

**COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
THURSDAY, MARCH 14, 2024  
AT 11:00 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](mailto:nicole.wellhausen@cityofchicago.org)

- 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 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**

**DOC# O2024-0007733 (27<sup>TH</sup> WARD) INTRODUCED 2-15-24**

Amendment of Municipal Code Section 17-6-0403-F by requiring special use approval for sports and recreation permits in specific use categories in PMD 4-A located in the 27<sup>th</sup> Ward

**DOC# O2023-000628 (4<sup>TH</sup> WARD) INTRODUCED 12-13-23**

Amendment of Municipal Section 17-4-0404 regarding MLA Reduction for Downtown Floor Area Bonus

**HISTORICAL LANDMARK DESIGNATION**

**DOC# O2023-0007798 (30<sup>TH</sup> WARD) INTRODUCED 2-15-24**

Historical landmark designation for Phebe and John Gray House at 4362 W Grace St

**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>
TBD	2	1163 N State St	Sola Salons
TBD	2	1163 N State St	Sola Salons
TBD	2	1163 N State St	Sola Salons
Or2024-0007079	28	564 W Taylor St	Raising Cane’s Restaurants LLC
Or2024-0007690	29	5713 W Chicago Ave	Forty Acres Fresh Market
Or2024-0007694	29	5713 W Chicago Ave	Forty Acres Fresh Market
Or2024-0007572	32	1916 N Elston Ave	Public Storage
Or2024-0007727	32	2409 N Elston Pkwy	Vienna Beef, Ltd.
Or2024-0007784	32	2409 N Elston Pkwy	Vienna Beef, Ltd.
Or2024-0007785	32	2409 N Elston Pkwy	Vienna Beef, Ltd.
Or2024-0007663	33	3737 W Lawrence Ave	Tapestry 360 Health

**NO. A-8867 (28<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**

**DOCUMENT #O2024-0007766**

**Common Address:** 2701-2703 W Polk St

**Applicant:** Alderman Jason Ervin

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

**NO. A-8868 (28<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**

**DOCUMENT #O2024-0007765**

**Common Address:** 2701-2711 W Lexington St; 2712-2714 W Polk St

**Applicant:** Alderman Jason Ervin

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

**NO. A-8866 (40<sup>th</sup> WARD) ORDINANCE REFERRED (2-21-24)**

**DOCUMENT #O2024-0007766**

**Common Address:** 1700-1706 W Foster Ave

**Applicant:** Alderman Andre Vasquez

**Change Request:** RS3 Residential Single Unit (Detached House) District to B2-2 Neighborhood Mixed Use District

**NO. 22367-T1 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (2-15-24)**

**DOCUMENT # O2024-0007772**

**Common Address:** 1441 W Cortez St

**Applicant:** QMR Cortez LLC

**Owner:** QMR Cortez LLC

**Attorney:** Rolando Acosta

**Change Request:** RS3 Residential Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** To legalize two of the existing 8 units currently in the building

**NO. 22355 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007701**

**Common Address:** 4500 S Michigan Ave

**Applicant:** JTM & Associates LLC

**Owner:** JTM & Associates LLC

**Attorney:** Jordan Matyas/ Daniel Egan

**Change Request:** B1-1 Neighborhood Shopping District to RM5 Residential Multi-Unit District

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

**Purpose:** Conversion from 3 to 8 dwelling units for residential use; 5 parking spaces; no commercial spaces; no extensive changes to the exterior of the building

**NO. 22364 (6<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007739**

**Common Address:** 7936 S Calumet Ave

**Applicant:** William D Payne

**Owner:** William D Payne

**Attorney:** Denise Brewer

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

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

**Purpose:** To allow the conversion of a the 2 dwelling units to 3 dwelling units by adding 1 dwelling unit to the basement level

**NO. 22357 (11<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007706**

**Common Address:** 501-03 W 26<sup>th</sup> St

**Applicant:** WW 2830 Properties LLC

**Owner:** WW 2830 Properties LLC

**Attorney:** Thomas Moore

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

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

**Purpose:** To allow for a commercial after school program (personal service) on the ground floor

**NO. 22358-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007712**

**Common Address:** 3004-3008 S Archer Ave

**Applicant:** The American Dream I, LLC

**Owner:** The American Dream I, LLC

**Attorney:** Tyler Manic

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** The property at 3008 will be a four story residential building with 2 dwelling units and a building height of 47 feet. The property at 3004-3006 is a three story building with 8 dwelling units and one commercial unit that will be converted from 8 to 12 units by adding 4 new dwelling units on the ground floor

**NO. 22354 (14<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007695**

**Common Address:** 3356 W 63<sup>rd</sup> St

**Applicant:** Adolfo Vega

**Owner:** Adolfo Vega

**Attorney:** Thomas Murphy

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

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

**Purpose:** To allow the establishing of a retail grocery store with packaged goods and alcohol sales

**NO. 22356 (21<sup>st</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007705**

**Common Address:** 746-748 W 103<sup>rd</sup> St

**Applicant:** Wanda Fielder

**Owner:** Wanda Fielder

**Attorney:** Agnes Plecka

**Change Request:** B3-1 Community Shopping District to C1-2 Neighborhood Commercial District

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

**Purpose:** A new 2 story addition to the existing building and establish 6 dwelling units on the upper floors. Existing commercial use on ground floor to remain

**NO. 22369-T1 (24<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-000778**

**Common Address:** 2844 W 26<sup>th</sup> St

**Applicant:** 2812-2850 W 26<sup>th</sup> St, LLC

**Owner:** 2812-2850 W 26<sup>th</sup> St, LLC

**Attorney:** Tyler Manic

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

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

**Purpose:** The three separate structures: (1) multi tenant retail with a drive thru will be about 6,300 sq/ft (2) a retail store will be about 8,250 sq.ft and (3) a restaurant with about 7,500 sq.ft. for a total of 22,050 sq.ft. of commercial space. There will be 61 vehicle parking spaces and 12 bike parking spaces provided

**NO. 22363-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007738**

**Common Address:** 2301 S Oakley Ave

**Applicant:** Oakley 2301-03 LLC

**Owner:** Oakley 2301-03 LLC

**Attorney:** Tyler Manic

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

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

**Purpose:** To convert the vacant ground floor commercial space into 2 dwelling units for a total of 6 units with 0 parking spaces and no commercial space

**NO. 22353 (25<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007692**

**Common Address:** 1759 W 19<sup>th</sup> St

**Applicant:** Novel Pizza LLC

**Owner:** Esther Corpuz, Benito Corpuz, Andrea Gaytan, and Sergio Gaytan

**Witness:** Francis Almeda

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-1 Community Shopping District

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

**Purpose:** For restaurant to be a permitted use

**NO. 22359 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007715**

**Common Address:** 3601-3625 W Chicago Ave; 751-757 N Monticello Ave; 740-756 N Central Park Ave

**Applicant:** The Ave SW LLC

**Owner:** Please see application for list of property owners

**Attorney:** Rich Klawiter and Mariah DiGrino

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

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

**Purpose:** To allow the development of a neighborhood transit oriented mixed use development with a mixed

**NO. 22360 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007721**

**Common Address:** 345 N Aberdeen

**Applicant:** 345 N Aberdeen LLC

**Owner:** 345 N Aberdeen LLC

**Attorney:** Rich Klawiter and 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:** The construction of a 45 story 483 foot tall building with 559 residential units, bicycle parking spaces, and 255 vehicular parking spaces above 10,000 square feet of ground floor retail commercial uses

**NO. 22365 (28<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007742**

**Common Address:** 4225-29 W Madison St

**Applicant:** John Gardner

**Owner:** John Gardner

**Attorney:** Ximena Castro

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

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

**Purpose:** To construct a three story mixed use building with dog grooming and retail and shelter /boarding kennel ground floor use for a dog grooming and day care business with outdoor operations at the rear of the property to allow an outdoor fenced dog play area and outdoor dog relief area



**NO. 22362-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007726**

**Common Address:** 5039 N Troy St

**Applicant:** Mark Tenny

**Owner:** Mark Tenny

**Attorney:** Emmanuel Byarm

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

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

**Purpose:** To convert the existing three story building from 3 to 4 dwelling units

**NO. 22366 (39<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007757**

**Common Address:** 4032-38 W Peterson Ave

**Applicant:** 4032 W Peterson Ave, LLC

**Owner:** 4032 W Peterson Ave, LLC

**Attorney:** Nick Ftikas

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

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

**Purpose:** To permit the establishment of a veterinary use withing the existing one story retail building

**NO. 22368-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007776**

**Common Address:** 4531 N Western Ave

**Applicant:** Western Front LLC

**Owner:** Western Front LLC

**Attorney:** Sara Barnes

**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 permit the construction of a new four story eight unit building with onsite accessory parking for eight vehicles

**NO. 22361-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007723**

**Common Address:** 1406-08 W Cuyler Ave

**Applicant:** 2020 15<sup>th</sup> Ave LLC

**Owner:** 2020 15<sup>th</sup> Ave LLC

**Attorney:** Thomas Moore

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

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

**Purpose:** To allow the subdivision of the lot to allow construction of a 3 story 3 dwelling unit building on 1406; 3 story 4 dwelling unit building to remain unchanged at 1408

**PREVIOUSLY DEFERRED ITEMS**

**NO. A-8856 (13<sup>th</sup> WARD) ORDINANCE REFERRED (11-1-23)**

**DOCUMENT #O2023-0005679**

**Common Address:** 6244-50 W 63<sup>rd</sup> St

**Applicant:** Alder Marty Quinn

**Change Request:** B3-2 Community Shopping District to RS-2 Residential Single Unit (Detached House) District

**NO. 22351-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007302**

**Common Address:** 2415-2425 W 24<sup>th</sup> PL

**Applicant:** Epoch 2415 LLC

**Owner:** Ice Age Investments LLC

**Attorney:** Andrew Scott

**Change Request:** M2-3 Light Industry District and C1-3 Commercial Neighborhood District to M2-3 Light Industry District

**Purpose:** To unify a split zone into one cohesive M2-3 in order to establish an industrial private event venue withing the existing 1 story brick building warehouse building

**NO. 22303-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006167**

**Common Address:** 3652-3658 W Wrightwood Ave

**Applicant:** 3652 Wrightwood Property, LLC

**Owner:** 3652 Wrightwood Property, LLC

**Attorney:** Liz Butler/ Braeden Lord

**Change Request:** B1-2 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** To establish a proposed hair salon with massage services

**NO. 22336 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (1-24-24)**

**DOCUMENT #O2024-0007187**

**Common Address:** 2519 N Halsted St

**Applicant:** Chicago Blues ETC LLC

**Owner:** B.L.U.E.S. ETCETERA LLC

**Attorney:** Daniel Rubinow

**Change Request:** B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

**Purpose:** General Restaurant, consumption on premise-incidental activity liquor and PPA activity