

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF SEPTEMBER 12, 2023

TEXT AMENDMENTS

DOC#O2023-0002910 (MAYORAL APPLICATION) ORDINANCE INTRODUCED (7-19-23)

PASS AS SUBSTITUTED

Amendment of Municipal Code Chapters 13-72, 17-10, 17-13 and 17-17 regarding electric vehicle supply equipment

HISTORICAL LANDMARK FEE WAIVERS

DOC# Or2023-0002956 (4th WARD) ORDINANCE INTRODUCED (7-19-23)

Historical landmark fee waiver for property at 4543 S Ellis Ave

DOC# Or2023-0002921 (43rd WARD) ORDINANCE INTRODUCED (7-19-23)

Historical landmark fee waiver for property at 1618 N. Cleveland Ave.

MAP AMENDMENTS

NO. A-8826 (18th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1296

Common Address: 3245-3321 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: M1-1 Limited Manufacturing District, C1-1 Neighborhood Commercial District, and RT4 Residential Two Flat, Townhouse and Multi Unit District to T Transportation District

NO. A-8827 (18th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1297

Common Address: 3323-3745 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: M1-1 Limited Manufacturing District, C1-1 Neighborhood Commercial District and RT4 Residential Two Flat, Townhouse and Multi Unit District to M2-1 Light Industry District

NO. A-8828 (18th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1298

Common Address: 8658 S Pulaski Road; 3841-3987 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: M1-1 Limited Manufacturing District and C2-1 Motor Vehicle Related District to M2-1 Light Industry District

NO. 22236-T1 (1st WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT #O2023-0002826

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1342 W Ohio St

Applicant: West Town Gamma Sub

Owner: West Town Gamma Sub

Attorney: Rolando Acosta

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

Purpose: Construction of a three-story residential building with six residential dwelling units and three parking spaces

NO. 22205 (2nd WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #O2023-2284

PASS AS REVISED

Common Address: 1633-1649 N Halsted St

Applicant: DK Halsted LLC

Owner: DK Halsted LLC

Attorney: Katie Jahnke Dale and Rich Klawiter

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: To allow construction of a nine-story, 100 foot mixed use building containing 131 dwelling units, 4,507 sq.ft. of ground floor retail space, 34 parking spaces, and 131 bicycle spaces. The overall FAR of the Planned Development will be 5.0

NO. 22237-T1 (11th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT # O2023-0002834

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 500-510 W Pershing Rd

Applicant: William J Barboa

Owner: Chicago Land Trust Company as Trustee Trust # 116830-00

Attorney: Mark Kupiec

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

Purpose: To build a 12 unit townhouse development

NO. 22234 (11th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT # O2023-0002816

Common Address: 2739 S Shields Ave

Applicant: Wai Gat Kuo

Owner: Wai Gat Kuo

Attorney: Gordon & Pikarski

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

Purpose: To construct a building that will be 38 feet in height and contains three residential units, and three parking spaces. No Commercial is proposed.

NO. 20374 (15th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1895

PASS AS REVISED

Common Address: 1701-1725 W 61st St, 6100-6158 S Paulina St, 1700-1724 W 62nd St and 6101-6159 S Hermitage Ave

Applicant: Earle School, LLC, a Wisconsin limited liability company

Owner: Chicago Board of Education

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District then to a Planned Development

Purpose: To redevelop the former Earle School with 64 dwelling units.

NO. 22170T1 (15th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1567

PASS AS REVISED

Common Address: 2614 West 48th Street and 4743 South Talman Avenue

Applicant: Rocket Twins, LLC

Owner: Rocket Twins, LLC

Attorney: Rolando R. Acosta

Change Request: M1-2, Limited Manufacturing/Business Park District to C3-2, Commercial, Manufacturing and Employment District

Purpose: To authorize the rear section of the building to be used for a medium venue

NO. 22129 (16th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1287

Common Address: 1938-42 W. 63rd Street

Applicant: Reynoso Properties, LLC

Owner: Reynoso Properties, LLC

Attorney: Manuel A. Cardenas & Associates

Change Request: RS3, Residential Single-Unit (Detached House) District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To establish an office use with accessory outdoor storage yard and contractors' office

NO. 22232 (20th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT # O2023-0002760

Common Address: 6300-6308 S. Cottage Grove; 747-759 E 63rd Street

Applicant: DL3 Revive 6300, LLC

Owner: Cook County/ Cook County Land Bank Authority

Attorney: Steven Friedland

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District

Purpose: To redevelop the site with a 6 story commercial building

NO. 22090 (25th WARD) ORDINANCE REFERRED (2-1-23)

DOCUMENT #02023-916

PASS AS REVISED

Common Address: 2134-2146 S. Ashland Avenue/1601-1629 W. 21st Place

Applicant: TRP 2136 Ashland, LLC

Owner: TRP 2136 Ashland, LLC

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: M1-1, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District and then to a planned development

Purpose: To construct a new 7-story, 100-unit building with 32 parking spaces

NO. 22155 (27th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1506

PASS AS REVISED

Common Address: 375 N. Morgan Street and 901 W. Kinzie Street

Applicant: LP Holdings 375, LLC

Owner: 901 West Kinzie, LLC

Attorney: Katie Jahnke Dale-DLA Piper, LLP

Change Request: M2-3, Light Industry District and C2-2, Motor Vehicle-Related Commercial District to DX-5, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To permit the construction of a 43-story building with up to 460 residential dwelling units, 20,470 square feet of commercial/retail space, of which 15,470 square feet will be in Sub Area B, and 138 parking spaces together with accessory and incidental uses.

NO. 22065 (27th WARD) ORDINANCE REFERRED (1-18-23)

DOCUMENT #02023-46

PASS AS REVISED

Common Address: 370 N. Morgan St., 400 N. Morgan St. and 401 N. Morgan St.

Applicant: Chicago 413 Carpenter, LLC

Owner: 370 Morgan Real Property LLC, Chicago 400 Morgan LLC and Chicago 401 Morgan LLC

Attorney: Katie Jahnke Dale-DLA Piper, LLP

Change Request: DS-5, Downtown Service District, C1-5, Neighborhood Commercial District and M2-3 Light Industry District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To permit the construction of a multi-building planned development consisting of up to 1,544 overall dwelling units within 3 subareas (Sub-Area A is a proposed 450' building with up to 478 units; Sub Area B is a proposed 475' building with up to 537 units and will be either commercial or residential; and Sub-Area C is a proposed 399' building with up to 529 units). A minimum of 317 parking spaces will be provided, along with ground floor commercial, retail and accessory/incidental uses. The overall FAR will be 11.2.

NO. 22206 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2254

PASS AS REVISED

Common Address: 301 S Damen Ave, 1800-1853 W Jackson Blvd

Applicant: 1851 Land LLC

Owner: Rush University Medical Center and 1801 LLC

Attorney: Donna Pugh

Change Request: Planned Development No. 1309 and Planned Development 1310 to C2-5 Neighborhood Commercial District and then to Residential Business Institutional Planned Development 1309

Purpose: To expand a professional hockey team practice facility and community ice rink. Future phases may include residential, hotel and retail

NO. 22173-T1 (28th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1570

AMENDED TO TYPE-1

Common Address: 4711 W. Chicago Avenue

Applicant: DGO, LLC

Owner: DGO, LLC

Attorney: Lawrence M. Lusk

Change Request: M1-1, Limited Manufacturing/Business Park District to M2-1, Light Industry District

Purpose: To allow outdoor storage of vehicles

NO. 21192 (30th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3432

Common Address: 3817 N. Hamlin Avenue

Applicant: Ricardo and Bernice A. Lozada

Owner: Ricardo and Bernice A. Lozada

Attorney: Lisa Duarte

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

Purpose: To allow the conversion of the existing 2 dwelling unit building to a 3 dwelling unit building. The third dwelling unit will be on the lower level of the existing three-story building

NO. 22168T1 (32nd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1565

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1754 N. Paulina Street

Applicant: L&L Academy and Preschool

Owner: 1754 N Paulina, LLC

Attorney: Mark Kupiec

Change Request: M1-1, Limited Manufacturing/Business Park District to B1-1, Neighborhood Shopping District

Purpose: To allow preschool/daycare facility as a permitted use

NO. 22203 (33rd WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2282

PASS AS REVISED

Common Address: 3701-3759 W Leland Ave, 4647-4659 N Hamlin Ave, 4600-4658 N Lawndale Ave, 4601-4611 N Lawndale Ave, 3700-3718 W Wilson Ave and 3646-3656 W Wilson Ave

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

Owner: Public Building Commission of Chicago

Attorney: Scott Borstein

Change Request: Planned Development 878 to Planned Development 878, as amended

Purpose: To allow a new sign with a dynamic image within the School's courtyard entry area on West Leland Ave

NO. 22216 (36th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2288

Common Address: 1551-1553 N Kostner Ave

Applicant: Timothy Sanchez

Owner: Timothy Sanchez

Attorney: Nick Ftikas

Change Request: RS3 Residential Single Unit (Detached House) District to C2-1 Motor Vehicle Related District

Purpose: To bring the non-conforming vehicle repair shop use, which currently operates at the subject site, into full compliance with the Zoning Ordinance

NO. 22233 (39th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT # O2023-0002798

Common Address: 3218-22 W Bryn Mawr Ave

Applicant: H & N Bryn Mawr LLC

Owner: H & N Bryn Mawr LLC

Attorney: Mark Kupiec

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

Purpose: To obtain a PPA license and offer karaoke as a type of entertainment in the existing restaurant

NO. 22230 (43rd WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT # O2023-0002757

Common Address: 2246 N Clark St.

Applicant: 2246 Clark LLC

Owner: 2246 Clark LLC

Attorney: Sara Barnes

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

Purpose: The Applicants seeking a Zoning Map Amendment to permit the rehabilitation and renovation of the existing building, the programming for which calls for the conversion of the commercial unit (1st Floor) to a dwelling unit, as well as the buildout of the basement to allow for an additional dwelling unit, resulting in a total of four (4) dwelling units within the envelope of the existing building at the subject site

NO. 22228 (44th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT #O2023-0002777

PASS AS REVISED

Common Address: 3515-49 N. Clark St., 1001-29 W Addison St; 3546-58 N Sheffield Ave

Applicant: Addison & Clark Property Owner LLC

Owner: Addison & Clark Property Owner LLC

Attorney: John George; Chris Leach

Change Request: Residential Business Planned Development No. 1164, as amended to Residential Business Planned Development 1164, as amended

Purpose: To seek a technical amendment to add 10,199 sq.ft. of permitted FAR building square footage to the mixed use development

NO. 22113 (44th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1250

PASS AS REVISED

Applicant: BAI Century, LLC

Owner: BAI Century, LLC

Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks

Change Request: Planned Development No. 139 to Planned Development No. 139, as amended

Purpose: To amend the planned development to expand and clarify the allowed uses within the planned development, including but not limited to the licensing restrictions for the sale of liquor for onsite consumption

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2023-0002210	11	4000 S Racine Ave	National Safety Apparel
Or2023-0002761	11	238 W Cermak Road	Help at Home
Or2023-0002811	13	6400 S Pulaski Road	BMO Harris Bank
TBD	22	3960 W 26 th St	Rodolfo Medina
Or2023-0002207	23	6084 S Archer Ave	UChicago Medicine
Or2023-0002811	27	2738 W Fulton St	Crash Champions
Or2023-0002907	27	1443 N Ogden Ave	The Noble Academy
Or2023-0002771	32	2196 N Elston Ave	BMO Bank N.A.
Or2023-0002773	32	2196 N Elston Ave	BMO Bank N.A.
Or2023-0002772	32	2196 N Elston Ave	BMO Bank N.A.
Or2023-0002202	32	1745 W Fullerton Ave	PGA Tour Superstore
Or2023-0002931	35	3350 W Diversey Ave	Bank of America
Or2023-0002933	35	3350 W Diversey Ave	Bank of America
Or2023-0002932	35	3350 W Diversey Ave	Bank of America
TBD	46	4840 N Marine	Montrose
Or2023-0002920	47	3819 N Western Ave	The Gardner School
Or2023-0002919	47	3819 N Western Ave	The Gardner School