

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF SEPTEMBER 20, 2022
WHICH RECONVENED ON SEPTEMBER 21, 2022

APPOINTMENTS

A2022-116 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-20-22)

Appointment of Danielle Tillman as member of Chicago Plan Commission for a term effective immediately and expiring January 25, 2026, to succeed Linda A. Searl, whose term has expired

A2022-117 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-20-22)

Appointment of Claudette Soto as member of Chicago Plan Commission for a term effective immediately and expiring January 25, 2027 to succeed Teresa L. Cordova, whose term has expired.

A2022-124 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-20-22)

Appointment of Jonathan E. Fair as member of Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2023, to complete the unexpired term of Lynn J. Osmond, who has resigned.

A2022-125 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-20-22)

Reappointment of Richard L. Tolliver as member of Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2023

CODE AMENDMENTS

O2022-2008 (MAYORAL APPLICATION) ORDINANCE REFERRED (6-22-22)

PASS AS SUBSTITUTED

Amendment of Municipal Code by repealing existing Title 14N (2019 Chicago Energy Conservation Code) and replacing with new Title 14N (2022 Chicago Energy Transformation Code)

MAP AMENDMENTS

NO. A-8776 (1st WARD) ORDINANCE REFERRED (6/22/22)

DOCUMENT #O2022-1986

Common Address: 460 N Noble Street

Applicant: Alderman Daniel LaSpata

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

NO. A-8777 (21st WARD) ORDINANCE REFERRED (7/20/22)

DOCUMENT #O2022-2459

Common Address: 8317-8321 S Paulina Street

Applicant: Alderman Howard Brookins

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

NO. A-8750 (22nd WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1096

Common Address: 4401-31 S Knox Ave

Applicant: Alderman Michael Rodriguez

Change Request: M1-1 Limited Manufacturing District to RS-2 Residential Single Unit (Detached House) District

NO. A-8754 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1182

Common Address: 1219 S Kedzie Ave

Applicant: Alderman Scott

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

NO. A-8755 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1183

Common Address: 1243 S Kedzie Ave

Applicant: Alderman Scott

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

NO. A-8756 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1184

Common Address: 1251 S Kedzie Ave

Applicant: Alderman Scott

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

NO. A-8757 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1185

Common Address: 1255 S Kedzie Ave

Applicant: Alderman Scott

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

NO. A-8758 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1191

Common Address: 1601 S Sawyer Ave

Applicant: Alderman Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8760 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1201

Common Address: 2116-2118 S Albany Ave

Applicant: Alderman Scott

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-1 Neighborhood Mixed Use District

NO. A-8761 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1202

Common Address: 2130 S Albany Ave

Applicant: Alderman Scott

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-1 Neighborhood Mixed Use District

NO. A-8762 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1188

Common Address: 1530 S Kedzie Ave

Applicant: Alderman Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8763 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1189

Common Address: 1549 S Kedzie Ave

Applicant: Alderman Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8765 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1203

Common Address: 1951 S Troy Street; 2016 S Albany Ave

Applicant: Alderman Scott

Change Request: C1-2 Neighborhood Commercial District to B2-1 Neighborhood Mixed Use District

NO. A-8766 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1199

Common Address: 1950 S Kedzie Ave

Applicant: Alderman Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8767 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1198

Common Address: 1933-1935 S Kedzie Ave

Applicant: Alderman Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8768 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1196

Common Address: 1902 S Kedzie Ave

Applicant: Alderman Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8769 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1194

Common Address: 1875 S Kedzie Ave and 3150 W 19th St

Applicant: Alderman Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8770 (24th WARD) ORDINANCE REFERRED (4/27/22)

DOCUMENT #O2022-1187

Common Address: 1908 S Kedzie Ave

Applicant: Alderman Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8771 (24th WARD) ORDINANCE REFERRED (4/27/22)
DOCUMENT #O2022-1200

Common Address: 1957 S Kedzie Ave

Applicant: Alderman Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8775 (42nd WARD) ORDINANCE REFERRED (5/23/22)
DOCUMENT #O2022-1625

Common Address: 2-18 E Erie Street; 1-7 W Huron Street; 670-678 N State Street; 659-679 N State

Applicant: Alderman Brendan Reilly

Change Request: Planned Development No. 735 to Planned Development No. 735, as amended

NO. 20814 (2nd WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #O2021-3929

PASS AS REVISED

Common Address: 2258-2276 N. Clybourn Avenue

Applicant: The Salvation Army

Owner: The Salvation Army

Attorney: Sara K. Barnes- Law Offices of Samuel V.P. Banks

Change Request: Institutional-Business Planned Development #1189 and M1-2, Limited Manufacturing/Business Park District to C2-2, Motor Vehicle-Related Commercial District and then to Institutional-Business Planned Development #1189, as amended

Purpose: The Applicant is seeking to amend and expand the existing Planned Development No. 1189, in order to permit the establishment of a new accessory surface parking lot, which will serve the existing retail operations and existing adult rehabilitation center.

NO. 20995 (3rd WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #O2022-1121

PASS AS REVISED

Common Address: 301-313 East 43rd Street and 4301-4313 South Prairie Avenue

Applicant: 43rd and Prairie Phase II LP, a Delaware limited partnership

Owner: 311 East, LLC; City of Chicago; P3 Markets, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: B2-3, Neighborhood Mixed-Use District and RM5, Residential Multi-Unit District to B3-5, Community Shopping District then to a planned development

Purpose: To construct a 9-story, 80-unit building with ground floor commercial space

NO. 21083 (3rd WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2056

PASS AS REVISED

Common Address: 2542-2558 South Federal Street and 100-108 West 26th Street

Applicant: SL Solar Lofts, LLC

Owner: SL Solar Lofts, LLC

Attorney: Carol D. Stubblefield, Neal and Leroy, LLC

Change Request: C2-3, Motor Vehicle-Related Commercial District to B2-5, Neighborhood Mixed-Use District then to a Planned Development

Purpose: To renovate existing multi-story concrete and masonry structure, approximately 19,158 square feet, into a total of 47 affordable and market-rate units within the building, a one-story addition at the existing upper roof level and a one-story and a two-story addition over the existing 3-story level, and a secured indoor garage that will provide 25 parking spaces.

NO. 21084 (4th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2057

PASS AS REVISED

Common Address: 747-757 East 48th Street and 4800-4848 South Cottage Grove Avenue

Applicant: Northwestern Memorial Healthcare

Owner: City of Chicago

Attorney: Carol D. Stubblefield, Neal and Leroy, LLC

Change Request: C2-3, Motor Vehicle-Related Commercial District to C2-5, Motor Vehicle-Related Commercial District then to a Business Planned Development

Purpose: Applicant proposes to construct the Bronzeville Advanced Outpatient Care Center. The building will be an approximately 120,000 square foot, multi-story Medical Office Building that will include a clinical-services offering, ground level retail that will be approximately 4,285 square feet, community space and an on-site, naturally-ventilated, open-air parking structure that will hold 260 parking spaces and 1 loading space. The building height is planned to not exceed 100'-4" feet in height.

NO. 21085 (4th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2058

PASS AS REVISED

Common Address: 1147 South Wabash Avenue

Applicant: Family Roots, LLC

Owner: Wabash/Roosevelt, LLC

Attorney: Katriina S. McGuire, Thompson Coburn, LLP

Change Request: Planned Development No. 815 to Planned Development No. 815, as amended

Purpose: To amend the use list for Sub Area B of PD 815 to add cannabis dispensary as a permitted use subject to the review and approval of the Zoning Board of Appeals. No changes to Sub Area A of PD 815 are proposed.

NO. 21098 (6th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2422

Common Address: 650 E. 77th Street

Applicant: Zedekiah Worsham, Jr.

Owner: Zedekiah Worsham, Jr.

Attorney: Thomas S. Moore

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

Purpose: To bring an existing non-conforming basement unit into compliance resulting in a 5-unit residential building

NO. 21107 (6th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2468

Common Address: 6930-6962 S. Vincennes and 100-108 W. 70th Street

Applicant: Preservation of Affordable Housing, Inc.

Owner: Lafayette Terrace Preservation Associates, LP

Attorney: Scott R. Borstein

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B1-3, Neighborhood Shopping District

Purpose: To correct non-conforming aspects of building including ground floor commercial use

NO. 21014T1 (10th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1110

Common Address: 10759 S. Burley Avenue

Applicant: Maria Medina

Owner: Maria Medina

Attorney:

Change Request: M1-2, Limited Manufacturing/Business Park District to C1-2, Neighborhood Commercial District

Purpose: To establish a banquet hall/meeting hall use

PASS AS REVISED

NO. 21090 (14th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2354

PASS AS REVISED

Common Address: 2833 W. 47th Street; 2749-2757 and 2749-2745 W. 47th Street and 4717-4723 S. California Avenue

Applicant: Healthy Brighton Title Holding Corporation, NFP

Owner: Healthy Brighton Title Holding Corporation, NFP

Attorney: Lenny D. Asaro, Partner, Faegre, Drinker, Biddle & Reath, LLP

Change Request: C3-3, Commercial, Manufacturing, and Employment District, B3-1, Community Shopping District and M1-2, Limited Manufacturing/Business Park District to C3-3, Commercial, Manufacturing, and Employment District then to a Business Planned Development

Purpose: Esperanza Health Centers intends to develop another health center, Brighton Park 2, with parking located across the street on the east side of South California Avenue

NO. 20994 (16th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1118

PASS AS REVISED

Common Address: 914 West 63rd Street

Applicant: Thrive Englewood, LLC

Owner: City of Chicago

Attorney: Graham C. Grady c/o Taft, Stettinius & Hollister, LLP

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

Purpose: To develop the Subject Property with two (2) buildings, including a) 6-story mixed-use building containing retail, three (3) live-work units and fifty-nine (59) dwelling units and seven (7) on-site parking spaces (Phase I Building); b) 5-story residential building containing three (3) live-work units and forty-four (44) dwelling units (Phase II Building); c) 65-space on-site exterior parking lot which will serve Phase I and Phase II Buildings and d) open space/detention

NO. 20996 (21st WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1159

PASS AS REVISED

Common Address: 201-357 W. 83rd Street, 8301-8455 S. Stewart Avenue

Applicant: SDR Chatham, LLC

Owner: SDR Chatham, LLC

Attorney: Meg George & Chris A. Leach, Akerman, LLP

Change Request: Business Planned Development No. 966 to Business Planned Development No. 966, as amended

Purpose: To add the additional permitted use for out lot B: vehicle sales and service, car wash or cleaning service

NO. 21092 (21st WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2380

Common Address: 8900 S. Genoa Avenue

Applicant: Safety & Security Real Estate Solutions, LLC

Owner: Safety & Security Real Estate Solutions, LLC

Attorney:

Change Request: M1-1, Limited Manufacturing/Business Park District to M2-1 Light Industry District

Purpose: To build a craft grow facility for the purpose of growing and processing cannabis

NO. 21102 (22nd WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2449

Common Address: 3801 W. 26th Street

Applicant: Uruapan Properties, LLC

Owner: Uruapan Properties, LLC

Attorney: Rolando R. Acosta

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

Purpose: To establish eight residential dwelling units on the upper floors

NO. 21099T1 (25th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2430

Common Address: 1836 W. 18th Street

Applicant: Agar Holdings, LLC---1836 W. 18th Series

Owner: Agar Holdings, LLC---1836 W. 18th Series

Attorney: Tyler Manic

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To allow the conversion from a 6 dwelling-unit to a 7 dwelling-unit residential building with a third-floor addition to the existing 3-story building

NO. 21101T1 (27th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2446

Common Address: 2654 West Adams Street

Applicant: Joudeh Investments, LLC and MKB Business Strategies, LLC

Owner: Joudeh Investments, LLC and MKB Business Strategies, LLC

Attorney: Sara K. Barnes, 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: To redevelop the site with a new two-story (with basement) single-family residence

NO. 21046 (25th & 28th WARDS) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1838

PASS AS REVISED
PASS AS SUBSTITUTED

Common Address: 1201-1285 W. Cabrini Street, et al.

Applicant: City of Chicago

Owner: City of Chicago

Attorney: Lisa Misher, Assistant Corporation Counsel

Change Request: Residential-Business Planned Development No. 896 to Residential Business Planned Development No. 896, as amended and B3-2, Community Shopping District

Purpose: Amendment to existing planned development

NO. 21095 (30th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2415

Common Address: 3225 N. Kenneth Avenue

Applicant: 2nd City Remodeling, Inc.

Owner: 2nd City Remodeling, Inc.

Attorney: Robert M. Martinez

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

Purpose: To allow a 3rd unit basement apartment for a total of 3 dwelling units within an existing 2-story brick building

NO. 21096T1 (30th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2416

Common Address: 3100 N. Leclair Avenue

Applicant: Handy Solutions, LLC

Owner: Handy Solutions, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

Purpose: To allow two additional dwelling units within the lower level of the existing multi-unit residential building, for a total of six dwelling units at the property

NO. 21066T1 (44th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1977

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3355 N. Southport Avenue

Applicant: HPL 3355 Southport, LLC

Owner: HPL 3355 Southport, LLC

Attorney: Sara K. Barnes-Law Offices of Samuel V.P. Banks

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

Purpose: To permit the redevelopment and reactivation of the site with a new four-story, mixed-use building, which will feature commercial space located in the basement and 1st floor, plus a total of six (6) dwelling units on the 2nd thru 4th floors, with accessible (ADA) off-street parking for one vehicle

NO. 20753 (46th WARD) ORDINANCE REFERRED (6-23-21)

DOCUMENT #02021-2638

PASS AS REVISED

PASS AS SUBSTITUTED

Common Address: 4030 N Marine Dr; 640 W Irving Park Road

Applicant: K Giles LLC

Owner: American Islamic College Inc

Attorney: Rolando Acosta

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM6 Residential Multi Unit District and then to a Residential Planned Development

Purpose: To allow for redevelopment of the existing school building into 250 residential units and construction of a new residential building containing senior independent living units and memory care units

NO. 21062T1 (47th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1964

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1654 W. School Street

Applicant: School Street Flats, LLC

Owner: School Street Flats, LLC

Attorney: Sara K. Barnes-Law Offices of Samuel V.P. Banks

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To permit the redevelopment of the site, in its entirety, with a new four-story, seventeen-unit residential building, which will feature enclosed off-street parking for seventeen (17) vehicles

NO. 21091 (47th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2352

Common Address: 4709-4713 North Lincoln Avenue

Applicant: Quincy Ventures--Lincoln Square, LLC

Owner: Elliot Weiner & Associates, Inc.

Attorney: Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

Change Request: B1-1, Neighborhood Shopping District to C1-1, Neighborhood Commercial District

Purpose: To allow the Applicant to establish a massage establishment

NO. 21097 (47th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2419

Common Address: 4160 N. Lincoln Avenue

Applicant: Aperio Chicago, LLC

Owner: 4160 N Lincoln, LLC

Attorney: Zubin Kammula, Siegel & Moses, P.C.

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

Purpose: To allow for general restaurant use in the commercial space

HISTORICAL LANDMARK FEE WAIVER**Or2022-194 (4TH WARD) ORDINANCE REFERRED (7-20-22)**

Historical landmark fee waiver for property at 1100 E Hyde Park Blvd

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE –

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2022-187	1	1372 N Milwaukee Ave	Walgreens
Or2022-188	1	1372 N Milwaukee Ave	Walgreens
Or2022-179	1	2604 N Elston AVE	Pep Boys
TBD	2	921 N Clark Ave	The Newberry Library
TBD	2	921 N Clark Ave	The Newberry Library
TBD	2	921 N Clark Ave	The Newberry Library
TBD	2	921 N Clark Ave	The Newberry Library
TBD	2	1229 W Concord Pl	Fleet Portfolio Venture LLC
TBD	2	1229 W Concord Pl	Fleet Portfolio Venture LLC
TBD	2	2233 W Division St	Ascension
TBD	2	2233 W Division St	Ascension
TBD	4	2525 S Michigan	Insight Chicago Inc.
TBD	4	2525 S Michigan	Insight Chicago Inc.
Or2022-208	5	6001 S Stoney Island Ave	The Barack Obama Foundation
Or2022-209	5	6001 S Stoney Island Ave	The Barack Obama Foundation
Or2022-210	5	6001 S Stoney Island Ave	The Barack Obama Foundation
Or2022-211	5	6001 S Stoney Island Ave	The Barack Obama Foundation
Or2022-212	10	3246 E 118 th St	North Point Fresh
TBD	32	1730 W Fullerton	Chuck E Cheese
Or2022-191	42	2 N Michigan Ave	Raising Cane's Restaurants, LLC
TBD	45	3946 N Milwaukee Ave	Advocate Medical Group
Or2022-193	50	2610 W Devon Ave	Patel Brothers