

**COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, JUNE 11, 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.

RE-REFERAL

Document #O2024-0009659

Amending Municipal Code Chapter 2 regarding the Designation of Alloy Real Property at 2031-2033 N Kingsbury St as well as the Annexation Real Property located at 2032 Clybourn Ave as a low-affordability community

TEXT AMENDMENTS

DOC # O2023-0005958 (41st WARD) INTRODUCED 11/15/23

Amendment of Municipal Code Chapters 14X-12 and 14A-3 regarding regulation and registration of vacant or abandoned commercial storefronts

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

PLEASE NOTE THIS ITEM IS LISTED FOR SUBJECT MATTER PURPOSES- NO FINAL VOTE WILL BE TAKEN

LANDMARK ITEMS

DOCUMENT NO. OR2024-009712 (4TH WARD) ORDER REFERRED (5-22-24)

Historical landmark fee waiver for property located at 3300 and 3302 S Giles Ave

DOCUMENT NO. OR2024-009642 (35th WARD) ORDER REFERRED (5-22-24)

Historical landmark fee waiver for property located at 2401-2403 N Kedzie Blvd

DOCUMENT NO. OR2024-009642 (35th WARD) ORDER REFERRED (5-22-24)

Historical landmark fee waiver for property located at 3116-3124 W Logan Blvd

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0009138	19	9920 S Western Ave	Community Blood Center, Inc.
Or2024-0009189	23	5764 S Archer Ave	Lauren Biegel
Or2024-0009653	27	1623 W Fulton St	MHUB
Or2024-0009654	27	1623 W Fulton St	MHUB
Or2024-0009652	27	1623 W Fulton St	MHUB
Or2024-0009655	27	1908 W Harrison St	Illinois Medical District
O2024-0009657	27	2100 W Harrison St	Illinois Medical District

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0009196	27	520 S California Ave	520 California BP
Or2024-0009195	27	520 S California Ave	520 California BP
Or2024-0009651	27	362 W Chicago	Public Storage
Or2024-0009650	27	362 W Chicago	Public Storage
Or2024-0009649	27	362 W Chicago	Public Storage
Or2024-0009194	27	101 W Division St	Mark Twain NHPF, LLC
Or2024-0009407	28	710 S Seeley Ave	Hampton Inn & Suites
Or2024-0009409	28	710 S Seeley Ave	Hampton Inn & Suites
Or2024-0009452	32	2501 N Damen Ave	Vienna Beef
Or2024-0009453	32	2501 N Damen Ave	Vienna Beef
Or2024-0009455	32	1645 W Fullerton Ave	Saj Rizvi- Kiddie Academy
Or2024-0009620	41	8101 W Higgins Rd	Foxpoint Interactive, LLC
Or2024-0009645	42	500 N LaSalle Dr	Hawksmoor
Or2024-0009648	42	30 E Hubbard St	Courtyard Management LLC
Or2024-0009204	42	1 W Superior St	Salon Lofts Group LLC
Or2024-0009644	42	1 W Superior St	Salon Lofts Group LLC
Or2024-0009647	42	10 E Grand Ave	Magna Hospitality Group
Or2024-0009643	42	10 E Grand Ave	Magna Hospitality Group
Or2024-0009646	42	113 E Oak St	BAPE
TBD	45	5160 N Northwest Hwy	Public Storage
TBD	45	5160 N Northwest Hwy	Public Storage
TBD	46	3939-41 N Ashland Ave	Duke Animal Hospital
Or2024-0009660	47	3620 N Lincoln Ave	CJL Real Estate LLC
Or2024-0009206	50	2545 W Devon Ave	Kaajal Shewakaramani

MAP AMENDMENTS, FOR PREVIOUSLY DEFERRED ITEMS PLEASE SEE PAGE 8

NO. A-8875 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008708

Common Address: 11707-11709 S. Michigan Ave

Applicant: Alder Anthony Beale

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

NO. A-8876 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008701

Common Address: 25-27 E.119th Street

Applicant: Alder Anthony Beale

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

NO. A-8877 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008702

Common Address: 305 E. Kensington Ave

Applicant: Alder Anthony Beale

Change Request: B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8878 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008703

Common Address: 339-341 E. Kensington Ave

Applicant: Alder Anthony Beale

Change Request: B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8879 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008704

Common Address: 355-357 E. Kensington Ave

Applicant: Alder Anthony Beale

Change Request: B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8880 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008705

Common Address: 371-373 E. Kensington Ave

Applicant: Alder Anthony Beale

Change Request: B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8881 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008707

Common Address: 372 E. Kensington Ave

Applicant: Alder Anthony Beale

Change Request: B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8882 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008709

Common Address: 11801-11805 S Michigan Ave and 11808-11810 S Michigan Ave

Applicant: Alder Anthony Beale

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

NO. A-8883 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008710

Common Address: 11819 S Michigan Ave

Applicant: Alder Anthony Beale

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

NO. A-8884 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008711

Common Address: 11853 S Michigan Ave

Applicant: Alder Anthony Beale

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

NO. A-8885 (9th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008712

Common Address: 11938 S Michigan Ave

Applicant: Alder Anthony Beale

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

NO. A-8886 (11th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008982

Common Address: 515-41 West 40th Place, 518-42 West 41st Street, and 4039-41 South Wallace Street

Applicant: Alderwoman Nicole Lee

Change Request: RS3, Residential Single Unit (Detached House) District, RT4, Residential Two Flat, Townhouse and Multi Unit District, and M2-3, Light Industry and Planned Manufacturing District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

NO. A-8872 (23rd WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009209

Common Address: 5353 S Archer Ave

Applicant: Alderwoman Silvana Tabares

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

NO. A-8874 (26th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009209

Common Address: 2533-2537 W Division St

Applicant: Alderperson Jessie Fuentes

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

NO. A-8887 (26th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT # O2024-0009209

Common Address: 2626 W Division St

Applicant: Alderperson Jessie Fuentes

Change Request: B1-1 Neighborhood Shopping District to B2-5, Neighborhood Mixed-Used District

PREVIOUSLY DEFERRED ITEMS

NO. 22389-T1 (1st WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 2418-2426 North Milwaukee Avenue

Applicant: GW Logan Square LLC

Owner: GW Logan Square LLC

Attorney: Sara K. Barnes

Change Request: C2-2 Motor Vehicle-Related Commercial District to C1-3 Neighborhood Commercial District

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

Purpose: The applicant is seeking a Zoning map amendment to permit the rehabilitation and expansion of the existing five-story (with basement) orange-rated warehouse/ storage building, the programming for which such proposed improvements calls for the adaptive reuse and reactivation of the site and corresponding structures into a newly rendered mixed-use development, that will include divisible commercial/retail spaces and off-street parking at grade level and a diverse mix of residential dwelling units on the upper (2nd through 5th) floors

NO. 22425 (30th WARD) ORDINANCE REFERRED (4-17-24)

DOCUMENT # O2024-0008991

Common Address: 3631-3657 N Central/ 5547-5557 W Waveland

Applicant: 1937 Retail Holding Series LLC

Owner: Portage Park Capital, LLC

Attorney: Sonia Antolec

Change Request: Business Planned Development No. 1450 to Business Planned Development No. 1450, as amended

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

Purpose: Requesting a Planned Amendment so that an adult-use cannabis dispensary is an allowed use within the Planned Development. The units, parking spaces, height, and square footage will remain the same.

NO. 21047 (32nd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1839

Common Address: 2746 N. Clybourn Avenue

Applicant: Costco Wholesale Corporation

Owner: Costco Wholesale Corporation

Attorney: Brendan Penny

Change Request: Business-Planned Development No. 728 to Business-Planned Development No. 728, as amended

Purpose: Expansion of accessory fueling facility, reconfiguration of parking lot and expansion of the Costco warehouse building