

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF MAY 9, 2023  
TO BE REPORTED OUT MAY 24, 2023**

**HISTORICAL LANDMARK DESIGNATION**

**O2023-1495 (43<sup>rd</sup> WARD) ORDINANCE INTRODUCED (4-19-23)**

Historical landmark designation for the Clark Netsch House located at 1700 N Hudson Ave

**MAP AMENDMENTS**

**NO. 22106 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1239**

**Common Address:** 3505-3547 South Giles Avenue and 301-311 East 35th Street

**Applicant:** Chicago Board of Education

**Owner:** Public Building Commission

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

**Change Request:** B1-3, Neighborhood Shopping District and RM5, Residential Multi-Unit District to RM6, Residential Multi-Unit District

**Purpose:** Applicant seeks to rezone the property to unify the existing split zoning districts of B1-3 and RM-5 to an RM-6 designation to unify the split zones to allow for the increase of the proposed bulk and density requirements to allow renovations to the existing school building

**NO. 21178 (7<sup>th</sup> WARD) ORDINANCE REFERRED (10-26-22)**

**DOCUMENT #02022-3369**

**PASS AS REVISED**

**Common Address:** 8205-8259 S South Shore Dr, 3134-3158 E 83rd St and 8232-8258 S Brandon Ave

**Applicant:** The School for Social Entrepreneurship d/b/a Epic Academy

**Owner:** The Catholic Bishop of Chicago

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

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District then to a Planned Development

**Purpose:** To renovate an existing 4-story building and demolish a total of 4 existing buildings. The project will approximately be 67,000 square feet for the expansion of the existing school that will provide 80 parking spaces. Planning for the school development includes but is not limited to new classrooms, lunchroom and gymnasium.

**NO. 22076 (17<sup>TH</sup> WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-69**

**Common Address:** 7100-18 S. Halsted Street

**Applicant:** Abdulqader Saleh

**Owner:** Abdulqader Saleh

**Attorney:** Gordon and Pikarski Chartered

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

**Purpose:** To unify the two zoning districts to construct a new gas station including a convenience store

**NO. 22089 (10<sup>TH</sup> WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-915**

**PASS AS REVISED**

**Common Address:** 8840-8856 South Commercial Avenue/2954-2964 East 89th Street

**Applicant:** 548 Development, LLC

**Owner:** 548 Development, LLC and City of Chicago

**Attorney:** Carol D. Stubblefield, Neal & Leroy, LLC

**Change Request:** B3-2, Community Shopping District to B3-3, Community Shopping District then to a Residential Planned Development

**Purpose:** To rezone the property for the purpose of renovating an existing 3- story building and constructing a new mixed-use, affordable residential 5-story building. The existing 3-story building will provide 12 new residential units, and the new 5-story construction will provide 46 new units all within a total of 72,846 gross square feet. Planning for the mixed-use development includes but is not limited to a retail space, 100% affordable housing and will provide 12 parking spaces and 1 ADA parking space. The building height will be approximately 73 feet.

**NO. 22032 (10<sup>TH</sup> WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3836**

**PASS AS REVISED**

**Common Address:** 3025 E. 104th Street

**Applicant:** Calumet River Fleeting, Inc.

**Owner:** TPG Chicago Dry Dock, LLC

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

**Change Request:** Planned Manufacturing Development No. 6 to PMD No. 6 then to a Waterway Planned Development

**Purpose:** To renew an expired business license by re-establishing its use as a Motor Vehicle Repair Shop; may include body work, painting or commercial vehicle repairs, within 100 feet of the Calumet River, pursuant to Section 17-8-0509 of the Chicago Zoning Ordinance

**NO. 21100T1 (28th WARD) ORDINANCE REFERRED (7-20-22)**  
**DOCUMENT #02022-2440**

**Common Address:** 1434 W. Flournoy

**Applicant:** Pilsen Rentals, LLC Series XIX

**Owner:** Pilsen Rentals, LLC Series XIX

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To legally establish two garden level dwelling units for a total of eight dwelling units in the building

**NO. 22038 (29th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3877**

**PASS AS REVISED**

**Common Address:** 5049-5133 W. Harrison; 601-629 S. Laramie Avenue; 5000-5132 W. Flournoy Street; 610-628 S. Lavergne Avenue

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

**Owner:** Public Building Commission of Chicago

**Attorney:** Scott R. Borstein

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

**Purpose:** To add a football field and reconfigure campus athletic and parking facilities; the addition of the land for the athletic field increases the campus size above two acres and requires a mandatory planned development

**NO. 22102 (42nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1183**

**PASS AS REVISED**

**Common Address:** 314-332 N. Clark Street, 315-333 N. LaSalle Street & 101-131 W. Carroll Avenue

**Applicant:** 322 North Clark, LLC

**Owner:** Reid Murdoch. LLC

**Attorney:** John J. George/Chris A. Leach

**Change Request:** Waterway Business Planned Development No. 1342 to Waterway Business Planned Development No. 1342, as amended

**Purpose:** Technical amendment to add residential uses as a permitted use in the Planned Development

**NO. 22145T1 (45th WARD) ORDINANCE REFERRED (3-15-23)**  
**DOCUMENT #02023-1328**

**Common Address:** 5415 W. Higgins Avenue

**Applicant:** Chicago Art Center dba Ed Paschke Art Center

**Owner:** OWLMV, LLC

**Attorney:** Rich Klawiter-DLA Piper, LLP

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

**Purpose:** To allow for the construction of a mixed-use project that will include cultural exhibit and accessory retail and office uses

**NO. 22107 (47th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1240**

**Common Address:** 1941-1955 W. Lawrence Avenue & 4736-4756 N. Winchester Avenue

**Applicant:** Chicago Board of Education

**Owner:** Public Building Commission of Chicago

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

**Change Request:** B1-2, Neighborhood Shopping District to RM4.5, Residential Multi-Unit District

**Purpose:** To obtain permits for a playground renovation project, because the property is zoned B1-2, which does not allow school uses without additional zoning relief; the RM4.5 designation will create uniform zoning for the entire school campus.

**NO. 22108 (47th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1243**

**Common Address:** 1901-1931 W. Lawrence Avenue, 4718-4756 N. Wolcott Avenue & 4731-4757 N. Winchester Avenue

**Applicant:** Chicago Board of Education

**Owner:** Public Building Commission of Chicago

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

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

**Purpose:** To create a unified zoning for the entire school campus

**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>
Or2023-137	4	2 E Roosevelt Road	Design Group Signage Corp.
Or2023-135	4	4644 S Drexel Blvd	University of Chicago Medicine
TBD	8	825 E 87 <sup>TH</sup> ST	Fatburger
Or2023-138	11	3000 S Halsted	Circuit Associates LLC
TBD	18	8101 S Cicero Ave	The Annex
TBD	18	8101 S Cicero Ave	The Annex
Or2023-153	22	2637 S Pulaski	Alfredo Linaves
Or2023-154	25	1101 S Canal St	PetSmart
Or2023-131	27	325 S Paulina St	Leonard Law Group
Or2023-130	27	901 W Kinzie St	Guinness Taproom (Diageo Brands)
Or2023-129	27	901 W Kinzie St	Guinness Taproom (Diageo Brands)
Or2023-123	27	810 W Washington Blvd	810 West Washington LLC
Or2023-122	27	810 W Washington Blvd	810 West Washington LLC
Or2023-121	27	810 W Washington Blvd	810 West Washington LLC
Or2023-120	27	1574 N Kingsbury St	Backcountry
Or2023-148	28	611 W Roosevelt Rd	Dollar Tree
Or2023-147	28	611 W Roosevelt Rd	Dollar Tree
Or2023-146	28	611 W Roosevelt Rd	Dollar Tree
Or2023-145	28	717 S Desplaines St	Tesla
Or2023-144	28	625 S Ashland Ave	Courtyard by Marriot
Or2023-143	28	625 S Ashland Ave	Courtyard by Marriot
Or2023-152	35	3333 W Belmont Ave	JB Realty
TBD	36	2532 N Narragansett Ave	PetSmart
Or2023-124	37	4411 W Chicago Ave	Boys & Girls Club Chicago
Or2023-151	41	8501 W Higgins Rd	Illinois Media School
Or2023-166	42	325 N Wells St	Proviso Partners
Or2023-165	42	325 N Wells St	Proviso Partners
Or2023-164	42	325 N Wells St	Proviso Partners
Or2023-163	42	325 N Wells St	Proviso Partners
Or2023-162	42	325 N Wells St	Proviso Partners
Or2023-161	42	325 N Wells St	Proviso Partners
Or2023-160	42	325 N Wells St	Proviso Partners
Or2023-159	42	325 N Wells St	Proviso Partners
Or2023-158	42	325 N Wells St	Proviso Partners
Or2023-157	42	325 N Wells St	Proviso Partners
Or2023-156	42	1031 N Rush St	The Bellevue LLC

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>	
Or2023-136	4	4644 S Drexel Blvd	University of Chicago Medicine	<b><u>SUBSTITUTED</u></b>
Or2023-127	13	4000 W 59 <sup>TH</sup> St	Walgreens	<b><u>SUBSTITUTED</u></b>
Or2023-126	13	4000 W 59 <sup>TH</sup> St	Walgreens	<b><u>SUBSTITUTED</u></b>
Or2023-125	13	4000 W 59 <sup>TH</sup> St	Walgreens	<b><u>SUBSTITUTED</u></b>