

AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, OCTOBER 29, 2024
AT 10:00 A.M.
COUNCIL CHAMBERS, CITY HALL, 121 N. LASALLE

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 via email at nicole.wellhausen@cityofchicago.org

- I. Roll Call
- II. Deferred Items
- III. Public Commentary
- IV. New Business
- V. Adjournment

Each person participating in public comment shall have up to three 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.

TEXT AMENDMENTS

O2024-0012427 ORDINANCE INTRODUCED 9-18-24

SPONSOR: Mayor Brandon Johnson

Amendment of Municipal Code Chapter 17-12 by modifying regulations for signs within Michigan Avenue and State Street/Wabash Avenue special sign districts

O2024-0012428 ORDINANCE INTRODUCED 9-18-24

SPONSOR: Mayor Brandon Johnson

Amendment of Municipal Code Section 17-4-1006-C to allow use of funds for administrative, reporting and monitoring costs and expenses of Citywide Adopt-a-Landmark Fund

O2024-0011209 ORDINANCE INTRODUCED 9-18-24

SPONSOR: Alder Walter Burnett

Amendment of Municipal Code Section 17-6-0400 prohibiting eating and drinking establishments in Planned Manufacturing District 2 from being larger than 8,000 sq. ft. unless otherwise approved up to 12,000 sq. ft.

O2024-0012418 ORDINANCE INTRODUCED 9-18-24

SPONSOR: Alder Brendan Reilly

Amendment of Municipal Code Section 17-4-0207 requiring permits for Indoor Urban Farm operations in DC and DX Zoning districts

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0013145	8	8810 S Stoney Island	Sweety Patel
Or2024-0013353	11	810 W Pershing Rd	Brickworks Supply Center
Or2024-0013379	12	4023 S Archer Ave	Ricardo Garcia
Or2024-0012820	26	3540 W Division St	O'Reilly Auto Enterprises, LLC
Or2024-0012817	26	3540 W Division St	O'Reilly Auto Enterprises, LLC
Or2024-0013061	27	1501 N Kingsbury St	Candelite Lincoln Park
TBD	28	420 S Pulaski Rd	Save-A-Lot
TBD	28	420 S Pulaski Rd	Save-A-Lot
TBD	28	420 S Pulaski Rd	Save-A-Lot
Or2024-0012977	32	2815 N Western Ave	Popshelf
Or2024-0012980	32	2815 N Western Ave	Popshelf
Or2024-0012975	32	2815 N Western Ave	Popshelf
Or2024-0012974	32	2815 N Western Ave	Popshelf
Or2024-0012979	32	2815 N Western Ave	Popshelf
Or2024-0013170	33	3944 W Lawrence Ave	Kye Su Kim
TBD	34	137 S State St	John Forde
TBD	34	137 S State St	John Forde
Or2024-0013142	42	59 W Hubbard St	59 West Hubbard, Inc
Or2024-0013136	42	643 N Orleans St	Pepper Construction
TBD	44	3101 N Clark St	Swethouz
TBD	45	5224 N Northwest Hwy	Taco Bell

ALDERMANIC MAP AMENDMENTS

NO. A-8903 (35TH WARD) ORDINANCE REFERRED (7/17/24)
DOCUMENT # O2024-0010530

Common Address: 2816 N Milwaukee Ave; 3424 W Diversey Ave

Applicant: Alder Carlos Ramirez-Rosa

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

NO. A-8904 (35TH WARD) ORDINANCE REFERRED (7/17/24)
DOCUMENT # O2024-0010522

Common Address: 2814 N Milwaukee Ave

Applicant: Alder Carlos Ramirez-Rosa

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

NO. A-8905 (35TH WARD) ORDINANCE REFERRED (7/17/24)
DOCUMENT # O2024-0010527

Common Address: 2847-2861 N Milwaukee Ave

Applicant: Alder Carlos Ramirez-Rosa

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

NO. A-8900 (47TH WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT # O2024-0010153

Common Address: 3600-4652 N Western Ave; 3601-4357 N Western Ave; 4501-4643 N Western Ave

Applicant: Alder Matt Martin

Change Request: B2-3 Neighborhood Mixed-Use District, B3-1 Community Shopping District, B3-1.5 Community Shopping District, B3-2 Community Shopping District, C1-2 Neighborhood Commercial District and C2-2 Motor Vehicle Related Commercial District to B3-3 Community Shopping District

MAP AMENDMENTS - FOR PREVIOUSLY DEFERRED ITEMS PLEASE SEE PAGE 19

NO. 22539-T1 (1st WARD) ORDINANCE REFERRED (9/18/24)

DOCUMENT #O2024-0012247

Common Address: 1228 W Race Ave

Applicant: T&G Squared LLC

Attorney:

Owner:

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow residential use on the ground floor; converting from two residential dwelling units to 3 residential dwelling units.

NO. 22564-T1 (1st WARD) ORDINANCE REFERRED (9-18-24)

DOCUMENT #O2024-0012526

Common Address: 1239 N Wood St

Applicant: 1239 N Wood Chicago LLC

Owner: Yourgie, LLC and Michael Mertz

Attorney: Rolando R. Acosta

Change Request: RM- 5.5 Residential Multi-Unit District to RS-3 Residential Single-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: Applicant seeks to rezone the property to return the zoning to the district in place prior to a 2015 amendment pursuant to an agreement with a local community organization. The height of the existing building is 51.5 ft.

NO. 22569-T1 (2nd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012531

Common Address: 2144-56 N Clybourn Ave

Applicant: KJOS Properties, LLC

Owner: KJOS Properties, LLC

Attorney: Paul Kolpak

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

Administrative Adjustment 17-13-1003 Variation 17-13-1101

Purpose: Applicant propose to continue the multi-tenant retail uses on the first floor and establish nine dwelling units on the second floor.

NO. 22546-T1 (3rd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012356

Common Address: 323-335 E. 53rd St.,5300-5318 S. Calumet Ave

Applicant: The Renaissance Collaborative, Inc.

Owner: City of Chicago

Attorney: Richard A Toth/ Mara Georges

Change Request: RM-5 Residential Multi-Unit District to RM-6 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 Variation 17-13-1101

Purpose: To allow development of a 71-unit elderly housing building. Approximately 24 parking spaces. No commercial space. Approximately 78'-4" feet high.

NO. 22549 (8th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-00123504

Common Address: 545 E 88th Place

Applicant: Latitude Capital Investments LLC

Owner: Remy Invest and Services Inc

Attorney: LOGIK Legal LLC

Change Request: RS-2 Residential Single Unit (Detached House) District to RS-3 Residential Single-Unit District

Administrative Adjustment 17-13-1003 Variation 17-13-1101

Purpose: The current and proposed use of the property, after rezoning is a detached single-family residence. The existing square footage is 3227 SF, and the existing height is 22'-9", and there are two off street parking spaces.

NO. 22537 (12th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012195

Common Address: 3338 S Damen Ave

Applicant: AGGLP Investments LLC

Owner: AGGLP Investments LLC

Attorney: Homero Tristian, Tristian & Cervantes

Change Request:RS-3 Residential Single-Unit District to C2-1 Motor Vehicle Related District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow for outdoor storage on a vacant lot fir an existing business owned by the applicant that is located on adjoining lot.

NO. 22536 (12th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012184

Common Address: 2800 S Ashland Ave

Applicant: OTS Investments Properties Chicago, LLC

Owner: OTS Investments Properties Chicago, LLC

Attorney: Mariah Digrino

Change Request: Riveredge- Manufacturing Planned Development No.553 to Riveredge-Manufacturing Planned Development No.553, as amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant request a rezoning of the subject property to permit construction of a second data center building on the property, consisting of approximately 366,000 Sq ft of data center space and 80,000 sq ft of accessory office and loading areas.

NO. 22557 (16th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012519

Common Address: 6738 S Western Ave

Applicant: Hightech Building LLC

Owner: Hightech Building LLC

Attorney: Mark Kupiec

Change Request: B3-1 Community Shopping District to C2-2 Motor Vehicle Related Commercial District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To use the property as a motor vehicle repair shop including body work and painting

NO. 22556 (16th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012514

Common Address: 6640 S Halsted St

Applicant: Yasmin Lopez

Owner: Yasmin Lopez

Attorney: Tyler Manic

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant seeks to establish a body arts service business in the vacant commercial space. The property will have 2 dwellings units 2 parking spaces provided.

NO. 22547-T1 (16th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012471

Common Address: 6301 S Western Ave

Applicant: SWOP 6301, LLC

Owner: Private Holdings II, Inc

Attorney: Steve Friedland

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant seeks to demolish the existing building and build a new five story, 65-foot tall, mixed-use building with 11 surface parking spaces. The building will have approximately 2,250 sf of ground floor commercial space. All units will be affordable.

NO. 22545 (21st WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012344

Common Address: 225 W 89th St

Applicant: Juan C. Patino

Owner: Juan C. Patino

Attorney: Gordon and Pikarski Chartered

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: Outdoor storage of buses. To allow the business to be complying.

NO. 22555 (24th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012513

Common Address: 4109 W 16th St

Applicant: Betsabe Aguayo

Owner: Betsabe Aguayo

Attorney: Mark Kupiec

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To expand the existing 2-flat building; 2 dwelling units; 2 parking spaces.

NO. 22542-T1 (25th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012331

Common Address: 2052 W 21st St

Applicant: 2052 W 21st St, LLC

Owner: 2052 W 21st St, LLC

Attorney: Timothy Barton

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant seeks to rezone the property to reduce the MLA to allow the construction of a new four-story residential building with four dwelling units. The applicant will seek an administrative adjustment to reduce the number of required parking spaces to 2, pursuant to the Equitable Transit Served Location guidelines of the Chicago Zoning ordinance.

NO. 22541-T1 (25th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012331

Common Address: 2135 W Cermak Rd

Applicant: 2135 Cermak LLC

Owner: 2135 Cermak LLC

Attorney: Timothy Barton

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant proposes to convert an existing four-story building with six dwelling units and one ground-floor commercial space to seven dwelling units by converting the commercial unit to residential use. Seven parking spaces will be provided.

NO. 22544-T1 (25th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012334

Common Address: 2437 S Troy St

Applicant: Maria D. Gonzales

Owner: Maria D. Gonzales

Attorney: Agnes Plecka

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To obtain a permit to convert the existing 3 DU to 5 DU at the property.

NO. 22550 (26th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012505

Common Address: 1649 N Spaulding Ave

Applicant: Sonia Vega

Owner: Sonia Vega

Attorney: Mark Kupiec

Change Request: RS-3 Residential Single-Unit District to RT-3.5 Residential Two-Flat , Townhouse and Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To add a 3rd dwelling unit in basement of existing building. Total of 3 dwelling units.

NO. 22559 (26th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012521

Common Address: 4116 W North Ave

Applicant: Christian Sandoval

Owner: Flores Building LLC

Attorney: Mark Kupiec

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To use the store front in the existing building for body art services.

NO. 22558-T1 (26th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012520

Common Address: 912 N Richmond

Applicant: 912 N Richmond LLC

Owner: 912 N Richmond LLC

Attorney: Mark Kupiec

Change Request:RS-3 Residential Single-Unit District to RM-5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To establish a 7th dwelling unit in the basement of a residential building with no parking space in a 3 story building; 7 dwelling units; no parking space; no commercial space.

NO. 22531 (27th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012169

Common Address: 1325 W Fulton

Applicant: 1325 west Fulton LLC

Owner: 218 N. Elizabeth LLC

Attorney: Katie Jahnke Dale

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow for a multi-phased residential development with up to 243 units. 364 parking spaces and ground floor commercial. The max height will be 538 feet with a max FAR of 11.5

NO. 22533 (27th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012181

Common Address: 911-925 W Fulton Market; 200-212 N Peoria St; 900-924 W Lake St; and 201-233 N Sangamon St

Applicant: Fulton Peoria JV LLC

Owner: Fulton Peoria JV LLC

Attorney: Katie Jahnke Dale

Change Request: Planned Development 1510 to Planned Development 1510 as amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant seeks to amend the Planned Development to add as permitted uses; hotel, participant sports and recreation, and medical services. The Planned Development will include up to 155 hotel rooms.

NO. 22535 (27th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012317

Common Address: 1901 W Madison

Applicant: United Center Joint Venture

Owner: Please see application for list of owners

Attorney: Katie Jahnke Dale & Rich Klawiter

Change Request: Stadium Planned Development No. 522, Residential Business Planned Development No. 1077, RT4 Residential Two Flat, Townhouse and Multi Unit District, RM5 Residential Multi-Unit District, B1-3 Neighborhood Shopping District, B3-1 Community Shopping District, B3-3 Community Shopping District, C1-2 Neighborhood Commercial District and C1-3 Commercial Neighborhood District to C1-5 Neighborhood Commercial District and then to Stadium Residential Business Planned Development No. 522, as amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow for a mixed used, multi-phased planned development containing up to 9,463 residential dwelling units, 1,309 hotel keys, a music hall and other commercial uses. The maximum overall height will be 660 feet and the maximum FAR will be 5.0

NO. 22552 (27th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012507

Common Address: 2678 W Washington Blvd

Applicant: Chicago Title & Trust Company Trust No.8002392671

Owner: Chicago Title & Trust Company Trust No.8002392671

Attorney: Katie Jahnke Dale

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit to B1-2 Neighborhood Shopping District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To redevelop the subject property as a multi-purpose community and recreation center with commercial space. The property is the former site of the Florence Crittenton Anchorage and comprise the historic Wolfson Building/Main house, a dormitory, and a coach house. The proposed development includes an addition repurposing the three-story Main house with arts tech, and media fitness, and office space as well as an addition featuring café and studio space.

NO. 22567 (29th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012529

Common Address: 4814-4822 W Flourney St

Applicant: FFLL, Limited Liability Company

Owner: FFLL, Limited Liability Company

Attorney: Richard A. Toth

Change Request: M1-2 Limited Manufacturing/ Business Park District to M3-2 Heavy Industry District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow outdoor vehicle storage with accessory parking. No dwelling units. Approximately 28 parking spaces.

NO. 22538-T1 (32nd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012201

Common Address: 2966 N Oakley Ave

Applicant: Erik Giles

Owner: Erik Giles

Attorney: Sara K Barnes

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT-3.5 Residential Two-Flat , Townhouse and Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To permit the construction and occupancy of a new three-story (with basement) two-unit residential building and a new detached two-car garage, at the subject property.

NO. 22563 (33rd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012525

Common Address: 4415-53 N Pulaski Rd

Applicant: CT Land Trust Co. No.8002376099

Owner: CT Land Trust Co. No.8002376099

Attorney: Mark Kupiec

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To reestablish a coin operated laundromat; no dwelling units; 65 parking spaces; 29,890 sq. ft of commercial space.

NO. 22568-T1 (33rd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012530

Common Address: 3325-31 N. Whipple St

Applicant: Maslanka Investments, LLC

Owner: Maslanka Investments, LLC

Attorney: Frederick E. Agustin

Change Request: RS-3 Residential Single-Unit District to RM-4.5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The existing residential buildings along with the rear 2-car garages will remain. The plan is to re-subdivide the property into 3 separate lots. A new 3-story residential building containing 3 dwelling units, and 2 car garage will be developed.

NO. 22553-T1 (34th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012508

Common Address: 1220 W Van Buren St

Applicant: Base 3 Development Inc.

Owner: 1220 Van Buren TMG, LLC

Attorney: Liz Butler

Change Request: DS-5 Downtown Service District to DR-5 Downtown Residential District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow the conversion and adaptive reuse of the existing 8-story commercial building for multi-unit residential use and approximately 4,500 sq ft 8th floor building addition. The building will contain 112 residential units (47 efficiency units and 65 dwelling units), 24 new vehicular parking spaces, one new loading space, 112 bicycle parking spaces, and no commercial space.

NO. 22572-T1 (36th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012534

Common Address: 2754-56 W Chicago Ave

Applicant: Sustainabuild LLC - 2756

Owner: Sustainabuild LLC - 2756

Attorney: Fred Agustin

Change Request: C1-2 Neighborhood Commercial District to C1-3 Commercial Neighborhood District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow the construction of a proposed four-story mixed-use building with retail use at grade and nine dwelling units above.

NO. 22548-T1 (39th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012502

Common Address: 4617-23 N Pulaski Rd

Applicant: Unlimited Transmissions & Repair, Inc

Owner: Hugo Aviles & Alma Guitierrez

Attorney: Paul A. Kolpak

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To establish an auto repair shop, with five service bays, and six off-street parking spaces.

NO. 22565-T1 (39th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012527

Common Address: 3244-50 W Bryn Mawr Ave

Applicant: 3244-50 Bryn Mawr LLC

Owner: 3244-50 Bryn Mawr LLC

Attorney: Rolando Acosta

Change Request: B2-3 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To modify a previous type 1 rezoning to reduce the parking from 30 spaces to 27 spaces and authorize variations as described below for a four-story building, comprised of an original first floor façade and new constructions behind, and with a total of 30 dwelling units. 1,413 sq ft of ground floor commercial space and 27 parking spaces.

NO. 22571 (40th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-00125

Common Address: 2310 W Ainslie

Applicant: Broadmoor, LLC

Owner: Broadmoor, LLC

Attorney: Tyler Manic

Change Request: RM-5 Residential Multi-Unit District and RM4.5 Residential Multi-Unit District to RM-4.5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant seeks to correct the split zoning on the lot. After rezoning the property will have 9 dwelling units and no commercial space.

NO. 22561 (42nd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012523

Common Address: 701-711 N Orleans St, 300-330 W Huron St, and 700-710 N Franklin Ave

Applicant: NWC 320 W Huron, LLC

Owner: NWC 320 W Huron, LLC

Attorney: Nicholas Standiford

Change Request: Planned Development 1338 to DX-5 Downtown Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To remove the planned development that has lapsed and to rezone the property back to prior zoning (DX-5).

NO. 22540 (42nd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012320

Common Address: 208 S Lasalle St

Applicant: 208 Lasalle Owner, LLC

Owner: 208 Lasalle Owner, LLC

Attorney: John J. George and Chris A. Leach

Change Request: Business Planned Development 291 as amended to DC-16 Downtown Core District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To redevelop and reuse a portion of the existing office space into 280 residential units. No changes will be made to the exterior of the building.

NO. 22532 (42nd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012174

Common Address: 500 N Michigan Ave

Applicant: Commonwealth Development Partners LLC

Owner: 500 NMA Acquisition Company LLC and 500 NMA Owner Holding LLC

Attorney: Katriina S. McGuire

Change Request: Planned Development No. 487 to Planned Development No. 487, as amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To convert the existing office space to a maximum of 320 dwelling units, leaving retail/commercial space on the Michigan Avenue level and floor above. An additional .50 FAR is being sought to provide enclosed amenity space on the top floor.

NO. 22551-T1 (43rd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012506

Common Address: 2113 N Kenmore Ave

Applicant: 2113 N Kenmore LLC

Owner: 2113 N Kenmore LLC

Attorney: Sara K Barnes

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To permit renovations and improvements to the existing non-conforming buildings, at the subject property

NO. 22560-T1 (43rd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012476

Common Address: 1807 N Fremont St

Applicant: Jeffrey Bartow & Jo Trahms

Owner: Jeffrey Bartow & Jo Trahms

Attorney: Thomas S Moore

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-4.5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To meet RM-4.5 bulk and density standards to add an internal staircase in a new penthouse to access the roof deck and to enclose the back deck creating a combined kitchen/family room resulting in additional FAR.

NO. 22534 (44th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012182

Common Address: 3300 N Clark St

Applicant: 3300 N Clark, LLC

Owner: 3300 N Clark, LLC

Attorney: Tyler Manic

Change Request: Planned Development 1404 to Planned Development 1404 as amended

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To develop the subject property with a new 7 and 8 story mixed-use building containing approximately 11,500 sf of retail space at grade, and a total of 140 residential units above. The development qualifies as a TSL development, 20 parking spaces will be provided.

NO. 22566-T1 (47th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012528

Common Address: 3751-59 N Western Ave/ 2347-57 W Grace St

Applicant: 4Corners, LLC

Owner: 3751-3759 N Western, LLC

Attorney: Liz Butler

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow construction of a five-story building addition with 21 residential units and 6 vehicular parking spaces.

NO. 22562 (47th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012524

Common Address: 2015-33 W Montrose Ave

Applicant: North Park Elementary School Association

Owner: North Park Elementary School Association

Attorney: Rolando Acosta

Change Request: RS-3 Residential Single-Unit District and B1-1 Neighborhood Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To create a uniform zoning district across school owned lots and to allow for school/educational use on Lot 8

NO. 22554-T1 (47th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012506

Common Address: 2247-49 W Lawrence Ave

Applicant: 2247 W Lawrence LLC

Owner: 2247 W Lawrence LLC

Attorney: Rolando Acosta

Change Request: B2-3 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Used District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow for the conversion of the basement into two residential units

NO. 22570-T1 (49th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012532

Common Address: 6453 N Bosworth Ave

Applicant: Erik Myrold

Owner: Erik Myrold

Attorney: Frederick Agustin

Change Request: RS-3 Residential Single-Unit District to RM-4.5 Residential Multi-Unit District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: The applicant is seeking a zoning change to permit the establishment of a garden level dwelling unit within the existing building for a total of four dwelling units at the subject property. The building will remained unchanged.

NO. 22543-T1 (50th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012332

Common Address: 5824 N Lincoln Ave

Applicant: 5824 N Lincoln LLC

Owner: 5824 N Lincoln LLC

Attorney: Agnes Plecka

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To convert the existing 6 dwelling units to 8 dwelling units

PREVIOUSLY DEFERRED ITEMS

NO. 22440 (27th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009540

Common Address: 1200-1232 W Fulton St; 310-328 N Racine Ave

Applicant: 1200 W Fulton Partners LLC

Owner: 1200 W Fulton Partners LLC

Attorney: Katie Jahnke Dale

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

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To allow a 43 story, 545 foot building and a 37 story, 465 foot building. Approximately 124,000 sq.ft. of combined indoor and outdoor commercial space; 1,079 residential units, of which 20% will be affordable units. 440 parking spaces and 1,079 bicycle parking spaces. The overall FAR will be 11.5

NO. 22524-T1 (48th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011149

Common Address: 4920-4924 N Sheridan Road

Applicant: 4920 N Sheridan LLC

Owner: 4920 N Sheridan LLC

Attorney: Katriina McGuire

Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Use District

Administrative Adjustment 17-13-1003 **Variation 17-13-1101**

Purpose: To develop a residential building with 31 residential units on the subject site