

h @

RECEIVED  
#3

2019 JUL 10 AM 11:36

OFFICE OF THE  
CITY CLERK

MEETING  
OF THE  
COMMITTEE ON ZONING  
LANDMARK & BUILDING  
STANDARDS

**TUESDAY, JULY 23, 2019, AT 10:00 AM**  
**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. Deferred Items
- III. Public Commentary
- IV. New Business
- V. 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.A-8481 (13<sup>th</sup> WARD) ORDINANCE REFERRED (5-29-19)**  
**DOCUMENT NO. O2019-3942**

**Common Address** 5842-5848 W 63<sup>rd</sup> St  
**Applicant** Alderman Marty Quinn  
**Change Request** B1-1 Neighborhood Shopping District to a RS2 Residential Single-Unit (Detached House) District

**NO.A-8452 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9453**

**Common Address** 1713 N Harding Avenue  
**Applicant** Alderman Roberto Maldonado  
**Change Request** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

**NO.A-8453 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9472**

**Common Address** 1639 N Kimball Ave  
**Applicant** Alderman Roberto Maldonado  
**Change Request** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

**NO.A-8455 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9450**

**Common Address** 1702 N Monticello Ave  
**Applicant** Alderman Roberto Maldonado  
**Change Request** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

**NO.A-8457 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9504**

**Common Address** 1615-17 N Monticello Ave  
**Applicant** Alderman Roberto Maldonado  
**Change Request** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

**NO.A-8458 (26<sup>th</sup> WARD) ORDINANCE REFERRED (12-12-18)**  
**DOCUMENT NO. O2018-9507**

**Common Address** 1500 N Monticello Ave  
**Applicant** Alderman Roberto Maldonado  
**Change Request** RS3 Single Unit (Detached House) District to RS1 Residential Single Unit (Detached House) District

**NO. 20055-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4213**

**Common Address:** 1570-72 N Milwaukee Ave

**Applicant:** YETI Coolers LLC

**Owner:** CA Residential LLC

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

**Change Request:** B2-2 Neighborhood Mixed-Use District to C1-3 Neighborhood Commercial District

**Purpose:** The Applicant is seeking a zoning change in order to permit the location and establishment of a retail facility, with incidental medium event venue space, within the Floor of the existing four-story (with basement) mixed-use (commercial-residential) building, at the subject site. Part of the rehabilitation plan calls for the interior build out of the existing grade-level storefront (5,303 square feet), to accommodate for a new retail tenant, which plan also includes the erection of a single cafe-bar, within the storefront, which will operate in conjunction with the retail facility. The remainder of the existing four-story building will remain unchanged, so that there will continue to be eleven (11) dwelling units located on and between the 2<sup>nd</sup> thru 4<sup>th</sup> Floors. The subject property is located within the Milwaukee Avenue Landmark District (Wicker Park Historic District) and is also located within 1,320 linear feet of the entrance to the Milwaukee-Damen CTA ('Blue Line') Station. As such there is, and will continue to be, no off street vehicular parking located on the subject site. No physical expansion of the existing building is contemplated or required. The existing building is, and will remain, masonry, glass and steel in construction and measures 50 feet-7 ½ inches (approximately) in height.

**NO. 20056 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4270**

**Common Address:** 1713 N Clybourn Ave

**Applicant:** 1713 N Clybourn Ave LLC

**Owner:** 1713 N Clybourn Ave LLC

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

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

**Purpose:** The Applicant is seeking a Zoning Map Amendment in order to locate and establish a 'day spa' (personal service use), within the grade-level (storefront), of the existing four-story mixed-use (commercial-residential) building, at the subject site. Beyond the interior build out of the existing grade-level storefront (1,575 square feet), to accommodate for the new proposed day spa, there will be no changes or additions to the physicality (exterior) of the existing building. Toward this end, there is and will continue to remain, two (2) dwelling units, located on and between the 2<sup>nd</sup> thru 4<sup>th</sup> Floors of the existing building. There is also, and shall remain, onsite (off-street) parking for two (2) vehicles, located in a detached garage (with roof deck), at the rear of the existing building. The existing building is masonry in construction and measures 46 feet-1 inch (approximately) in height.

**NO. 20062 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4107**

**Common Address:** 1200-1212 N State St

**Applicant:** Lookout LLC

**Owner:** Lookout LLC, Sunny Glade LLC, and Good Luck Glades LLC

**Attorney:** DLA Piper

**Change Request:** B3-5 Community Shopping District to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the B3-5 Community Shopping District to a Residential-Business Planned Development, to permit the construction of an 11-story mixed-use development containing ground floor commercial, 95 dwelling units and 32 parking spaces, together with accessory and incidental uses.

**NO. 20052-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4126**

**Common Address:** 3624 S Halsted Street

**Applicant:** Samuel LeVon

**Owner:** Samuel LeVon

**Attorney:** Thomas Moore

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District

**Purpose:** The subject property is currently zoned for Manufacturing. The subject property is currently all residential which is not a permitted use in a Manufacturing district. The applicant would like to rezone the property so the zoning district properly conforms with the current use. The property is improved with a 2-story, 2 dwelling unit building, 25' in height with rear yard detached 2-car garage. There are no commercial spaces.

**NO. 20054 (12<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-42050**

**Common Address:** 3703-3747 S Rockwell Ave

**Applicant:** CMRP Development Corp.

**Owner:** CMRP Development Corp.

**Attorney:** Katriina McGuire/ Thompson Coburn LLP

**Change Request:** M1-2 Limited Manufacturing/ Business Park District, C1-2 Neighborhood Commercial District and RS3 Residential Single Unit (Detached House) District to M1-2 Limited Manufacturing/ Business Park District and then to a Manufacturing Planned Development

**Purpose:** After approval and construction, the site will be improved with an approximately 160,755 sq. ft. manufacturing facility and 144 parking spaces. The structure will be approximately 40 feet tall. The property will be screened and landscaped.

**NO. 20057 (21<sup>st</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4284**

**Common Address:** 8154-56 S Racine Ave, 1206-10 W 82<sup>nd</sup> Street

**Applicant:** Gomez Landscaping LLC

**Owner:** Gomez Landscaping LLC

**Attorney:** Law Offices of Samuel VP Banks, Nicholas Ftikas

**Change Request:** C2-2 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change to permit the conversion of the existing twelve (12) unit, mixed-use building, with three (3) retail units at grade, to a fifteen (15) unit residential unit. No changes are proposed to the height, FAR, or setbacks of the building. No onsite parking will be provided. The Applicant will seek a Special Use to permit off-site accessory parking

**NO. 20048-T1 (21<sup>st</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4094**

**Common Address:** 9001 S Halsted Street

**Applicant:** Robin Wright

**Owner:** Robin Wright

**Attorney:** Lewis W. Powell III

**Change Request:** M1-1 Limited Manufacturing/ Business Park District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** Multi-media event and meeting rooms and banquet facility, with a capacity of 583 people in a 1-story 16 feet high 16,394.24 square foot brick building with 120 off-street parking spaces and no dwelling units on site.

**NO. 20047-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4093**

**Common Address:** 3953-57 W Polk Street; 801 S Pulaski Road

**Applicant:** TKVD Inc.

**Owner:** TKVD Inc.

**Attorney:**

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

**Purpose:** To allow a restaurant and commercial spaces within the existing 1 and 2 story commercial building. No residential proposed, no parking on site, existing 1 and 2 story building; building size is approx. 9,471.4 sq.ft. Existing height/ no change to exterior of building.

**NO. 20058 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4309**

**Common Address:** 1400-1410 W Randolph St

**Applicant:** MP Randolph LLC

**Owner:** MP Randolph LLC

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

**Change Request:** C1-3 Neighborhood Commercial District to DX-7 Downtown Mixed-Use District and then to a Residential Business Planned Development

**Purpose:** The Applicant is seeking a zoning Map Amendment in order to permit the construction of a new twenty-one-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed/removed. The new proposed building will contain commercial/retail space (8,606 square feet) and a residential lobby - at grade level, and a total of 252 dwelling units - above (3<sup>rd</sup> thru 21<sup>st</sup> Floors). There will be a roof deck and a penthouse, featuring residential amenities, located above the 21<sup>st</sup> Floor. The subject property is located less than 1,320 linear feet from the entrance to the Lake Street CTA Train Station, and - therefore, the subject site qualifies as a Transit Served Location, under the tenets of the current Zoning Ordinance. As such, the Applicant is seeking to reduce the amount of required vehicular parking by approximately 70% - from 252 spaces to 67 spaces. All of the parking for the proposed new development will be located on and between the 1<sup>st</sup> and 2<sup>nd</sup> Floors of the building. The new building will be concrete, steel and glass - in construction and will measure 223 feet-10 inches in height.

**NO. 20059 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4344**

**Common Address:** 1234-48 W Fulton Market; 301-15 N Elizabeth St

**Applicant:** ELA Associates LLC

**Owner:** ELA Associates LLC

**Attorney:** Michael Ezgur

**Change Request:** M2-3 Light Industry District to DS-5 Downtown Service District

**Purpose:** To convert the existing building into a general office (14,000 sq.ft.) with no parking. There will be no residential use, no change to the height of the existing building (25 feet existing) and no loading

**NO. 20063-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4101**

**Common Address:** 401-425 N Morgan; 932-954 W Kinzie; 400-424 North Sangamon

**Applicant:** 401 Morgan LLC

**Owner:** 401 Morgan LLC

**Attorney:** DLA Piper

**Change Request:** M2-3 Light Industry District to DS-5 Downtown Service District

**Purpose:** The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the DS-5 Downtown Service District in order to authorize the operation of an Indoor Special Event use with outdoor rooftop patio at the existing single and 4-story building containing approximately 74,601 square feet of commercial use. 0 residential dwelling units and 39 vehicular parking spaces.

**NO. 20066 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4399**

**Common Address:** 1436-1450 W Randolph Street

**Applicant:** MP Union Park LLC

**Owner:** WFLP Randolph LLC, Majka Holdings LLC,

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

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

**Purpose:** The Applicant is seeking a zoning Map Amendment in order to permit the construction of a new eight-story residential building and a new six-story mixed-use (commercial/residential) building, at the subject property. The existing two-story building will be razed/removed, while the existing five-story office building will be retained and preserved - as is. The new proposed eight-story building will contain a residential lobby and amenity space, including an open garden area - at grade level, and 175 dwelling units - above (2<sup>nd</sup> thru 8<sup>th</sup> Floors). There will be additional residential amenity space and outdoor (green) space also located on the 8<sup>th</sup> Floor. The proposed six-story mixed-use building will contain commercial/retail space (7,202 square feet) and a residential lobby - at grade level, and a total of 85 dwelling units - above (2<sup>nd</sup> thru 6<sup>th</sup> Floors). The subject property is located less than 1,320 linear feet from the entrance to the Ashland Avenue CTA Train Station, and - therefore, the subject site qualifies as a Transit Served Location, under the tenets of the current Zoning Ordinance. As such, the Applicant is seeking to reduce the amount of required vehicular parking by approximately 77% - from 260 spaces to 59 spaces. All of the parking for the new development will be located at grade level, within the interior of the proposed eight-story building. The new proposed buildings will be concrete, steel and glass - in construction, with masonry accents. The tallest (eight-story) building will measure 103 feet-4 inches in height \*The proposed height and number of dwelling units trigger a mandatory planned development, under the current Zoning Ordinance.

**NO. 20050 (29<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4099**

**Common Address:** 5722 W Race Ave

**Applicant:** A-Z Builders, Inc

**Owner:** A-Z Builders, Inc

**Attorney:** Paul Kolpak

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

**Purpose:** To divide the property into (2) zoning lots and construct two new two story three dwelling unit building. The heights of each building will be 24 feet 4 inches. There will be 3 parking spaces for each building. No commercial space.

**NO. 20046 (30<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4092**

**Common Address:** 3208 N Kostner Ave

**Applicant:** Edwin E. Muniz

**Owner:** Edwin E. Muniz

**Attorney:**

**Change Request:** B2-3 Neighborhood Mixed-Use District to C1-3 Neighborhood Commercial District

**Purpose:** Continue a tavern use. Also to operate a full service-restaurant with live entertainment within the existing 1 and 2 story building. Commercial space 3,869 sq. ft., No changes to existing structure, Existing 2nd floor 1 dwelling unit; existing approximate 25 on-site parking spaces.

**NO. 20053-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4130**

**Common Address:** 1645-55 W Fullerton Ave

**Applicant:** Fullerton Property Holdings LLC

**Owner:** Metro Chicago Web Corporation/ Newsweb Corporation

**Attorney:** Thomas Moore

**Change Request:** M3-3 Heavy Industry District to C3-2 Commercial, Manufacturing and Employment District

**Purpose:** The applicant wishes to rezone the property in order to expand the potential number of permitted office-uses on the property. There are no planned changes to the existing 3- story building, 43.0' in height, which will remain solely for office or commercial use (combined total of 33,980 sq. ft.) The applicant plans to add on-site parking to conform to applicable use requirements: the applicant currently proposes an additional 65 parking stalls for a total of 80 on-site accessory parking spaces (6 handicap, 74 standard).



**NO. 20064 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4105**

**Common Address:** 301 W Huron; 308 W Erie

**Applicant:** NWC 308 W Erie LLC

**Owner:** River North Limited Partnership #1

**Attorney:** DLA Piper

**Change Request:** DX-5 Downtown Mixed-Use District to a Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-5 Mixed-Use District to a Business Planned Development to permit the construction a 6-story addition to an existing 7-story office building and a new construction 16-story commercial building containing 137 parking spaces, ground floor retail commercial and accessory and incidental uses.

**NO. 20051-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4103**

**Common Address:** 3347-49 N Southport Ave

**Applicant:** 3347 Southport LLC

**Owner:** 3347 Southport LLC

**Attorney:** Thomas Moore

**Change Request:** B3-2 Community Shopping District to B3-5 Community Shopping District

**Purpose:** The applicant wishes to rezone the property to construct a proposed 6-story mixed-use building, 64' 1" in height, with 1 ground floor commercial space (4,230 sq. ft.), 35 residential efficiency units and 36 bike parking stalls. There is no planned parking onsite: the applicant will seek to establish the subject property as a transit-served location to waive the required parking

**NO. 20065 (44<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4340**

**Common Address:** 857-937 W Barry Ave, 3000-3020 N Halsted St, 3001-3021 N Dayton St, 3000-3024 N Dayton St, 800-956 W Wellington Ave, 901-937 W Wellington Ave, 2934-2958 N Mildred Ave, 900-908 W Oakdale Ave and 3001-3029 N Sheffield Ave

**Applicant:** Advocate North Side Health Network d/b/a Advocate Illinois Masonic Medical Center

**Owner:** Chicago Transit Authority

**Attorney:** John George, Akerman LLP

**Change Request:** B3-2 Community Shopping District and Institutional Planned Development No. 50 to Institutional Planned Development No. 50, as amended

**Purpose:** Applicant is proposing to construct a new parking garage in newly added Sub-Area D with 408 parking spaces and medical uses on the ground floor the height of the parking garage will be approx. 50 feet fronting Sheffield Avenue but will step up to approx. 74 feet along the CTA tracks

**NO. 20060-T1 (46<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4384**

**Common Address:** 4420-4430 N Sheridan Road

**Applicant:** Carl Clybourn, LLC

**Owner:** Carl Clybourn, LLC

**Attorney:** Law Office of Mark J Kupiec

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

**Purpose:** To convert the existing commercial units on the ground floor into 5 live/work units for a total of 38 dwelling units within the existing building; existing 4 story building; existing height 45 feet / no change proposed; pursuant to a Transit Served Location Ordinance, there is no existing on-site parking provided.

**NO. 20061-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4469**

**Common Address:** 4241N Ravenswood Ave

**Applicant:** Birnecker Holdings LLC

**Owner:** Birnecker Holdings LLC

**Attorney:** Thomas Moore

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

**Purpose:** The applicant wishes to rezone the property in order to consolidate the distillery production operations and office space with the tasting room and store, currently located at 5121 North Ravenswood Avenue. The existing 1-story building, 25.0' in height, will be renovated to accommodate the additional store and tasting room space as well as a proposed exterior patio space and 5 exterior parking spaces. The distillery production space measures 21,333 sq. ft.; the retail and tasting room spaces measure 10,610.52 sq. ft (combined). The applicant will seek relief to establish a transit-served location in order to waive any additional required on-site parking.

**NO. 20049-T1 (50<sup>th</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4095**

**Common Address:** 6001-6009 N Lincoln Ave; 3100-3120 W Peterson Ave and 6000-6030 N Albany Ave

**Applicant:** Nitols Associates LP

**Owner:** Chicago Title Land Trust Company as successor Trustee under a trust agreement known as Trust #4675

**Attorney:**

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

**Purpose:** Proposed Use: Restaurant with accessory drive-thru and related parking area- Dwelling Units: None- Parking Spaces: 40. Building Height: 17.5 feet- Building Size: 3,385 square feet (and 100 square foot single story storage shed)