

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF FEBRUARY 23, 2023  
TO BE REPORTED OUT MARCH 15, 2023**

**FEE WAIVER FOR HISTORICAL LANDMARK**

**DOC# OR2023-24 (16<sup>th</sup> WARD) ORDINANCE INTRODUCED (1-18-23)**

Historical landmark fee waiver for property at 6402 S Green St

**MAP AMENDMENTS**

**NO. A-8801 (13<sup>th</sup> WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #O2022-3853**

**Common Address:** 5930 S Meade Ave

**Applicant:** Alderman Marty Quinn

**Change Request:** RS3 Residential Single Unit (Detached House) District to RS-2 Residential Single Unit (Detached House) District

**NO. A-8787 (27<sup>th</sup> & 25<sup>th</sup> WARDS) ORDINANCE REFERRED (10-26-22)**

**DOCUMENT #O2022-3261**

**Applicant:** Alderman Walter Burnett & Alderman Byron Sigcho Lopez

**Change Request:** To classify a segment of the West Madison Street right of way from the centerline of North/South Throop Street on the west and the Centerline of North/South Halsted Street on the east as a Pedestrian Street

**NO. A-8795 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-17-22)**

**DOCUMENT #O2022-3680**

**Common Address:** 643-645 N Lawndale Ave

**Applicant:** Alderman Walter Burnett

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

**NO. A-8796 (27<sup>th</sup> WARD) ORDINANCE REFERRED (11-17-22)**

**DOCUMENT #O2022-3684**

**Common Address:** 628-632 N Ridgeway Ave

**Applicant:** Alderman Walter Burnett

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

**NO. A-8797 (27th WARD) ORDINANCE REFERRED (11-17-22)**

**DOCUMENT #O2022-3681**

**Common Address:** 611-615 N Lawndale Ave; 3658 W Ohio St; 3648-3654 W Ohio St

**Applicant:** Alderman Walter Burnett

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

**NO. A-8798 (27th WARD) ORDINANCE REFERRED (11-17-22)**

**DOCUMENT #O2022-3682**

**Common Address:** 554 N Monticello Ave

**Applicant:** Alderman Walter Burnett

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

**NO. A-8799 (27th WARD) ORDINANCE REFERRED (11-17-22)**

**DOCUMENT #O2022-3679**

**Common Address:** 3738-3740 W Huron Ave

**Applicant:** Alderman Walter Burnett

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

**NO. A-8800 (27th WARD) ORDINANCE REFERRED (11-17-22)**

**DOCUMENT #O2022-3683**

**Common Address:** 3711-3713 W Ohio St

**Applicant:** Alderman Walter Burnett

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

**NO. A-8802 (47th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #O2022-3958**

**Common Address:** 1616-1630 W Montrose Ave

**Applicant:** Alderman Matt Martin

**Change Request:** C1-3 Commercial Neighborhood District to B1-3 Neighborhood Shopping District

**NO. 21105 (1st WARD) ORDINANCE REFERRED (7-20-22)**  
**DOCUMENT #02022-2455**

**AMENDED TO TYPE 1**

**Common Address:** 2355 N. Washtenaw Avenue

**Applicant:** 2355 Washtenaw, LLC

**Owner:** 2355 Washtenaw, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** To allow the construction of a proposed 15-unit mixed-use building

**NO. 21104 (1st WARD) ORDINANCE REFERRED (7-20-22)**  
**DOCUMENT #02022-2453**

**AMENDED TO TYPE 1**

**Common Address:** 2354 N. Washtenaw Avenue

**Applicant:** 2354 Washtenaw, LLC

**Owner:** 2354 Washtenaw, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** To allow the construction of a proposed 20-unit mixed-use building

**NO. 22083T1 (1st WARD) ORDINANCE REFERRED (1-18-23)**  
**DOCUMENT #02023-78**

**Common Address:** 1856-1858 West Chicago Avenue

**Applicant:** 1856 W. Chicago, LLC

**Owner:** 1856 W. Chicago, LLC

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

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

**Purpose:** To add two additional legal residential dwelling units to the building

**NO. 22062 (2nd WARD) ORDINANCE REFERRED (1-18-23)**  
**DOCUMENT #02023-43**

**PASS AS REVISED**

**Common Address:** 1200-1212 N. State Street

**Applicant:** Lookout, LLC

**Owner:** Lookout, LLC

**Attorney:** Rich Klawiter & Katie Jahnke Dale-DLA Piper, LLP

**Change Request:** Residential-Business Planned Development No. 1465 to Residential-Business Planned Development No. 1465, as amended

**Purpose:** To allow for medical services as a permitted use in the existing building

**NO. 21087 (10th WARD) ORDINANCE REFERRED (7-20-22)**  
**DOCUMENT #02022-2060**

**PASS AS REVISED**

**Common Address:** 2800 E. 106th Street

**Applicant:** TP 106th, LLC

**Owner:** TP 106th, LLC

**Attorney:** Tyler Manic, Schain, Banks, Kenny and Schwartz

**Change Request:** Planned Manufacturing District No. 6 to a Planned Development

**Purpose:** To develop the site for 643 truck and trailer storage spaces. There will be no buildings on the site or dwelling units.

**NO. 22079 (6th WARD) ORDINANCE REFERRED (1-18-23)**  
**DOCUMENT #02023-72**

**Common Address:** 7351-7353 South Halsted Street

**Applicant:** John's Hardware and Bicycle Shop, Inc.

**Owner:** John's Hardware and Bicycle Shop, Inc.

**Attorney:**

**Change Request:** B1-2, Neighborhood Shopping District to C2-1, Motor Vehicle-Related Commercial District

**Purpose:** To establish an accessory U-Haul truck rental facility storage lot

**NO. 21103 (11th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #02022-2452**

**PASS AS SUBSTITUTED**

**Common Address:** 3316-18 South Morgan Street

**Applicant:** 3316 S. Morgan, LLC

**Owner:** 3316 S. Morgan, LLC

**Attorney:** Rolando R. Acosta

**Change Request:** B1-2, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To make the four existing, non-conforming residential units conforming and to add five parking spaces

**NO. 22080 (17th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-73**

**Common Address:** 7100-7110 S. Kedzie Avenue; 3201-3225 W. 71st Street

**Applicant:** Saleh Harhara

**Owner:** Saleh Harhara and 3215 W. 71st Street, LLC

**Attorney:** Richard A. Toth

**Change Request:** B1-1, Neighborhood Shopping District and RS3, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

**Purpose:** The applicant proposes to construct a new approximately 13,500 square foot retail building with multiple retail units

**NO. 22075T1 (11th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-64**

**Common Address:** 2509-13 South Green Street

**Applicant:** Henry Tam

**Owner:** Henry Tam

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District

**Purpose:** The applicant seeks to subdivide zoning lot into two zoning lots to construct a 3-story, 6 residential dwelling-unit building on 2509-11 and a 3-story, 5 dwelling-unit building on 2513 S. Green Street

**NO. 22074 (24th WARD) ORDINANCE REFERRED (1-18-23)**  
**DOCUMENT #02023-63**

**Common Address:** 1423-1433 S. Kedzie Avenue

**Applicant:** GMO Properties, LLC Series 4343

**Owner:** GMO Properties, LLC Series 4343

**Attorney:** Nicholas Ftikas-Law Offices of Samuel V.P. Banks

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

**Purpose:** To establish a uniform underlying zoning district and permit the rehabilitation and renovation of the existing three-story building to contain two retail units at grade and six residential units above

**NO. 22064 (25th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-45**

**PASS AS REVISED**

**Common Address:** 933-943 West Washington Blvd./11-25 North Morgan St. /942-948 W. Madison St./22-42 N. Sangamon St.

**Applicant:** Haymarket Apartments Joint Venture, LP

**Owner:** Haymarket Apartments Joint Venture, LP

**Attorney:** Rich Klawiter & Kate Jahnke Dale-DLA Piper, LLP

**Change Request:** Residential-Business Planned Development No. 1385 to Residential-Business Planned Development No. 1385, as amended

**Purpose:** To allow for medical service as a permitted use

**NO. 21176 (25th WARD) ORDINANCE REFERRED (10-26-22)**

**DOCUMENT #02022-3366**

**PASS AS REVISED**

**Common Address:** 1012-24 West Jackson Boulevard/1015-27 West Adams Street

**Applicant:** 1016 W. Jackson, LLC

**Owner:** PR Adams, LLC

**Attorney:** Michael Ezgur-Acosta Ezgur, LLC

**Change Request:** DS-3, Downtown Service District to DX-5, Downtown Mixed-Use District then to a Residential-Business Planned Development

**Purpose:** To allow for construction of a new mixed-use residential development with ground floor commercial space on Jackson Boulevard in Sub Area A of a Planned Development, and to establish zoning parameters, subject to future site plan review, for Adams Street in Sub-Area B of a Planned Development

**NO. 21191 (26th WARD) ORDINANCE REFERRED (10-26-22)**

**DOCUMENT #02022-3430**

**Common Address:** 911 N. Mozart Street

**Applicant:** Vanessa Beckhoff Ferrero, Colin Hudson

**Owner:** Vanessa Beckhoff Ferrero, Colin Hudson

**Attorney:**

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

**Purpose:** To allow the sub-division of an improved zoning lot, creating two zoning lots each measuring 25 feet x 125 feet lots: one zoning lot at 913 N Mozart is to remain vacant for future development, and the lot at 911 N Mozart is to remain an existing 3-story multifamily building containing 3 dwelling units and 2 on-site parking spaces

**NO. 21082 (26th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #02022-2053**

**PASS AS REVISED**

**Common Address:** 1614-1638 N. Pulaski Road

**Applicant:** Team Pioneros, LLC

**Owner:** Pulaski Investments, LLC

**Attorney:** Terry Diamond, Neal & Leroy, LLC

**Change Request:** B3-2, Community Shopping District to B3-5, Community Shopping District then to a Residential Planned Development

**Purpose:** To construct an 8-story, 79-unit building, Chicago Public Library, health center and accessory uses

**NO. 21133 (27th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2637**

**PASS AS REVISED**

**Common Address:** 415 N. Sangamon

**Applicant:** Fortem Voluntas Partners, LLC

**Owner:** WTF Reserve, LLC

**Attorney:** Katie Jahnke Dale-DLA Piper, LLP

**Change Request:** M2-3 Light Industry District to DX-7, Downtown Mixed-Use District then to a Business Planned Development

**Purpose:** To permit the construction of an approximately 17-story, mixed-use commercial building containing approximately 267,249 square feet of office, approximately 9,804 square feet of ground floor commercial/retail/office, approximately 20 parking spaces, and accessory and incidental uses.

**NO. 22071 (27th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-53**

**Common Address:** 2901-2931 W. Lake St., 100-136 N. Francisco Ave. and 2900-2926 W. Washington Blvd.

**Applicant:** Chicago Board of Education

**Owner:** Public Building Commission of Chicago

**Attorney:** Scott R. Borstein c/o Neal and Leroy, LLC

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

**Purpose:** To unify the existing split zoning districts of M1-2 and RT-4 to an RT-4 designation, so the property is properly zoned for a school use. To allow renovations to the existing school building.

**NO. 22072 (27th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-54**

**PASS AS REVISED**

**Common Address:** 2101-2159 W. Monroe St., 100-118 S. Hoyne Ave. and 101-117 S. Leavitt St.

**Applicant:** Public Building Commission on behalf of Chicago Public Schools

**Owner:** Public Building Commission on behalf of Chicago Public Schools

**Attorney:** Scott R. Borstein c/o Neal and Leroy, LLC

**Change Request:** RM5, Residential Multi-Unit District and POS-2, Neighborhood Park, Mini-Park or Playlot District to RM5, Residential Multi-Unit District

**Purpose:** To unify the existing split zoning districts of RM-5 and POS-2 to an RM-5 designation, so the Property is properly zoned for a school use. To allow construction of a new 1-story addition and renovations to the existing school building.

**NO. 22084T1 (27th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-89**

**PASS AS REVISED**

**Common Address:** 1308 N. Elston Avenue

**Applicant:** 1308 N. Elston (Chicago) Investors, LLC

**Owner:** 1308 N. Elston (Chicago) Investors, LLC

**Attorney:** Kate Duncan, Quarles & Brady, LLP

**Change Request:** M3-3, Heavy Industry District to C2-3, Motor Vehicle-Related Commercial District

**Purpose:** To allow additional uses in the existing building



**NO. 22081 (29th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-75**

**Common Address:** 1649 N. Mobile Avenue

**Applicant:** Keon Medlock

**Owner:** Keon Medlock

**Attorney:** Richard A. Toth

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To construct a new 2-dwelling-unit residential building

**NO. 22088T1 (30th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-99**

**Common Address:** 6101-6105 West Diversey Avenue

**Applicant:** Pilal M.M., LLC

**Owner:** Pilal M.M., LLC

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

**Change Request:** B3-1, Community Shopping District to B3-3, Community Shopping District

**Purpose:** To permit the renovation and physical expansion of the existing one-story building at the subject site

**NO. 22082 (30th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-109**

**Common Address:** 5546-48 W. Belmont Avenue

**Applicant:** Mohammad Anjum

**Owner:** Mohammad Anjum

**Attorney:** Ximena Castro, Acosta Ezgur, LLC

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

**Purpose:** To allow body art services (tattoo parlor)

**NO. 22085T1 (32nd WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-96**

**Common Address:** 1600-1608 W. Fullerton Avenue

**Applicant:** 1600 W. Fullerton Ave, LLC

**Owner:** 1600 W. Fullerton Ave, LLC

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

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To redevelop the site with a new four-story mixed-use building, which will feature commercial space on the 1st Floor and three (3) dwelling units on and between the 2nd through 4th Floors

**NO. 22086 (36th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-97**

**Common Address:** 3438-58 N. Central Avenue

**Applicant:** MK Construction & Builders, Inc.

**Owner:** MFH Holdings, Inc.

**Attorney:** Frederick E. Agustin, Law Offices of Agustin & Associates, LLC

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

**Purpose:** To redevelop the subject property with nine townhomes

**NO. 22087 (36th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-98**

**Common Address:** 3500-16 N. Central Avenue

**Applicant:** Fimla Construction, Inc.

**Owner:** MFH Holdings, Inc.

**Attorney:** Frederick E. Agustin, Law Offices of Agustin & Associates, LLC

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

**Purpose:** To redevelop the subject property with nine townhomes

**NO. 21193 (36th WARD) ORDINANCE REFERRED (10-26-22)**

**DOCUMENT #02022-3434**

**Common Address:** 2121 N. LaPorte Avenue

**Applicant:** David Perez

**Owner:** David Perez

**Attorney:**

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

**Purpose:** To bring into compliance an existing two-story, three-dwelling-unit residential building. The existing building will be supported by three onsite parking spaces.

**NO. 22037 (40th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3875**

**PASS AS REVISED**

**Common Address:** 3131-3149 W. Bryn Mawr Avenue; 5421-5543 N. Kedzie Avenue

**Applicant:** Chicago Board of Education for the City of Chicago

**Owner:** City of Chicago in Trust for the Chicago Board of Education

**Attorney:** Scott R. Borstein

**Change Request:** Planned Development No. 666 & RS1, Residential Single-Unit (Detached House) District to RS2, Residential Single-Unit (Detached House) District then to Planned Development No. 666, as amended

**Purpose:** To replace the school's existing grass athletic field with a new slightly expanded synthetic turf field. The boundaries of IPD#666 are being slightly enlarged along the North Branch of the Chicago River to accommodate the new turf field.

**NO. 21150 (40th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2803**

**Common Address:** 5832-5858 N. Western Avenue and 2401-2411 W. Thorndale Avenue

**Applicant:** Carol and Stephen Napleton

**Owner:** 5822 N Western, LLC

**Attorney:** John J. George/Kathleen A. Duncan, Akerman, LLP

**Change Request:** C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

**Purpose:** To allow for outdoor storage of vehicles

**NO. 22066 (42nd WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-47**

**PASS AS REVISED**

**Common Address:** 640 W. Randolph Street

**Applicant:** Chicago 640 Randolph, LLC

**Owner:** Chicago 640 Randolph, LLC

**Attorney:** Katie Jahnke Dale-DLA Piper LLP

**Change Request:** DX-7, Downtown Mixed-Use District to a Business Planned Development

**Purpose:** To permit the construction of a 15-story, 225'0" commercial building, 2,500 sf of retail space, 32 bicycle parking spaces, and 19 parking spaces together with accessory and incidental uses on the property. The FAR will be 11.5.

**NO. 22067 (46th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-48**

**PASS AS REVISED**

**Common Address:** 4601-4617 N. Broadway, 1056-1064 W. Wilson and 4616-4626 N. Winthrop

**Applicant:** Uptown 4601 Owner, LLC

**Owner:** Uptown 4601 Owner, LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** Planned Development No. 1366 to Planned Development No. 1366, as amended

**Purpose:** To add new permitted uses to PD No. 1366

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
Or2023-16	1	1914 W Chicago Ave	OKAY Dispensary/ Westtown Bakery
Or2023-48	22	2637 S Pulaski Road	Alfredo Linaves
Or2023-33	25	2332 W Cermak Rd	Bank of America
Or2023-32	25	2332 W Cermak Rd	Bank of America
Or2023-47	28	1100 S Clinton St	Orange Theory Fitness
Or2023-45	28	4000 S Madison St	Snipes
Or2023-46	28	4000 S Madison St	Snipes
Or2023-14	32	2155 N Elston Ave	LMC Triangle Square Holdings, LLC
Or2023-13	32	2155 N Elston Ave	LMC Triangle Square Holdings, LLC
Or2023-12	32	2155 N Elston Ave	LMC Triangle Square Holdings, LLC
Or2023-11	32	2155 N Elston Ave	LMC Triangle Square Holdings, LLC
Or2023-10	32	2155 N Elston Ave	LMC Triangle Square Holdings, LLC
Or2023-9	32	2155 N Elston Ave	LMC Triangle Square Holdings, LLC
Or2023-8	32	2131 N Elston Ave	The Green
Or2023-7	32	2131 N Elston Ave	The Green
Or2023-34	33	2923 N California Ave	Ascension
Or2023-29	42	200 S Wacker Dr	Ascension
Or2023-28	42	200 S Wacker Dr	Ascension
Or2023-27	42	100 W Monroe	Bandol
Or2023-26	42	100 W Monroe	Bandol
Or2023-25	42	100 W Monroe	Bandol
Or2023-22	43	2707 N Clark St	Jun Shan Lin
Or2023-15	45	4833 N Milwaukee Ave	Ascension
Or2023-40	44	2844 N Broadway	Walmart