

**COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, JULY 16, 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. 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.

APPOINTMENT

DIRECT INTRODUCTION – MAYORAL APPOINTMENT

Appointment of Swathi Staley as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2029 to succeed Timothy R. Knudsen, whose term has expired

DIRECT INTRODUCTION – MAYORAL APPOINTMENT

Appointment of Helen Shiller, as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2029 to succeed Zurich Esposito, whose term has expired

TEXT AMENDMENTS

O2024-0010154 (1ST, 35TH WARDs) ORDINANCE REFERRED 6/12/24

Amendment of Municipal Code Chapter 17-7 by adding new Section 17-7-1500 establishing Milwaukee Avenue Special Character Overlay District on N Milwaukee Ave between N Western Ave and N Ridgeway Ave

O2023-0005724 (29th WARD) ORDINANCE REFERRED 11/1/2023

Amendment of Municipal Code Title 17 by modifying various sections and adding new Section 17-9-0130 regarding indoor event venues

DOCUMENT NO. SO2024-0008918 (44TH WARD) ORDINANCE REFERRED (5-24-23)

Amendment of Municipal Code Chapter 17-7 by adding modifying Sections 17-7-0570, 17-7-0571 and 17-7-0572 regarding Additional Dwelling Units

LANDMARK DESIGNATIONS

DOCUMENT NO. O2024-0009806 (5TH WARD) ORDINANCE REFERRED (6-12-24)

Historical landmark designation for Hyde Park Union Church at 5600 S Woodlawn Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	2	216 E Ontario St	ECD Streeterville Hotel De LLC
TBD	2	216 E Ontario St	ECD Streeterville Hotel De LLC

MAP AMENDMENTS FOR PREVIOUSLY DEFERRED ITEMS PLEASE SEE PAGE 8

NO. A-8888 (21st WARD) ORDINANCE REFERRED (5/22/24)

DOCUMENT # O2024-0009680

Common Address: 11350 S Halsted St

Applicant: Alder Ronnie Mosley

Change Request: Planned Development No. 131 to B3-1 Community Shopping District

NO. A-8892 (40th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT # O2024-0010046

Common Address: 6501 N Western Ave

Applicant: Alder Andre Vasquez

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

NO. A-8895 (40th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT # O2024-0010044

Common Address: 2400 W Balmoral Ave; 2409 W Catalpa Ave; 5412-5442 N Western Ave

Applicant: Alder Andre Vasquez

Change Request: B3-2 Community Shopping District, C1-2 Neighborhood Commercial District, C2-2 Motor Vehicle Related Commercial District and RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-3 Neighborhood Mixed-Use District

NO. A-8889 (47th WARD) ORDINANCE REFERRED (5/22/24)
DOCUMENT # O2024-0009681

Common Address: 3904 N Hamilton Ave

Applicant: Alder Matt Martin

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

NO. 22490 (6th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #O2024-0010039

Common Address: 8332-8358 S Dr. Martin Luther King Jr Drive

Applicant: Park Manor Phase 1, LLC an Illinois limited liability company

Owner: Park Manor Church

Attorney: Steven Friedland

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 permit the redevelopment of the site with a 52 unit 100% affordable elderly residential five (5) story apartment building

NO. 22482 (8th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0009975

Common Address: 7722 S Greenwood Ave

Applicant: Hamilton & Grove Properties Inc.

Owner: Hamilton & Grove Properties Inc.

Attorney: Frederick E Agustin

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

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

Purpose: To permit the establishment of a third dwelling unit within the basement of the existing building to convert the building from 2 units to 3 units. There will be three off-street parking spaces provided

NO. 22475 (20th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0009973

Common Address: 345-79 E. 60th St./6000-50 S. Dr. Martin Luther King Jr. Dr./ 6001-49 S. Calumet Ave

Applicant: Sunshine Gospel Ministries

Owner: City of Chicago

Attorney: Graham C. Grady/ Sylvia C. Michas

Change Request: RM-5 Residential Multi-Unit District to Institutional Planned Development (wt. underlying Community B3-1 District)

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

Purpose: To develop the subject property with a community center campus development, which will include a 3 story building which will serve as a recreation/ community center, consisting of a gymnasium, classroom, café, business incubator offices, and offices for future tenant use; outdoor athletic facilities and ninety onsite parking spaces which will serve applicants visitors, guests and employees. The proposed zoning height is 41 ft, with an overall height of 45 feet, 6 inches

NO. 22486-T1 (25th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0010028

Common Address: 2835 W Cullerton St

Applicant: Guadalupe Castaneda

Owner: Guadalupe Castaneda

Attorney:

Change Request: M1-2 Limited Manufacturing/ Business Park District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit

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

Purpose: To meet the uses table and standards of the RT-4 and to meet the bulk and density, to convert from single family residence to 2 dwelling units

NO. 22483-T1 (25th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0009976

Common Address: 1721 W 18th Place

Applicant: Elva Cardova

Owner: Elva Cardova

Attorney: Tristian & Cervantes

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

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

Purpose: To allow for the establishment of a 3 story, 4 dwelling unit residential building with 2 off-street parking spaces, the project will be TOD- compliant allowing for the reduction in provided off street parking spaces

NO. 22481 (27th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0009974

Common Address: 510 S California Ave

Applicant: 520 California Gas, LLC

Owner: 520 California Gas, LLC

Attorney: Nick Ftikas

Change Request: B3-3 Community Shopping District to C1-1 Neighborhood Commercial District

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

Purpose: To establish a uniform zoning district with the neighboring zoning lot to the south (common address 520 S California) which is also owned by the applicant. The applicant intends to use the subject property for accessory (non-required) off-street parking. No building improvements are proposed

NO. 22488 (27th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0010036

Common Address: 2100-2110 W. Warren Blvd

Applicant: St. Leonard's Ministries, an Illinois not for profit corporation

Owner: St. Leonard's Ministries, an Illinois not for profit corporation

Attorney: Steven Friendland

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 meet the bulk and density standards of the RM-5 district at the existing transitional residence and 2 additional buildings to remain unchanged. It will be used to house ex- offenders of the criminal justice system in connection with two three-story brick buildings. The elevator addition will be approximately 46 ft. There will be no commercial space

NO. 22476 (27th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0009965

Common Address: 1140 W Erie

Applicant: 1140 W Erie LLC

Owner: 1140 W Erie LLC

Attorney: Katie Jahnke Dale

Change Request: Residential Business Planned Development No. 1480 to Residential Business Planned Development No. 1480

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

Purpose: Applicant seeks to rezone the subject property from Residential Business Planned Development No. 1480 to Residential Development Planned Development No. 1480 , as amended to allow animal services, financial services and consumer repair/laundry service as permitted uses.

NO. 22479-T1 (27th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0009970

Common Address: 2622 W Adams St

Applicant: Kapital Properties, LLC

Owner: Manthy Hlepas

Attorney: M. Sami Kashkeesh

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM-4.5 Residential Multi-Unit District

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

Purpose: To allow a new 3 story dwelling unit residential building

NO. 22489-T1 (32nd WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0010038

Common Address: 2338-58 N Seeley Ave

Applicant: Wilmot Construction, Inc

Owner: 2338-46 N Seeley & 2348-58 N Seeley Marco Holding Company

Attorney: Daniel Egan

Change Request: M3-3 Heavy Industry District to B2-3 Neighborhood Mixed-Use District

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

Purpose: The property is currently improved with a one-story manufacturing building. The applicant seeks to rezone the property to allow construction of a five-story building containing 56 residential dwelling units, no commercial space and 46 parking spaces

NO. 22477 (32nd WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0009966

Common Address: 2852-56 N Southport Ave

Applicant: Jacksongeorge LLC

Owner: Jacksongeorge LLC

Attorney: Thomas S Moore

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

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

Purpose: The property will be a general restaurant and bar with service of liquor in conjunction with food. There are 8 dwelling units; no parking spaces; approximately 4,600 square feet of commercial space; and the existing height is approximately 30 feet and will remain unchanged

NO. 22480-T1 (38th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0009971

Common Address: 8235-8237 W Irving Park Rd

Applicant: 8235 W Irving Park RD LLC

Owner: 8235 W Irving Park RD LLC

Attorney: Francis Ostian, Esq

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

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

Purpose: To meet the use table and standards for the C1-2 Neighborhood Commercial District to allow a general restaurant with incidental liquor sales as per 17-13-0207 and to establish food and retail sales. The applicant is located within 1,320 ft of a CTA bus line corridor roadway segment

NO. 22484-T1 (41st WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0009971

Common Address: 6750-6760 N Northwest Highway

Applicant: Redstars Properties, LLC

Owner: Redstars Properties, LLC

Attorney: Nick Ftikas

Change Request: B3-1 Community Shopping District to B3-5 Community Shopping District

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

Purpose: To permit the development of the subject property and to subdivide one zoning lot into two separate zoning lots to allow two 4 story mixed use buildings each containing retail space at grade. Each building will contain retail space and a total of 41 residential units above. Each building will be 50'-66" in height

NO. 22487 (43rd WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0010033

Common Address: 433 W Diversey

Applicant: 433 W Diversey LLC

Owner: 433 W Diversey LLC

Attorney: Sara K Barnes

Change Request: B3-2 Community Shopping District to C1-3 Commercial Neighborhood District

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

Purpose: To permit the establishment and operation of a tavern within the existing building at the subject property. Which such tavern will be owned and managed by existing restaurant operator

NO. 22485-T1 (48th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0010020

Common Address: 5305- 5309 N Winthrop Ave

Applicant: Building #1 Property Management LLC

Owner: Building #1 Property Management LLC

Attorney: Daniel Egan

Change Request: RM-5 Residential Multi-Unit District to B2-5 Neighborhood Mixed-Used District

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

Purpose: The property is improved with a four-story building containing 3 residential units and a vacant 1,655 sq ft commercial space on the ground floor and 27 residential units on the upper floors for a total of 30 residential units and no parking. Applicant seeks to rezone the property to allow conversion of the 1,655 sq ft commercial space into a grocery store with accessory packaged liquor sales. No other additions or other changes

PREVIOUSLY DEFERRED ITEMS

NO. 22395 (10th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 10145-10207 S. Torrence Ave.

Applicant: ATG, LLC

Owner: ATG, LLC

Attorney: Tawfik Tawil

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

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

Purpose: To be able to use the property as outdoor storage of Motor Vehicles, Trucks, heavy equipment, U-Haul, and

NO. 22396 (10th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 10209-10257 S. Torrence Ave.

Applicant: ATG, LLC

Owner: ATG, LLC

Attorney: Tawfik Tawil

Change Request: M1-1 Limited Manufacturing/Business Park District to C2-1 Motor Vehicle Related District

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

Purpose: To develop the property with two retail buildings, 6 unit retail shopping center, gas fuel station facility with drive thru restaurant and retail space

NO. 22123 (11th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1273

Common Address: 3257-59 South Emerald Avenue

Applicant: Chun Ho Chan

Owner: Chun Ho Chan

Attorney: Gordon and Pikarski Chartered

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

Purpose: To subdivide one zoning lot containing an existing 2 story, 2-dwelling unit residential building. 3259 will be improved with a building containing three residential dwelling units. 3257 will maintain the existing two residential dwelling unit building.

NO. 22406-T1 (25th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008874

Common Address: 2315 W 24th Place

Applicant: Cloud Property Management LLC, Series 2315

Owner: Cloud Property Management LLC, Series 2315

Attorney: Ximena Castro

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: The subject property is improved with a two-story residential building with nine units and three indoor parking spaces. The applicant seeks a rezoning to amend the previously approved Type-1 application passed by the City Council on 05-25-2022 to convert the building from nine to 12 units. The Applicant also will be constructing a third-floor addition to accommodate the three new proposed units. The proposed zoning height will be 43'-3". There will be two new bicycle spaces added for a total of eleven bicycle spaces on the property. There will be no additional parking

NO. 22453 (29th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009506

Common Address: 30 N Menard Ave

Applicant: 30 N Menard LLC

Owner: 30 N Menard LLC, Aaron Vanderbilt, and Jacqueline Vanderbilt

Witness: Aaron and Jacqueline Vanderbilt

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

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

Purpose: Seeking to divide zoning lot to allow the construction of two – 3 dwelling residential buildings; each lot will have 3 private parking spaces in the rear of building. Each building will not exceed 38 ft in height

NO. 22472-T1 (32nd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009614

Common Address: 3327-3335 N Lincoln Ave

Applicant: 3327 N Lincoln Comet LLC

Owner: 3327 N Lincoln Comet LLC

Attorney: Sara Barnes

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

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

Purpose: To permit the reactivation of the subject property with a new seven-story mixed used development, with commercial/retail space, a residential lobby/lounge and off-street parking for twenty automobiles on the ground floor, and a total of forty-two dwelling units on and between the upper floors. The proposed improvements will be masonry in construction and will measure approximately 78 ft 10 in in height

NO. 22439-T1 (34th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009018

Common Address: 112 S. Sangamon St

Applicant: Sangamon MPW Holdings LLC

Owner: Sangamon MPW Holdings LLC

Attorney: Thomas R. Raines

Change Request: DX-5 Downtown Mixed-Use District type 1 to DX-5 Downtown Mixed-Use District type 1

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

Purpose: To construct a new top floor addition with three dwelling units will convert building from four story office building to five story mixed used building. A five-story masonry building with 24,000 sq. ft. of office space on floors 1-4 and three dwelling units in floor five, with a total height of 75'1 0" and one parking space on premises

NO. 22306-T1 (35th 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. 22420-T1 (39th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008912

Common Address: 4801 W Peterson Ave/ 5950 N Caldwell Ave

Applicant: Klairmont Enterprises, Inc.

Owner: Klairmont Enterprises, Inc.

Attorney: Graham Grady, Sylvia Michas, Braeden Lord

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

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

Purpose: The applicant proposes to construct a ground floor commercial addition (measuring approximately 17'8" in height and containing approximately 8,208 sq ft) to the existing building; and improvements to a existing parking lot, which upon completion will contain 151 automobile parking spaces and an adjacent area, which will contain 5 bicycle parking spaces

NO. 22452 (39th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009505

Common Address: 5743 N Kingsdale Ave

Applicant: Andrzej M Kozlowski

Owner: Andrzej M Kozlowski

Witness: Andrzej M Kozlowski

Change Request: RS-1 Residential Single-Unit District to RS-3 Residential Single-Unit District

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

Purpose: Seeking to increase the FAR to allow for a new upper floor addition over the existing single-family residence; 25 ft new building height for new addition to match the existing building height

NO. 22448-T1 (43rd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009473

Common Address: 2018-20 N Halsted St

Applicant: 2020 N Halsted LLC

Owner: 2020 N Halsted LLC

Attorney: Rolando Acosta

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

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

Purpose: The applicant seeks to rezone the property to allow a rear addition to the second floor with a retractable roof to convert its use to commercial space. After construction of the proposed addition, the building will contain commercial space in the basement, first and second floor for a total of 14,677 sq ft and two residential dwelling units on the third floor. No parking will be added. The height of the building is and will remain at 44.83 ft

NO. 22328 (45th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #02024-000

Common Address: 3955 N Kilpatrick Ave; 3865 N Milwaukee Ave

Applicant: GW Six Corners LLC

Owner: GW Six Corners LLC

Attorney: Sara Barnes

Change Request: RS3 Residential Single Unit (Detached House) District to B3-3 Community Shopping District and then to a Residential Business Planned Development

Purpose: To reactivate the site with a new mixed-use (residential-business) development complex which will feature four divisible commercial buildings and a multi unit all residential building, along with onsite accessory parking and a series of open landscaped areas (green spaces)