

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF 12/12/23
TO BE REPORTED OUT 12/13/23**

TEXT AMENDMENTS

DOC# O2023-0005763 MAYORAL ORDINANCE INTRODUCED (11-1-23)

Amendment of Municipal Code 17-5-0200 and 17-5-0207 regarding standards for rooftop and grade outdoor dining

DOC# O2023-0005759 MAYORAL ORDINANCE INTRODUCED (11-1-23)

Amendment of the Municipal Code by adding Section 17-13-0303-D Optional Administrative Adjustment and Variation to Applications

HISTORICAL LANDMARK DESIGNATION

DOC# O2023-0005896 (27th WARD) ORDINANCE INTRODUCED (11-15-23)

The Historical landmark designation for 2678 W Washington Blvd

MAP AMENDMENTS

NO. A-8833 (9th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-1732

Common Address: 319 E 103rd St

Applicant: Alderman Anthony Beale

Change Request: B3-1 Community Shopping District to RS-2 Residential Single Unit (Detached House) District

NO. A-8844 (24th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004238

Common Address: 3513-3527 W Grenshaw St; 1134-1142 S St. Louis Ave

Applicant: Alderwoman Monique Scott

Change Request: Residential Planned Development No. 793 to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-8845 (24th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004239

Common Address: 3512-3526 W Roosevelt Road; 1154 S St Louis Ave

Applicant: Alderwoman Monique Scott

Change Request: Residential Planned Development No. 793 to B3-3 Community Shopping District

NO. A-8846 (24th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004241

PASS AS REVISED

Common Address: 3440-3456 W Roosevelt Road; 1133 S St. Louis Ave; 3443-3445 W Greshaw

Applicant: Alderwoman Monique Scott

Change Request: Residential Planned Development No. 793 to Residential Planned Development No. 793, as amended

NO. A-8851 (35th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023-0004058

Common Address: 3863-3909 N Drake Ave

Applicant: Alderman Carlos Ramirez-Rosa

Change Request: B2-2 Neighborhood Mixed Use District to RS3 Residential Single Unit (Detached House) District

NO. 22251-T1 (10th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004105

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 10301-10347 S Torrence Ave

Applicant: ATG, LLC and Lariba Group LLC

Owner: ATG, LLC and Lariba Group LLC

Witness: Tawfik Tawil

Change Request: C2-1 Motor Vehicle Related District to C2-2 Motor Vehicle Related Commercial District

Purpose: To develop the property with a retail shopping center and parking lot with vehicle storage

NO. 22301 (13th WARD) ORDINANCE REFERRED (11-15-23)

DOCUMENT #O2023-

Common Address: 5710-5718 S Central Ave

Applicant: FLO Transportation, Inc.

Owner: FLO Transportation, Inc.

Attorney: Tyler Manic

Change Request: B3-1 Community Shopping District and RS-2 Residential Single Unit (Detached House) District to B3-1 Community Shopping District

Purpose: To permit accessory parking to an existing office building and to unify the split zone to one cohesive B3-1 Zoning District to allow an office use with on site accessory parking

NO. 21075-T1 (26TH WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1946

PASS AS AMENDED TO T-1

Common Address: 1429 N. Fairfield Avenue

Applicant: Abbasi Real Estate, LLC

Owner: Abbasi Real Estate, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

Purpose: To add one additional dwelling unit in the basement to convert the building from three to four dwelling units

NO. 20686T1 (36TH WARD) ORDINANCE REFERRED (4-21-21)

DOCUMENT #02021-1523 PASS AS SUBSTITUTED AND WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1812-14 W. Grand Avenue

Applicant: The Grand Company, LLC

Owner: The Grand Company, LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

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

Purpose: The prior Type 1 zoning change expired, so the Applicant needs to refile the zoning change and substitute previously approved Type 1 Plans. The Applicant proposes a mixed-use building with commercial units on the ground floor and 4 dwelling units on the upper floor

NO. 22302 (37TH WARD) ORDINANCE REFERRED (11-15-23)

DOCUMENT #O2023-

Common Address: 5034-5048 W Chicago Ave

Applicant: Stone Community Development Corporation

Owner: Stone Community Development Corporation

Attorney: Peter Zagotta

Change Request: RS3 Residential Single Unit (Detached House) District and B3-1 Community Shopping District to B3-3 Community Shopping District

Purpose: To unify a split zoning to allow for the construction of a proposed 3 story medical clinic and mix-use café, office, and community meeting event space