MEETING OF THE COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS

TUESDAY, JANUARY 14, 2020, 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 Reverse Numerical Order,
According to Ward
NO. 20284 (47th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9335

Common Address: 1426 W. Irving Park Road
Applicant: The Pillman Family Trust, Dated November 6, 2003
Owner: The Pillman Family Trust, Dated November 6, 2003
Attorney: Storm A. Saponaro & Mara Georges, Daley and Georges, Ltd.
Change Request: B1-2, Neighborhood Shopping District to C1-2, Neighborhood Commercial District
Purpose: To facilitate the issuance of a tavern license for a small tavern/taproom.

NO. 20282 (47th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9333

Common Address: 3348 North Ashland Avenue
Applicant: Chicago Title Land Trust ATUT No. 1945
Owner: Chicago Title Land Trust ATUT No. 1945
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District
Purpose: To comply with the minimum lot area and maximum floor area ratio to build a new, 4-story, 4-dwelling unit residential building.

NO. 20276-T1 (47th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9327

Common Address: 1757 W. School Street
Applicant: Jeffrey and Katherine Powell
Owner: Jeffrey and Katherine Powell
Attorney: Frederick E. Agustin, Maurides Foley Tabangay Turner & Agustin, LLC
Change Request: RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District
Purpose: To comply with the density, specifically, the floor area ratio to allow the renovation, proposed 2nd floor rear addition and three (3) proposed dormers on the 3rd floor of the existing single family residence.
NO. 20266-T1 (47th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9317

Common Address: 1839-41 W. Irving Park Road

Applicant: Derrig 1839 Irving LLC
Owner: Derrig 1839 Irving LLC
Attorney: Law Offices of Samuel V.P. Banks

Change Request: B3-2, Community Shopping District to C2-3, Motor Vehicle-Related Commercial District

Purpose: The applicant is seeking a Zoning Map Amendment change in order to permit the construction of a new four-story, mixed-use (commercial-residential) building at the subject site.

NO. 20273 (44th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9324

Common Address: 3317 N. Seminary Avenue

Applicant: Semco Bass, LLC
Owner: Semco Bass, LLC
Attorney: Tyler Manic, Schain Banks Law

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

Purpose: The purpose of the rezoning is to comply with bulk and density of minimum lot area to allow the addition of 1 dwelling unit to a 3 dwelling-unit front building.

NO. 20292-T1 (43rd WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9343

Common Address: 2637-45 North Lakewood Avenue

Applicant: Palmer Irrevocable GST Trust, dated November 2, 2012
Owner: Palmer Irrevocable GST Trust, dated November 2, 2012
Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of a new, three-story (with basement) single-family residence, with an attached garage, at the subject site.

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NO. 20297 (42nd WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9351

Common Address: 777 North Franklin Street
Applicant: RPO 225 W. Chicago, LLC
Owner: RPO 225 W. Chicago, LLC
Attorney: Rich Kiwiler & Katie Jahnke Dale-DLA Piper LLP
Change Request: DX-5 Downtown Mixed-Use District to Business Planned Development
Purpose: Mandatory Planned Development pursuant to Section 17-8-0514 (Bonus Floor Area).

NO. 20295 (42nd WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9348

Common Address: 344 N. Canal Street
Applicant: The Habitat Company
Owner: Chicago Title Land Trust Company as Trustee under Trust Agreement dated October 31, 1969 and known as Trust Number 10-16710-08
Attorney: Paul Shadle & Katie Jahnke Dale-DLA Piper LLP
Change Request: DS-5 Downtown Service District to DX-5 Downtown Mixed-Use District then to a Residential-Business Planned Development
Purpose: Mandatory Planned Development pursuant to Sections 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area).

NO. 20293 (37th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9344

Common Address: 5427-29 W. North Avenue
Applicant: Frank Kam
Owner: Frank Kam
Attorney: Law Offices of Samuel V.P. Banks, Nicholas J. Fikas
Change Request: B3-1, Community Shopping District to B2-2, Neighborhood Mixed-Use District
Purpose: To permit the conversion of the two (2) ground floor retail units to two (2) new residential units.
NO. 20270 (36th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9321

Common Address: 1936 N. Kenneth Avenue
Applicant: Guadalupe Ramirez
Owner: Guadalupe Ramirez
Attorney:

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

Purpose: In order to meet the required Density Floor Area for an addition to an existing home, which is a 2-story building with a 1-story, attached two-car garage. Requires additional square footage of living space to the front and rear of the existing building, with basement, to convert from 2 dwelling units to 3 dwelling units.

NO. 20302-T1 (35th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9356

Common Address: 3863-3909 N. Drake Avenue
Applicant: 3863 North Drake, LLC
Owner: 3863 North Drake, LLC
Attorney: Law Offices of Samuel V.P. Banks, Nicholas J. Flikas

Change Request: RS3, Residential Single-Unit (Detached House) District and C1-1, Neighborhood Commercial District to B2-2, Neighborhood Mixed-Use District

Purpose: To permit the development of the subject property with two (2) three-story townhome buildings containing a total of ten (10) townhome units. Both townhome buildings will measure 33 ft -1 1/4 inches in height. Each townhome unit will be supported by two (2) off-street garage parking spaces.

NO. 20288-T1 (33rd WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9339

Common Address: 4500-02 N. Sawyer Avenue/3240 W. Sunnyside Avenue
Applicant: Bass Realty 3, LLC-4500
Owner: Bass Realty 3, LLC-4500
Attorney: Tyler Manic, Schain Banks Law


Purpose: The purpose of the rezoning is to comply with bulk and density of minimum lot area to allow the addition of 2 dwelling units to the existing 13 dwelling-unit building for a total of 15 dwelling units.
NO. 20290-T1 (32nd WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9341

Common Address: 1887-91 North Milwaukee Avenue
Applicant: Eliot Rush Realty, LLC
Owner: Eliot Rush Realty, LLC
Attorney: Law Offices of Samuel V.P. Banks, Sara K. Barnes

Change Request: M1-1, Limited Manufacturing/Business Park District to B1-1, Neighborhood Shopping District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the location and establishment of a children’s day care facility, within the existing two-story building, at the subject site.

NO. 20274-T1 (30th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9325

Common Address: 3301 N. Harding Avenue/3924 W. School Street
Applicant: Sureway Investments, LLC
Owner: Sureway Investments, LLC
Attorney: Tyler Manic, Schain Banks Law

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

Purpose: The purpose of the rezoning is to comply with the bulk, density and Minimum Lot Area to allow for the addition of 2 residential dwelling units. The building has 7 existing dwelling units. Upon renovation, the building will contain 9 residential dwelling units.

NO. 20299 (27th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9353

Common Address: 900-18 West Fulton Market/300-308 North Peoria Street
Applicant: Shorewood Development Group, LLC
Owner: First American Bank under Trust Agreements dated September 22, 1981 (#255) and dated December 17, 1981 (#315)
Attorney: Katie Johnke Dale & Liz Butler-DLA Piper LLP

Change Request: C1-1, Neighborhood Commercial District to DX-5 Downtown Mixed-Use District then to a Business Planned Development

Purpose: Mandatory planned development pursuant to Section 7-8-0514 (Bonus Floor Area)
NO. 20298 (27th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9352

Common Address: 1200 W. Carroll Avenue
Applicant: South Carroll, LLC
Owner: South Carroll, LLC
Attorney: Rich Klawiter & Katie Jahnke Dale-DLA Piper LLP
Change Request: M2-3, Light Industry District to DX-5, Downtown Mixed-Use District then to a Business Planned Development
Purpose: Mandatory Planned Development pursuant to Sections 17-8-0514 (Bonus Floor Area) and 17-8-0512 (Tall Buildings)

NO. 20296 (27th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9350

Common Address: 1140 W. Erie Street
Applicant: 1140 W. Erie, LLC
Owner: 1157 Erie, LLC
Attorney: Rich Klawiter & Katie Jahnke Dale-DLA Piper LLP
Change Request: M1-2, Limited Manufacturing/Business Park District to B3-5, Community Shopping District then to a Residential-Business Planned Development
Purpose: Mandatory Planned Development pursuant to Section 17-8-0512 (Tall Buildings)

NO. 20294 (27th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9345

Common Address: 1200-34 W. Fulton Market Street/300-22 North Racine Avenue/1213-25 West Carroll Avenue
Applicant: Ryan Companies US, Inc.
Owner: Fulton/Racine Property, LLC and 1230 West, LLC
Attorney: Michael Ezgur
Change Request: M2-3, Light Industry District to DX-5, Downtown Mixed-Use District then to a Business Planned Development
Purpose: To allow for construction of a new mixed-use commercial and office building
NO. 20291-T1 (27th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9342

Common Address: 694 N. Milwaukee Avenue
Applicant: Six Nine Four, LLC
Owner: Six Nine Four, LLC
Attorney: Law Offices of Samuel V.P. Banks, Sara K. Barnes
Change Request: M1-3, Limited Manufacturing/Business Park District to C1-3, Neighborhood Commercial District
Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the location and establishment of an outdoor patio, which will operate in conjunction with the existing tavern, occupying the existing two-story building, at the subject site.

NO. 20281 (27th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9332

Common Address: 341-47 N. Kedzie Avenue/3148-58 W. Carroll Avenue
Applicant: Corry Williams
Owner: Corry Williams
Attorney: Ximena Castro
Change Request: B1-2, Neighborhood Shopping District to a B3-2, Community Shopping District
Purpose: To add banquet or meeting hall/small venue as a permitted use.

NO. 20289-T1 (26th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9340

Common Address: 2243 W. Grand Avenue
Applicant: Esperanza Alicea Revocable Trust
Owner: Esperanza Alicea Revocable Trust
Attorney: Law Offices of Samuel V.P. Banks, Nicolas J. Filkas
Change Request: C3-2, Commercial, Manufacturing & Employment District to B2-3, Neighborhood Mixed-Use District
Purpose: To permit a new three-unit residential building.
NO. 20268 (26th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9319

Common Address: 1849 N. Pulaski Road
Applicant: Edny Jara and Lazaro Soto
Owner: Edny Jara and Lazaro Soto
Attorney: Thomas S. Moore
Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The applicant wishes to provide sufficient density to convert the attic into habitable living space and convert the basement, which is more than 50% above grade, into 1 additional dwelling unit for a new total of 3 dwelling units in the existing 2/2-story building at the property. There are no planned changes to the exterior of the building and the existing 3-car garage will remain with no changes.

NO. 20300-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9354

Common Address: 1751 W. 21st Place
Applicant: Harrison Park Partners, LLC
Owner: Harrison Park Partners, LLC
Attorney: Tyler Manic, Schain Banks Law
Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District
Purpose: The purpose of the rezoning is to comply with bulk and density standards and for the Minimum Lot Area to allow for the addition of a 3rd story, 2 dwelling units and 1 parking space.

NO. 20286-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9337

Common Address: 2207 W. 18th Street
Applicant: 2207 W. 18th, LLC
Owner: 2207 W. 18th, LLC
Attorney: Rolando R. Acosta
Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District
Purpose: To build a three-story addition and a third-floor addition to the existing building to use the property for residential dwelling units and add 8 parking spaces.
NO. 20285-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9336

Common Address: 1900 W. 17th Street
Applicant: 1900 W. 17th, LLC
Owner: 1900 W. 17th, LLC
Attorney: Rolando R. Acosta
Purpose: To add a dormer to the third floor and add seven dwelling units which will include two efficiency units for a total of eleven units.

NO. 20283-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9334

Common Address: 1758 W. 19th Street
Applicant: Pilsen Rentals, LLC Series 19th
Owner: Pilsen Rentals, LLC Series 19th
Attorney: Tyler Manic; Schain, Banks, Kenny & Schwartz, Ltd.
Change Request: RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District
Purpose: The purpose of the rezoning is to comply with the bulk and density requirements and to add 3 dwelling units to the existing 4 dwelling-unit building. Upon renovation, the building will contain 7 dwelling units and 1 commercial space with 3 parking spaces.

NO. 20275-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9326

Common Address: 1925 S. May Street
Applicant: Froylan Garcia and Rosa Maria Garcia, Co-Trustees of Trust Agreement Dated February 14, 2003, known as Trust No. 2, amended.
Owner: Froylan Garcia and Rosà Maria Garcia, Co-Trustees of Trust Agreement Dated February 14, 2003, known as Trust No. 2, amended.
Attorney: John A. Escobar-Tristan & Cervantes
Change Request: RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District
Purpose: To allow the bulk and density of the minimum lot area and to establish a business on the ground level; to allow interior alterations for the conversion from 4 dwelling units to 5 dwelling units.
NO. 20271 (22nd WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9322

Common Address:  4015 W. Cermak Road
Applicant: Yabrood Real Estate
Owner: Yabrood Real Estate
Attorney: Shiller Preyar
Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B1-1, Neighborhood Shopping District
Purpose: To build a 1-story limited restaurant, specifically an ice cream shop

NO. 20269 (18th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9320

Common Address: 7753-59 S. Cicero Avenue
Applicant: Republic Bank of Chicago, as Trustee u/t/a Dated January 6, 2003 a/k/a/ Land Trust #1459
Owner: Republic Bank of Chicago, as Trustee u/t/a Dated January 6, 2003 a/k/a/ Land Trust #1459
Attorney: Frederick E. Agustin, Maurides Foley Tabangay Turner & Agustin, LLC
Change Request: B1-1, Neighborhood Shopping District to B3-1, Community Shopping District
Purpose: The existing 1-story, retail strip center will remain. The reason for this change is to allow one of the retail spaces to be used for a day labor employment agency.

NO. 20279 (16th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9330

Common Address: 6560 S. Western Avenue
Applicant: MRDP Ventures, LLC
Owner: MRDP Ventures, LLC
Attorney: Latasha R. Thomas, Clark Hill, PLC
Change Request: RS-3, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District
Purpose: The applicant is seeking a zoning amendment in order to legalize or establish city business on the ground floor of subject property for commercial uses.
NO. 20280 (14th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9331

Common Address: 4531-35 S. Spaulding Avenue
Applicant: Marquette National Bank ATUT #15706
Owner: Marquette National Bank ATUT #15706
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, 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 residential building (within basement area) for a total of 5 dwelling units at the property.

NO. 20278 (12th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9329

Common Address: 2237 S. Sacramento Avenue
Applicant: 2237 S. Sacramento, LLC
Owner: 2237 S. Sacramento, LLC
Attorney: Rolando R. Acosta
Change Request: RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to RM5, Residential Multi-Unit District
Purpose: To add one residential dwelling unit with no additional parking

NO. 20277 (12th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9328

Common Address: 3527 S. Damen Avenue
Applicant: Florin Pavel
Owner: Florin Pavel
Attorney: Rolando R. Acosta
Change Request: RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to RM5, Residential Multi-Unit District
Purpose: To add three residential dwelling units for a total of seven residential dwelling units in the building

NO. 20301 (11th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9355

Common Address: 3506-20 S. Hasted Street
Applicant: Our Revival Chicago, LLC
Owner: Our Revival Chicago, LLC
Attorney: Andrew Scott
Change Request: B3-3, Community Shopping District to C3-2, Commercial, Manufacturing & Employment District then to a Business Planned Development
Purpose: To allow for the development of a mixed-use project.
NO. 20265 (11th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9316

Common Address: 255 W. 31st Street
Applicant: Family Lin, LLC
Owner: Family Lin, LLC
Attorney: Timothy Barton
Change Request: C1-3, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District
Purpose: To allow the conversion of a ground-floor storefront into a dwelling unit, for a total of 5 dwelling units in the existing building

NO. 20287 (8th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9338

Common Address: 1050-60 E. 95th Street
Applicant: DL3 Realty, LP
Owner: DL3 Realty, LP
Attorney: Rolando R. Acosta
Change Request: M1-1, Limited Manufacturing/Business Park District to M2-1, Light Industry District
Purpose: Reuse of the existing building for a cannabis cultivation facility or a craft growth facility

NO. 20267-T1 (2nd WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9318

Common Address: 1317 W. Wrightwood Avenue
Applicant: Robert A. Adolfson and Blair Lindsey Dawson
Owner: Robert A. Adolfson and Blair Lindsey Dawson
Attorney: Daniel G. Lauer, Esq.
Change Request: C1-1, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District
Purpose: To construct a four-story, four-dwelling-unit building with a basement

NO. 20272-T1 (1st WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9323

Common Address: 2418 W. Lyndale Street
Applicant: EZMB, LLC
Owner: Nereida Santiago
Attorney: Daniel G. Lauer, Esq.
Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Family, Townhouse and Multi-Unit District
Purpose: To construct a three-story, four-dwelling-unit building with a basement