC
Attorney: Thomas S. Moore
Change Request: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The applicant wishes to provide sufficient density to construct a proposed 3-story, 6 dwelling-unit building with roof deck and detached 6-car garage at the rear of the property.
NO. 20247 (33rd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8480

Common Address: 4931 North Troy Street

Applicant: George P. Moussef

Owner: George P. Moussef

Attorney: Thomas S. Moore

Change Request: RS3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant wishes to rezone the property in order to allow sufficient density to convert the existing, finished basement space in the existing 2-story, 2 dwelling unit building into an additional dwelling unit for a new total of 3 dwelling units at the property.

NO. 20236 (35th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8469

Common Address: 3566 West Belden Avenue

Applicant: Artur Kaczmarek and Anna Bugaj

Owner: Artur Kaczmarek and Anna Bugaj

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To comply with the minimum lot area and maximum floor area to establish one additional dwelling unit within the existing 2½ story residential building (attic space) for a total of 3 dwelling units at the subject property.

NO. 20238 (35th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8471

Common Address: 3127 N. Central Park Avenue

Applicant: JEK Enterprises, LLC

Owner: JEK Enterprises, LLC

Attorney: Thomas S. Moore

Change Request: RS3, Residential Single-Unit (Detached House) District to RM-4.5, Residential Multi-Unit District

Purpose: The applicant wishes to rezone the property in order to provide sufficient density to construct a proposed 3-story, 3 dwelling unit building with basement, roof deck and detached 3-car garage at the rear of the property.
NO. 20268 (37th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8491

Common Address: 1830-64 North LeClaire Avenue/1815-1915 North Laramie Avenue
Applicant: By the Hand Club for Kids and Grace & Peace Fellowship
Owner: By the Hand Club for Kids and Grace & Peace Fellowship
Attorney: Graham C. Grady c/o Taft, Stettinius & Hollister
Change Request: Residential Planned Development #1149 and Institutional Planned Development #1150 to B3-2, Community Shopping District then to Institutional Planned Development #1150, as amended
Purpose: To a) amend PD #1150’s existing PD boundaries to include property located at 1815-1915 N. Laramie Ave. and currently zoned PD #1149; b) allow the creation of subareas and c) permit additional uses including residential, sports and recreation (indoor & outdoor) and accessory parking.

NO. 20240 (37th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8473

Common Address: 1325 N. Central Park Avenue
Applicant: ARCY Group Series LLC - Property Investments
Owner: ARCY Group Series LLC - Property Investments
Attorney:
Change Request: RS3, Residential Single-Unit (Detached House) District to B1-1, Neighborhood Shopping District
Purpose: To legalize the commercial space and obtain a city business license to operate a grocery/convenience store on the ground floor.

NO. 20254 (39th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8487

Common Address: 6246 N. Pulaski Road
Applicant: Valentino Caushi
Owner: 6246 N. Pulaski, LLC
Attorney: Paul A. Kolpak
Change Request: B1-1, Neighborhood Shopping District to B1-2, Neighborhood Shopping District
Purpose: To consolidate lots 1&2 into 1 zoning lot with dimensions of 75x124.12 to construct a new three story mixed use building. There will be 2,628 sq. ft. of commercial space on ground floor. There will be a total of 9 dwelling units from the second and third floor.
NO. 20246-T1 (40th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8479

Common Address: 1767 West Rosehill Drive
Applicant: 1767 West Rosehill, LLC
Owner: 1767 West Rosehill, LLC
Attorney: Thomas S. Moore
Change Request: C1-1, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District
Purpose: The applicant wishes to construct a proposed 4-story, 13 dwelling-unit building with basement and 13 interior parking stalls.

NO. 20254 (43rd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8489

Common Address: 2653 North Clark Street
Applicant: Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016, as Trust No. 8002372723
Owner: Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016, as Trust No. 8002372723
Attorney: Paul Shadle & Katie Jahnke Dale-DLA Piper LLP
Change Request: B1-2, Neighborhood Shopping District to B1-3, Neighborhood Shopping District then to Residential-Business Planned Development
Purpose: Mandatory Planned Development pursuant to Section 17-80513 (Large Residential Developments)

NO. 20251 (44th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8484

Common Address: 3524 North Clark Street
Applicant: MedMar Lakeview, LLC
Owner: 3524 N. Clark, LLC
Attorney: John J. George, Akerman LLP
Change Request: B3-2, Community Shopping District to C2-2, Motor Vehicle-Related Commercial District
Purpose: To allow an Adult Use Cannabis dispensary as a permitted use.
NO. 20250-T1 (44th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8483

Common Address: 3757 North Sheffield Avenue
Applicant: 957 Grace Acquisitions, LLC
Owner: 957 Grace Acquisitions, LLC
Attorney: Thomas S. Moore
Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District
Purpose: The applicant wishes to construct a 4-story, 10 dwelling unit addition to a previously approved 4-story, 40 dwelling unit building (3763 North Sheffield Avenue) in order to combine the 2 zoning lots into 1 zoning lot. The reason for rezoning is to comply with density bulk requirements and establish a qualifying transit-served location to accommodate the Minimum Lot Area Reduction and the reduction in on-site parking. 3 on-site parking stalls will be provided.

NO. 20244 (44th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8477

Common Address: 3608-10 N. Southport Avenue
Applicant: DOG-A-HOLICS, INC.
Owner: JIA BOSWORTH, LLC
Attorney: Katriina S. McGuire/Thompson Coburn LLP
Change Request: B3-2, Community Shopping District to C1-2, Neighborhood Commercial District
Purpose: To allow for the continued operation of an existing dog/animal day care shelter/kennel/boarding

NO. 20243-T1 (44th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8476

Common Address: 3500-3502 North Clark Street
Applicant: 3500 North Clark, LLC
Owner: 3500 North Clark, LLC
Attorney: Katriina S. McGuire/Thompson Coburn LLP
Change Request: B3-2, Community Shopping District to B3-3, Community Shopping District
Purpose: In order to construct a four-story mixed-use building with 18 dwelling units and five parking spaces.
NO. 20242 (48TH WARD) ORDINANCE REFERRED (11-13-19)  
DOCUMENT #02019-8482

Common Address: 5200-20 N. Sheridan Road/1000-12 W. Foster Avenue

Applicant: XFun Entertainment, LLC

Owner: North Sheridan Property Investor, LLC

Attorney: Thomas Raines

Change Request: B3-5, Community Shopping District to C1-5, Neighborhood Commercial District

Purpose: To establish an amusement arcade in ground floor tenant space with an accessory eating establishment and obtain a public place of amusement license.

NO. 20241-T1 (49TH WARD) ORDINANCE REFERRED (11-13-19)  
DOCUMENT #02019-8474

Common Address: 7100-7110 N. Sheridan Road

Applicant: Maynard – 7100 Sheridan, LLC

Owner: Maynard – 7100 Sheridan, LLC

Attorney: Bridget O'Keefe

Change Request: B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To comply with the bulk and density requirements of the Code to allow the conversion of 2 vacant first floor retail spaces to 2 residential units.