

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF MARCH 14, 2024  
TO BE REPORTED OUT  
MARCH 20, 2024**

**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

**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

**MAP AMENDMENTS**

**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-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. 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. 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. 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**

**SUBSTITUTE NARRATIVE AND PLANS  
SUBSTITUTE ORDINANCE**

**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**

**SUBSTITUTE ORDINANCE**

**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. 22351-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (1-24-24)**  
**DOCUMENT #O2024-0007302**

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 22365-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (2-15-24)**  
**DOCUMENT # O2024-0007742**

**AMENDED TO TYPE 1**

**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. 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. 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 within the existing one story retail building

**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

**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

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

**SUBSTITUTE NARRATIVE AND PLANS**

**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

**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