

**AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**TUESDAY, JANUARY 23, 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](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# O2023-0006384 MAYORAL ORDINANCE INTRODUCED (12-13-23)**

Amendment of Municipal Code Titles 4, 11 and 14 to make technical corrections and adjustments to Chicago Construction Codes

**DOC# O2023-0006382 MAYORAL ORDINANCE INTRODUCED (12-13-23)**

Amendment of Municipal Code Titles 2 and 4 regarding licensing of apprentice plumbers, plumbers, and plumbing contractors

**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>
Or2023-0006427	1	2257 W North Ave	Indian Paradise
Or2023-0006426	1	2160 N Milwaukee Ave	Doyle Signs Inc.
Or2023-0006103	23	5417 S Pulaski Road	Su Familia Real Estate
Or2023-0006433	27	1015 N Halsted St	Storagemart
Or2023-0006432	27	1015 N Halsted St	Storagemart
Or2023-0006434	27	905 W Fulton Market	FVH Jars, LLC
Or2023-0006246	28	801 S Canal St	601W South Canal LLC
Or2023-0006339	28	1101 S Canal St	Whole Foods Market
Or2023-0006340	28	1101 S Canal St	Whole Foods Market
Or2023-0006341	28	1101 S Canal St	Whole Foods Market
Or2023-0006342	28	1101 S Canal St	Whole Foods Market
Or2023-0006179	38	4734 N Cumberland	FV Associates LLC
Or2023-0006181	38	5859 W Irving Park Rd	Explora Learning Center
TBD	46	3601 N Halsted St	BMO Bank N.A.
TBD	46	3601 N Halsted St	BMO Bank N.A.
TBD	46	804 W Montrose Ave	Rayito del Sol
TBD	46	804 W Montrose Ave	Rayito del Sol
Or2023-0006420	50	6450 N California Ave	The Ark

**MAP AMENDMENTS- FOR PREVIOUSLY DEFERRED AMENDMENTS PLEASE SEE PAGE 11**

**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. A-8857 (13<sup>th</sup> WARD) ORDINANCE REFERRED (11-1-23)**

**DOCUMENT #O2023-0005677**

**Common Address:** 6332-48 S Central Ave

**Applicant:** Alder Marty Quinn

**Change Request:** B1-1 Neighborhood Shopping District to RS-2 Residential Single Unit (Detached House) District

**NO. A-8858 (13<sup>th</sup> WARD) ORDINANCE REFERRED (11-1-23)**

**DOCUMENT #O2023-0005681**

**Common Address:** 5623 W 63<sup>rd</sup> Pl

**Applicant:** Alder Marty Quinn

**Change Request:** B1-1 Neighborhood Shopping District to RS-2 Residential Single Unit (Detached House) District

**NO. A-8855 (28<sup>th</sup> WARD) ORDINANCE REFERRED (10-4-23)**

**DOCUMENT #O2023-0005049**

**Common Address:** 135 N Kildare Ave

**Applicant:** Alder Jason Ervin

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to POS-3 Open Space or Natural Area

**NO. A-8854 (34<sup>th</sup> WARD) ORDINANCE REFERRED (10-4-23)**

**DOCUMENT #O2023-0004786**

**Common Address:** 10 S Dearborn St

**Applicant:** Patrick Murphy, Zoning Administrator

**Change Request:** Planned Development 882 to DC-16 Downtown Core District

**NO. A-8850 (35<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-23)**

**DOCUMENT #O2023-0003990**

**COMMON ADDRESS:** 2931-57 N Milwaukee Ave and 2912-2934 N Milwaukee Ave

**Applicant:** Alder Carlos Ramirez-Rosa

**PROPOSED CHANGE:** To de-designate as a Pedestrian Street a segment of the North Milwaukee right of way from the centerline of North Gresham Avenue and North Drake Avenue on the southeast and the centerline of North Central Park Avenue on the northwest

**NO. A-8861 (43rd WARD) ORDINANCE REFERRED (11-1-23)**

**DOCUMENT #O2023-0005678**

**Common Address:** 601-609 W Diversey Parkway and 2726-2736 N Lehman Court

**Applicant:** Alder Timothy Knudsen

**Change Request:** Planned Development 1302 to B3-5 Community Shopping District

**NO. 22317 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT #O2023-0006481**

**Common Address:** 749-757 W North Ave, 1551-1577 N Halsted St, 1555-1569 N Clybourn Ave and 732-754 W Weed St

**Applicant:** LPC Chicago LLC

**Owner:** LPC Chicago LLC

**Attorney:** Paul Shaddle and Mariah DiGrino

**Change Request:** Business Planned Development No. 834 to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** Thirty seven (37) story building with up to 396 residential dwelling units and approximately 2,500 sq.ft. of retail space. The existing two story concrete and brick building containing approximately 46,000 sq. of retail space and the existing 4 story parking garage containing 158 parking spaces would remain and provide accessory parking for the Planned Development.

**NO. 22316 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006463**

**Common Address:** 201 E Delaware Pl

**Applicant:** Raffaello Chicago Prop Co. LLC

**Owner:** Raffaello Chicago Prop Co. LLC

**Attorney:** Katie Jahnke Dale

**Change Request:** Residential Business Planned Development No. 133, to Planned Development 133, as amended

**Purpose:** To allow for the conversion of the existing building into a mixed use building containing up to 140 residential dwelling units , 56 hotel units, office, eating and drinking establishment and other retail/commercial uses. The overall FAR will be 11.0 with 140 provided bicycle spaces.

**NO. 22322 (4<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006518**

**Common Address:** 717-739 S Clark St

**Applicant:** 739 S Clark Holdings LLC

**Owner:** 739 S Clark Holdings LLC

**Attorney:** Katie Jahnke Dale

**Change Request:** DX-12, Downtown Mixed-Use District to DX-16, Downtown Mixed-Use District

**Purpose:** To allow the conversion of commercial space to residential

**NO. 22305 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006173**

**Common Address:** 4161-93 S Halsted St

**Applicant:** Kasper Development LLC

**Owner:** Kasper Development LLC

**Attorney:** Paul Kolpak

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

**Purpose:** To allow for the subdivision of one zoning lot into fourteen individual zoning lots in order to construct fourteen single family residential buildings

**NO. 22304 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006171**

**Common Address:** 2149-59 S Paulina Street; 1658 W Cermak Road

**Applicant:** Romauldo Camarena

**Owner:** Romauldo Camarena

**Attorney:** Ximena Castro

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to C1-2 Neighborhood Commercial District

**Purpose:** To establish a general restaurant

**NO. 22310-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006401**

**Common Address:** 2015-2025 S Leavitt St; 2158 W 21<sup>st</sup> St

**Applicant:** 3527 S DAMEN LLC

**Owner:** 3527 S DAMEN LLC

**Attorney:** Ximena Castro

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

**Purpose:** To convert from 9 to 12 dwelling units by adding 3 new dwelling units

**NO. 22314-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006453**

**Common Address:** 2009 S Loomis Ave

**Applicant:** Antonio Vargas

**Owner:** Antonio Vargas

**Attorney:** Ximena Castro

**Change Request:** RT4 Residential Two Flat, Townhouse and Multi Unit District to RM5 Residential Multi-Unit District

**Purpose:** To construct a new 4 story residential building with 4 dwelling units, 4 bicycle spaces and 3 surface parking spaces

**NO. 22320-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006503**

**Common Address:** 2542 S Albany Ave

**Applicant:** 2542 S Albany LLC

**Owner:** 2542 S Albany LLC

**Attorney:** Ximena Castro

**Change Request:** RM4.5, Residential Multi-Unit District to RM6 Residential Multi-Unit District

**Purpose:** To add four additional dwelling units for a total of eight dwelling units on the subject property

**NO. 22311-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006404**

**Common Address:** 723 N Willard Ct

**Applicant:** Blenheim Place LLC

**Owner:** Blenheim Place LLC

**Attorney:** Ximena Castro

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

**Purpose:** To convert the building from 2 dwelling units to 4 dwelling units and a new roof top dormer addition

**NO. 22309-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006397**

**Common Address:** 1035-1049 N Orleans St and 325-333 W Hill St

**Applicant:** After School Matters, Inc.

**Owner:** After School Matters, Inc.

**Attorney:** Scott Borstein

**Change Request:** DX-5, Downtown Mixed-Use District to DX-5, Downtown Mixed-Use District

**Purpose:** The renovation and alteration of the existing building for sports and recreation, participant Children's Play Center Use

**NO. 22318 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006496**

**Common Address:** 400 N Elizabeth St

**Applicant:** 400 N Elizabeth Property LLC

**Owner:** 400 N Elizabeth Property LLC

**Attorney:** Rich Klawiter and Katie Jahnke Dale

**Change Request:** Planned Development No. 1528 to DX-7 Downtown Mixed-Use District then to a Residential Business Planned Development

**Purpose:** A 380 foot building and a 360 foot building together comprising 724 residential units and 2000 sq.ft. of retail space; 348 accessory parking spaces; and 724 bicycle parking spaces. Accessory and incidental uses as well as 27, 015 sq.ft of open space will be provided. The overall FAR will be 11.5

**NO. 22307 (29<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006383**

**Common Address:** 4910 W Harrison St

**Applicant:** Segundo Quizhpi

**Owner:** Segundo Quizhpi

**Attorney:** Dean Maragos

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

**Purpose:** Existing two dwelling units. New Conversion to 3 dwelling units and legalize new upper story addition

**NO. 22313 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006452**

**Common Address:** 2154-58 W Wellington Ave

**Applicant:** Bowes Trust dated April 3, 2013

**Owner:** Bowes Trust dated April 3, 2013

**Attorney:** Thomas Moore

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

**Purpose:** To allow the construction of a new 3 story 4 dwelling unit residential building



**NO. 22315 (34<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006454**

**Common Address:** 30 N LaSalle

**Applicant:** 30 N LaSalle Owner LLC

**Owner:** 30 N LaSalle Owner LLC

**Attorney:** Richard Klawiter

**Change Request:** Planned Development 596 to DC-16 Downtown Core District

**Purpose:** To allow for dwelling units

**NO. 22312-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006410**

**Common Address:** 2820 W Diversey Ave

**Applicant:** Belvedere Financial LLC

**Owner:** Belvedere Financial LLC

**Attorney:** Rolando Acosta

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

**Purpose:** To legalize the conversion from 1 dwelling unit to 4 dwelling units within the existing 2 story residential 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. 22306-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006180**

**Common Address:** 3120 N Kedzie Ave

**Applicant:** Pablo Espiritu

**Owner:** Pablo Espiritu

**Witness:** Pablo Espiritu

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

**Purpose:** To allow the conversion from 2 dwelling units to 4 dwelling units within the existing 2 story residential building

**NO. 22308-T1 (37<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006391**

**Common Address:** 4735 W North Ave

**Applicant:** Fam-Li Entertainment LLC

**Owner:** Fam-Li Entertainment LLC

**Attorney:** Dean Maragos

**Change Request:** M1-1 Limited Manufacturing District to C1-1 Neighborhood Commercial District

**Purpose:** A family style general restaurant with live entertainment and liquor

**NO. 22321-T1 (40<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006517**

**Common Address:** 5023-35 North Lincoln Ave; 2441-53 W Winnemac Ave

**Applicant:** THNS LLC

**Owner:** THNS LLC

**Attorney:** Rolando Acosta

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

**Purpose:** To modify plans to develop the property with a five story mixed use building containing three 1,200 sq.ft. of commercial space, 47 residential dwelling units and 15 parking spaces

**NO. 22319 (40<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**

**DOCUMENT # O2023-0006502**

**Common Address:** 2917-35 W Lawrence Ave

**Applicant:** North Branch River Properties

**Owner:** North Branch River Properties

**Attorney:** Rolando Acosta

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

**Purpose:** A new 5 story mixed use building with ground floor commercial space and residential dwelling units above

**PREVIOUSLY DEFERRED ITEMS**

**NO. 22246 (20<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-23)**

**DOCUMENT #O2023- 0004076**

**Common Address:**6536 S Dorchester Ave

**Applicant:** The Bowa Group, Inc.

**Owner:** The Bowa Group, Inc.

**Attorney:** Roland Burriss II

**Change Request** RS-2 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** Two-story, two dwelling unit with basement and two car garage

**NO. 22245 (20<sup>th</sup> WARD) ORDINANCE REFERRED (9-14-23)**

**DOCUMENT #O2023- 0004070**

**Common Address:**6534 S Dorchester Ave

**Applicant:** The Bowa Group, Inc.

**Owner:** The Bowa Group, Inc.

**Attorney:** Roland Burriss II

**Change Request** RS-2 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** Two-story, two dwelling unit with basement and two car garage

**NO. 22178 (27th WARD) ORDINANCE REFERRED (5-24-23)**

**DOCUMENT #02023-2001**

**Common Address:** 420 N May St

**Applicant:** 420 N May Property LLC

**Owner:** 420 N May Property LLC

**Attorney:** Mariah DiGrino, DLA Piper LLP

**Change Request:** M2-3 Light Industry District to DX-5 Downtown Mixed-Use District, and then to a Planned Development

**Purpose:** To permit the construction of a 53 story building with 587 residential dwelling units and approximately 10,000 sq.ft. of retail commercial and amenity space at the ground floor. The total project FAR will be 8.1 and 440 accessory parking spaces will be provided

**NO. 22284 (27th WARD) ORDINANCE REFERRED (11-1-23)**

**DOCUMENT #O2023 -0005685**

**Common Address:** 1016-1020 W Lake St

**Applicant:** 718. LLC and West Lake Chicago Investors LLC

**Owner:** 718. LLC and West Lake Chicago Investors LLC

**Attorney:** Rich Klawiter

**Change Request:** C1-1 Neighborhood Commercial District and C1-2 Neighborhood Commercial District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

**Purpose:** To allow for the construction of a hotel with approximately 143 keys, 219'6" feet in height, FAR of 11.5, with commercial and accessory uses

**NO. 22249 (34th WARD) ORDINANCE REFERRED (9-14-23)**

**DOCUMENT #O2023- 0004084**

**Common Address:** 354 N Union Avenue

**Applicant:** Onni 352 N Union Chicago LLC

**Owner:** Onni 352 N Union Chicago LLC

**Attorney:** Edward Kus

**Change Request:** Planned Development 1320 to Planned Development 1320, as amended

**Purpose:** To add lodging as a permitted use and modify the open space site plan