

**COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, SEPTEMBER 17, 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.

ITEMS ON THIS AGENDA APPEAR IN REVERSE NUMERICAL ORDER ACCORDING TO WARD

TEXT AMENDMENTS

DOC # O2024-0010959 ORDINANCE INTRODUCED 7/17/24

SPONSOR: Mayor Brandon Johnson

Amendment of Municipal Code Section 17-12-0900 exempting public and civic uses from dynamic image sign criteria

DOC # O2024-0010982 ORDINANCE INTRODUCED 7/17/24

SPONSOR: Alder Knudsen (43)

Amendment of Municipal Code Section 17-14-0301-A allowing designation of alternate member to Zoning Board of Appeals in event of vacancy

DOC # O2024-0011001 ORDINANCE INTRODUCED 7/17/24

SPONSORS: Alders Ramirez-Rosa (35), Rodriguez-Sanchez (33), Cardona (31), Fuentes (26), Sigcho-Lopez (25), Laspata (1)

Amendment of Municipal Code Titles 5 and 17 by adding new Chapter 5-11 entitled "Tenant Opportunity to Purchase Block (606) District Pilot Program" and by modifying Section 17-7-0590 redefining boundaries of 606 District

LANDMARK DESIGNATIONS

DOC # O2024-0010378 (25TH WARD) INTRODUCED 7/17/24

Historical landmark designation for St. Adalbert Parish Complex at 1622-1658 W 17th St and 1633-1659 W 16th St

DOC # O2024-0010591 (22ND WARD) INTRODUCED 7/17/24

Historical landmark designation for Jackson Storage and Van Company Warehouse at 3609-3611 W Cermak Rd

DOC # O2024-0010904 (11TH WARD) INTRODUCED 7/17/24

Historical landmark designation for Ramova Theater Building at 3508-3518 S Halsted St

LANDMARK FEE WAIVERS

DOC # Or2024-0010835 (34TH WARD) INTRODUCED 7/17/24

Historical landmark fee waiver for property at 25 E Washington St

DOC # Or2024-0010837 (4TH WARD) INTRODUCED 7/17/24

Historical Landmark fee waiver for property at 3402 S Giles Ave

DOC # Or2024-0010608 (3RD WARD) INTRODUCED 7/17/24

Historical Landmark fee waiver for property at 2401 S Wabash Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	3	1300 S Wabash Ave	BMO Bank
Or2024-0010645	12	2620 W Pershing Road	Gary Collins
Or2024-0010646	12	2620 W Pershing Road	Gary Collins
Or2024-0010607	22	3800 W 26 th St	Bank of America
Or2024-0010872	23	3734 W 63 rd	Little Kids Village Too
Or2024-0010639	23	6315 S Pulaski Rd	CVS Pharmacy
Or2024-0010831	25	3115 W 26 th St	Discount Mall
Or2024-0010546	27	1623 W Fulton St	MHUB
Or2024-0010544	27	1623 W Fulton St	MHUB
Or2024-0010548	27	1623 W Fulton St	MHUB
Or2024-0010988	27	220 N Green St	Workbox
Or2024-0010353	27	960 W Chicago Ave	VCA Lake Shore Animal Hospital
Or2024-0010915	27	305 N Peoria St	First Financial Bank
Or2024-0010919	27	923 W Weed St	Curaleaf
Or2024-00010725	32	2401 N Clybourn	James Gronemann
Or2024-0011006	35	2934 N Milwaukee Ave	Chase Bank
Or2024-0010984	41	838 Patton Dr	Etihad Cargo
Or2024-0010994	42	41 E Oak St	Alejandra Rositto
Or2024-0010994	42	440 W Randolph St	Merel HQ LLC
Or2024-0010995	42	225 N Wabash	L7
Or2024-0010997	42	1 W Superior St	Salon Lofts Group LLC
TBD	47	3940 N Ravenswood	Guaranteed Rate Inc.
TBD	47	3940 N Ravenswood	Guaranteed Rate Inc.
TBD	47	3940 N Ravenswood	Guaranteed Rate Inc.
Or2024-0010986	48	5937 N Broadway	Chamopoulos Enterprises, Ltd

MAP AMENDMENTS,

FOR PREVIOUSLY DEFERRED ITEMS PLEASE SEE PAGE 19

FOR DOWNTOWN CANNABIS ESTABLISHMENT APPLICATIONS PLEASE SEE PAGE 19

WESTERN AVENUE CORRIDOR MAP AMENDMENTS

NO. A-8894 (49th WARD) ORDINANCE REFERRED (6/12/24)

DOCUMENT # O2024-0010132

Common Address: 7501-7560 N Western Ave

Applicant: Alder Maria Hadden

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

NO. A-8900 (47th WARD) ORDINANCE REFERRED (6/12/24)

DOCUMENT # O2024-0010153

Common Address: 3600-4652 N Western Ave; 3601-4357 N Western Ave; 4501-4643 N Western Ave

Applicant: Alder Matt Martin

Change Request: B2-3 Neighborhood Mixed-Use District, B3-1 Community Shopping District, B3-1.5 Community Shopping District, B3-2 Community Shopping District, C1-2 Neighborhood Commercial District and C2-2 Motor Vehicle Related Commercial District to B3-3 Community Shopping District

NO. A-8890 (40th WARD) ORDINANCE REFERRED (6/12/24)

DOCUMENT # O2024-0010043

Common Address: 4900-5259 N Western Ave; 2354 W Farragut Ave; 2352-2356 W Foster Ave; 4700-5300 N Western Ave, 4844-4874 N Lincoln Ave

Applicant: Alder Andre Vasquez

Change Request: B1-1 Neighborhood Shopping District, B1-3 Neighborhood Shopping District, B2-2 Neighborhood Mixed Use District, B2-3 Neighborhood Mixed-Use District, B3-1.5 Community Shopping District, B3-2 Community Shopping District, C2-2 Motor Vehicle Related Commercial District, and RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-3 Community Shopping District

NO. A-8891 (40th WARD) ORDINANCE REFERRED (6/12/24)

DOCUMENT # O2024-0010046

Common Address: 6100-6114 N Western Ave; 5500-6014 N Western Ave; and 6001-6159 N Western Ave m,

Applicant: Alder Andre Vasquez

Change Request: C1-2 Neighborhood Commercial District and C2-2 Motor Vehicle Related Commercial District to B3-3 Community Shopping District

NO. A-8893 (40th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT # O2024-0010047

Common Address: 6834-6958 N Western Ave; 6801-6943 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 RS-2 Residential Single Unit (Detached House) District to B3-3 Community Shopping District

ALDERMANIC MAP AMENDMENTS

NO. A-8899 (46th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT # O2024-0009833

Common Address: 4116 N Clark St

Applicant: Alder Angela Clay

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

NO. A-8902 (33rd WARD) ORDINANCE REFERRED (7/17/24)
DOCUMENT # O2024-0010401

Common Address: 4310 N Kedzie

Applicant: Alder Rodriguez Sanchez

Change Request: B2-3 Neighborhood Mixed-Use District to M1-1 Limited Manufacturing District

NO. A-8901 (9th WARD) ORDINANCE REFERRED (7/17/24)
DOCUMENT # O2024-0010401

Common Address: 34-40 W 95th St

Applicant: Alder Anthony Beale

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

PRIVATE APPLICATIONS

NO. 22509-T1 (49th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0010948

Common Address: 6411 N Newgard Ave

Applicant: Dermont Logan

Owner: Wood Capitol Investments 6, LLC

Attorney: Daniel Lauer

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 construct a 3 story, 4 dwelling unit building with a basement and detached 3 car garage

NO. 22511-T1 (49th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011132

Common Address: 7015 N Sheridan Road

Applicant: True North RE Holdings LLC

Owner: True North RE Holdings LLC

Attorney: Tyler Manic

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-3 Neighborhood Mixed-Use District

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

Purpose: A 5 story, 20 dwelling unit residential building with 10 indoor parking spaces. Height of the building will be 55 ft

NO. 22499 (48th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011165

Common Address: 6240-50 N Broadway Ave

Applicant: Steve Neumayer

Owner: Steve Neumayer

Attorney: Gordon & Pikarski

Change Request: B1-2 Neighborhood Shopping District to C2-3 Motor Vehicle Related Commercial District

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

Purpose: The proposed use will expand the existing indoor auto towing, storage and repair business at 6240 into the existing and adjoining building at 6250

NO. 22504 (48th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0010932

Common Address: 6320 N Broadway

Applicant: Green & Kinnick LLC

Owner: Shameem Ali

Attorney: John Fritchey

Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related District

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

Purpose: To establish an adult use cannabis dispensary on the ground floor

NO. 22524-T1 (48th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011149

Common Address: 4920-4924 N Sheridan Road

Applicant: 4920 N Sheridan LLC

Owner: 4920 N Sheridan LLC

Attorney: Katriina McGuire

Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To develop a residential building with 31 residential units on the subject site

NO. 22528-T1 (47th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011153

Common Address: 3710-3714 N Ashland Ave

Applicant: CorEtt Buildings Corp

Owner: CorEtt Buildings Corp

Attorney: Corine O'Hara

Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Mixed-Use District

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

Purpose: A new 4 story, 21 residential unit building with ground floor retail space and 5 parking spaces

NO. 22515-T1 (46th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011137

Common Address: 936-942 W Leland Ave

Applicant: West Leland Avenue LLC

Owner: West Leland Avenue LLC

Attorney: Andrew Scott

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-3 Neighborhood Mixed-Use District

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

Purpose: A 5 story residential building containing 32 dwelling units and 6 off street parking spaces

NO. 22493 (44th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011158

Common Address: 909-931 W Belmont Ave

Applicant: Top Fund Mavrek LLC

Owner: 1920-TG 30, LLC

Attorney: Katie Jahnke Dale

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

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

Purpose: A ten story approx. 185, 255 sq.ft. mixed use building. The proposed development includes 9, 987 sq.ft. of retail space, 200 residential units, 33 accessory parking spaces, and 200 bicycle spaces. The overall FAR is 5.0

NO. 22503 (44th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0010918

Common Address: 3201-09 N Halsted St.

Applicant: Oliver Entertainment LLC

Owner: Oliver Entertainment LLC

Attorney: John Fritchey

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

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

Purpose: To allow for the establishment of a restaurant/ lounge with a tavern license

NO. 22520-T1 (44th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011144

Common Address: 1150 W Diversey Parkway

Applicant: 1150 W Diversey LLC

Owner: 1150 W Diversey LLC

Attorney: Sara Barnes

Change Request: B2-2 Neighborhood Mixed Use District to B2-3 Neighborhood Mixed-Use District

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

Purpose: Permitting and construction of a new 4 story, 3 unit residential building, with an accessory carport

NO. 22508 (43rd WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0010947

Common Address: 935 W Webster Ave

Applicant: Webster Bissell LLC

Owner: Webster Bissell LLC

Attorney: Rolando Acosta

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

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

Purpose: To allow a veterinary clinic including sheltering /boarding kennel and grooming uses

NO. 22523-T1 (43rd WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011148

Common Address: 2600-2610 N Clark St

Applicant: Chicago Development Partners LLC

Owner: 2600 N Clark St LLC

Attorney: Katriina McGuire

Change Request: B1-2 Neighborhood Shopping District to B3-5 Community Shopping District

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

Purpose: To construct a mixed use building with 70 dwelling units, 10 parking spaces and 70 bicycle spaces

NO. 22513 (38th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011135

Common Address: 6014-16 W Addison St

Applicant: Property Appearance LTD

Owner: Property Appearance LTD

Attorney: Lisa Duarte

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed Use District

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

Purpose: To legalize a second dwelling unit, residential use below the second floor. The second dwelling unit is on the ground floor for a total of two dwelling units in the existing 2 story building

NO. 22494 (37th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011159

Common Address: 4959 N Augusta Blvd

Applicant: Noah Import and Export, Inc.

Owner: Tawfik Salman

Attorney: Dean Maragos

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 accessory beer and wine sales at a small grocery store

NO. 22505 (37th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0010943

Common Address: 3843 W Huron St

Applicant: JL Development LLC

Owner: JL Development LLC

Attorney: Mark Kupiec

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 build a new 3 unit residential building, 3 parking spaces, with a height of 45 feet

NO. 22491 (34th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011156

Common Address: 37 S Sangamon

Applicant: Sangamonroe LLC

Owner: Sangamonroe LLC

Attorney: Katie Jahnke Dale & Rich Klawiter

Change Request: Planned Development 1948 to Planned Development 1948, as amended

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

Purpose: To permit the construction of a three story community center and fieldhouse with racket and basketball facilities below a 357' tall building with 283 residential dwelling units and 73 vehicular spaces. Total project FAR will be 11.5

NO. 22529-T1 (33rd WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011154

Common Address: 3316-18 W Montrose Ave

Applicant: Montrose Estate

Owner: Montrose Estate

Attorney: Fred Agustin

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

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

Purpose: A new 4 story mixed use building containing commercial space at grade; 25 dwelling units and off street parking for 17 cars

NO. 22496-T1 (30th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011161

Common Address: 3520-22 N Pulaski Road

Applicant: Ted Kawula Company

Owner: Abbas Merchant ATUT dated 9/11/03

Attorney: Agnes Plecka

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

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

Purpose: A new 3 story residential building with 8 units

NO. 22501 (30th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011165

Common Address: 5555 W Irving Park Road

Applicant: R & R Car Wash

Owner: 5555 W Irving Park LLC

Attorney: Gordon & Pikarski

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related District

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

Purpose: To allow the use of the property for a car wash

NO. 22526 (28th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT #O2024-0011151

Common Address: 739-41 S California Ave

Applicant: JHF Properties LLC

Owner: JHF Properties LLC

Attorney: Mark Kupiec

Change Request: B3-2 Community Shopping District to B2-2 Neighborhood Mixed Use District

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

Purpose: To convert ground floor vacant retail store front and 4 dwelling within existing 1 and 3 story building

NO. 22506-T1 (27th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0010944

Common Address: 495-499 N Milwaukee Ave

Applicant: RV Ventures LLC

Owner: RV Ventures LLC

Attorney: Katie Jahnke Dale and Richard Klawiter

Change Request: M2-3 Light Industry District to DX-3 Downtown Mixed Use District

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

Purpose: To allow entertainment withing the existing restaurant with liquor sales for a PPA license

NO. 22530-T1 (27th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011155

Common Address: 341-355 N Kedzie Ave/ 3148-58 W Carroll Ave

Applicant: 345 Art Gallery LLC

Owner: Corry Williams/ City of Chicago

Attorney: Rolando Acosta

Change Request: B3-2 Community Shopping District and M1-2 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle Related Commercial District

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

Purpose: To add property to the existing use and erect additional structures for the existing art gallery; artist work and sales space and venue uses

NO. 22521-T1 (26th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011145

Common Address: 3939-41 W Dickens Ave

Applicant: Martha Gonzalez

Owner: Martha Gonzalez

Attorney: Mark Kupiec

Change Request: M1-1 Limited Manufacturing District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: To build a 6 unit- 3 story residential building on the property with 6 parking spaces and a building height of 38 ft

NO. 22525-T1 (26th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011150

Common Address: 1810 N Richmond Ave

Applicant: Maria Primero

Owner: Mario Primero

Attorney: Fred Agustin

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 incorporate additional sq.ft. to the 2nd floor attic. When complete the height of the building will be 35'7"

NO. 22510-T1 (25th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0010950

Common Address: 2219 S Oakley Ave

Applicant: Pilsen Rentals LLC Series XV

Owner: Pilsen Rentals LLC Series XV

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 legalize the existing density at the subject property and legalize 2 of the dwelling units for a total of 8 dwelling units. Two of the dwelling units will be accessible units

NO. 22512 (22nd WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011133

Common Address: 2611 S Lawndale Ave

Applicant: Raghuvver P. and Anita R. Nayak, LLC

Owner: Raghuvver P. and Anita R. Nayak, LLC

Attorney: Lisa Duarte

Change Request: B3-2 Community Shopping District to B2-2 Neighborhood Mixed Use District

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

Purpose: To legalize a second dwelling unit, residential use below the second floor. The second dwelling unit is on the ground floor for a total of two dwelling units in the existing 2 story building

NO. 22497 (21st WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011162

Common Address: 200-22 W 89th St; 8840-76 S Holland Road

Applicant: Hector Virto

Owner: Hector Virto

Attorney: Gordon & Pikarski

Change Request: RS-2 Residential Single Unit (Detached House) District to M2-1 Light Industry District

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

Purpose: To bring outdoor storage of vehicles into compliance

NO. 22500 (19th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT #O2024-0011166

Common Address: 10200 S Western Ave

Applicant: Sunil Trehan

Owner: Sunil Trehan

Attorney: Gordon & Pikarski

Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related District

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

Purpose: A motor vehicle repair shop in the existing one-story, approximately 4,000 sq.ft. building located on the subject site. No residential use is proposed. 20 parking spaces

NO. 22514 (14th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011136

Common Address: 6010-20 S Kedzie Ave

Applicant: Jose Luis Ortiz

Owner: Jose Luis Ortiz

Attorney: Anabel Abarca

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

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

Purpose: A boutique hand car wash

NO. 22507 (12th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT #O2024-0010946

Common Address: 3800 S Kedzie Ave

Applicant: Nicolebro LLC

Owner: Nicolebro LLC

Attorney: Ximena Castro

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

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

Purpose: To allow four office spaces on the ground floor and to convert from one to two residential units

NO. 22498 (11th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011164

Common Address: 3428 S Lituania Ave

Applicant: Danielle Rivera and Jerely Laux

Owner: Danielle Rivera and Jerely Laux

Attorney: Gordon & Pikarski

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 construct a rear second floor addition to the existing building which will increase the FAR above that permitted in the existing zoning district

NO. 22517-T1 (11th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011140

Common Address: 2340-44 S Wentworth Ave

Applicant: Wu & Tran Chinatown LLC

Owner: Wu & Tran Chinatown LLC

Attorney: Fred Agustin

Change Request: C1-3 Commercial Neighborhood District to C1-5 Neighborhood Commercial District

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

Purpose: A new 5 story mixed use building with commercial space and 4 dwelling units

NO. 22522 (11th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011147

Common Address: 3317 S Morgan St

Applicant: Charis Listening Bar LLC

Owner: Oh Art LLC

Witness: Alex Jandernoa

Change Request: B1-2 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

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

Purpose: To establish a tavern use. Small bar focusing on cocktails, non-alcoholic spirits, and vinyl music

NO. 22492 (6th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011157

Common Address: 631 W 81st St and 650 W 83rd St

Applicant: Green Era Educational NFP

Owner: Miles Management Corp

Attorney: Meg George and Matthew Allee, Akerman

Change Request: M3-2 Heavy Industry District and Industrial Planned Development No. 1443 to M3-2 Heavy Industry District, and M3-2 Heavy Industry District to Industrial Planned Development No. 1443, as amended

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

Purpose: To provide for an additional detention pond and secondary containment capacity. No other improvements or structures are being proposed

NO. 22495-T1 (4th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011160

Common Address: 4524-28 S Cottage Grove Ave

Applicant: 4528 S Cottage Grove LLC and Demera Ethiopian Restaurant LLC

Owner: 4528 S Cottage Grove LLC and Demera Ethiopian Restaurant LLC

Attorney: Agnes Plecka

Change Request: B1-1 Neighborhood Shopping District to C1-3 Commercial Neighborhood District

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

Purpose: To rehab existing building and build a 4 story addition to establish commercial unit (restaurant, wine making, wholesale) on the ground floor and 14 dwelling units above

NO. 22516-T1 (4th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011139

Common Address: 4508 S Cottage Grove Ave

Applicant: John Gruszka

Owner: John Gruszka

Attorney: Mark Kupiec

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

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

Purpose: A new mixed use building with 7 dwelling units; 1 parking space and 800 SF of commercial space

NO. 22502-T1 (1st WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011168

Common Address: 2838-2840 W Shakespeare Ave; 2148-2150 N Mozart St

Applicant: 2148 N Mozart LLC

Owner: 2148 N Mozart LLC

Attorney: Liz Butler

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 allow interior and exterior renovations and to add 4 new dwelling units (two new units in each building) for a total of 12 dwelling units

NO. 22519-T1 (1st WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011141

Common Address: 1235-37 N Ashland Ave

Applicant: Noah Properties LLC

Owner: Michael Giza

Attorney: Fred Agustin

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: A new 5 story mixed use development containing commercial space at grade, 16 dwelling units and off street parking for 4 cars

NO. 22527-T1 (1st WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011152

Common Address: 1257-1301 N Ashland Ave

Applicant: Noah Properties LLC

Owner: Avenue Properties LLC

Attorney: Fred Agustin

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: A new 5 story mixed use development containing commercial space at grade, 24 dwelling units and off street parking for 10 cars

DOWNTOWN CANNABIS BUSINESS ESTABLISHMENT APPLICATION

NO. 22518-T1 (28th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011142

Common Address: 622-624 W Roosevelt Road

Applicant: High Hopes Chicago LLC

Owner: Weinberg Development LLC

Attorney: Rolando Acosta

Change Request: DS-3 Downtown Service District to DS-3 Downtown Service District

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

Purpose: To authorize use of the existing vacant ground floor of the building and the basement for an adult use cannabis dispensary

PREVIOUSLY DEFERRED ITEMS

NO. 22328 (45th WARD) ORDINANCE REFERRED (1-24-24)
DOCUMENT #O2024-0007049

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)

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. 22375 (34th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008412

Common Address: 1000-24 West Jackson Blvd./230-38 South Morgan St./ 1015-27 West Adams St.

Applicant: 1016 W Jackson LLC

Owner: 1016 W Jackson LLC and PR Adams LLC

Attorney: Michael Ezgur

Change Request: Residential Business Planned Development 1562 & DS-3 Downtown Service District to DX-5 Downtown Mixed-Use District, then to residential business planning development 1562, as Amended

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

Purpose: To increase the boundary area of the current planned development, to allow for an increase to the square footage of the commercial space in subarea A to approximately 23,000 square feet, and increase from 370 to 380 dwelling units, and an increase in automobile parking spaces from 125 to 162. The maximum height will remain at 295 feet

NO. 22401 (27th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT #O2024-0008812

Common Address: 1132-40 W Randolph St/146-82 North May St./1133-57 West Lake St./169-83 N Racine Ave

Applicant: Fulton Grounds Owner LLC

Owner: Fulton Grounds Owner LLC

Attorney: Michael Ezgur

Change Request: Residential Business Planned Development 1512 to Residential Business Planned Development

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

Purpose: Applicant seeks to amend the previously approved development to allow for a two subarea PD. Subarea A consists of a grocery anchored, mixed-use project consisting of 287 residential units, 252 automobile parking spaces, approximately 20,000 sq. ft. of commercial space, and a height of 315 ft. Subarea B consists of 380 residential units, 257 automobile parking spaces, approximately 3,350 sq. ft. of commercial space and a height of 450 ft

NO. 22400 (27th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008810

Common Address: 201-09 North Racine Ave/ 1132-56 W Lake St/ 200-08 N May St

Applicant: Fulton Grounds Owner LLC

Owner: Fulton Grounds Owner LLC

Attorney: Michael Ezgur

Change Request: Residential Business Planned Development 1512 to Residential business planned development as amended

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

Purpose: Applicant proposes to eliminate the portion of property south of Lake St (former Subarea A) of the Planned Development, thereby reducing the boundary. There are no other changes proposed to the previously approved RBPD 1512. The previously approved residential building with approximately 5,000 sq. ft. of ground floor commercial space, 179 residential units, and 29 parking spaces will remain, and the maximum height of 222 ft, 6 inches will also remain unchanged

NO. 22476 (27th WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT #O2024-0009965

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. 22475 (8th 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 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. 22323 (3rd WARD) ORDINANCE REFERRED (1-24-24)
DOCUMENT #O2024-0006990

Common Address: 4301-4453 S Federal St; 4300-4452 S Dearborn St; 4301-4453 S Dearborn St;
4330-4452 S State St

Applicant: Chicago Housing Authority

Owner: Chicago Housing Authority

Attorney: Steve Friedland

Change Request: Planned Development 1135, as amended to Planned Development 1135, as amended

Purpose: To clarify that the southern boundary of the Planned Development is West 45th St

NO. 22105 (3rd WARD) ORDINANCE REFERRED (3-15-23)
DOCUMENT #02023-1235

Common Address: 4500-4556 South State Street, 1-21 W. 45th Street

Applicant: Chicago Housing Authority

Owner: BMT-I, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District and then to a planned development

Purpose: To develop the property with new residential, commercial and public right of way improvements

NO. 22317 (2nd WARD) ORDINANCE REFERRED (12-13-23)
DOCUMENT #O2023-0006481

Common Address: 749-757 W North Ave, 1551-1577 N Halsted St, 1555-1569 N Clybourn Ave and 732-754 W Weed St

Applicant: LPC Chicago LLC

Owner: LPC Chicago LLC

Attorney: Paul Shaddle and Mariah DiGrino

Change Request: Business Planned Development No. 834 to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: Thirty seven (37) story building with up to 396 residential dwelling units and approximately 2,500 sq.ft. of retail space. The existing two story concrete and brick building containing approximately 46,000 sq. of retail space and the existing 4 story parking garage containing 158 parking spaces would remain and provide accessory parking for the Planned Development.