

AMENDED SUMMARY
SUMMARY OF A MEETING
COMMITTEE ON ZONING LANDMARKS AND BUILDING STANDARDS
MEETING OF JULY 16, 2024

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

PASS AS AMENDED

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

PASS AS AMENDED

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

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

MAP AMENDMENTS

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 #O2024-0009975

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. 22406-T1 (25th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008874

SUBSTITUTE NARRATIVE AND PLANS

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. 22486-T1 (25th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0010028

Common Address: 2835 W Cullerton St

Applicant: Guadalupe Castaneda

Owner: Guadalupe Castaneda

Witness: Guadalupe Castaneda

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 RM5 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. 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. 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. 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. 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

SUBSTITUTE NARRATIVE AND PLANS

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. 22489-T1 (32nd WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0010038

HELD IN COMMITTEE
SUBSTITUTE NARRATIVE AND PLANS

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. 22439-T1 (34th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009018

SUBSTITUTE NARRATIVE AND PLANS

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 to DX-5 Downtown Mixed-Use District

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. 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. 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. 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-T1 (43rd WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #02024-0010033

AMENDED TO TYPE 1

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

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