

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF DECEMBER 9, 2024
TO BE REPORTED OUT DECEMBER 11, 2024

TEXT AMENDMENTS

DOCUMENT # O2024-0014256 ORDINANCE REFERRED (12/2/24)

SPONSOR: Alder Ramirez-Rosa

CO-SPONSORS: Alders LaSpata, Fuentes, Cruz, Rodriguez-Sanchez, Cardona

Amendment of Municipal Code Chapter 5-11 by modifying various sections regarding tenant right of first refusal in Block 606 district pilot program as well as correcting a typographical error

HISTORICAL LANDMARK ITEMS

DOCUMENT # Or2024-0013555 (27th WARD) ORDER REFERRED (10/30/24)

Demolition of historical landmark building at 906 W Fulton Market (Fulton-Randolph Market Landmark District)

DOCUMENT # Or2024-0013662 (44th WARD) ORDER REFERRED (10/30/24)

Technical amendment to Newport Avenue Chicago Landmark District boundaries to reflect relocation of contributing building at 945-953 W Newport Av

MAP AMENDMENTS – RED LINE EXTENSION

NO. A-8917 (9TH WARD) ORDINANCE REFERRED (9/18/24)

DOCUMENT # O2024-0013073

Common Address: 11500-11568 S Michigan Ave

Applicant: Alderman Anthony Beale

Change Request: Commercial Planned Development No. 1185 to B3-1 Community Shopping District

NO. A-8918 (9th, 10th, 21st WARDS) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0013086

Common Address: 9258-9558 S Lafayette Ave and the Dan Ryan Expressway from 95th St to the east right of way line of the Union Pacific Railroad

Applicant: Alderman Anthony Beale, Alderman Peter Chico, Alderman Ronnie Mosley

Change Request: RS-2 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, and B1-1 Neighborhood Shopping District to a T Transportation District

NO. A-8919 (9th, 10th, 21st WARDS) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0013087

Common Address: 346, 347, and 358 W. 107th Pl; 363 W. 107th St; 348, 349, 351, and 352 W. 108th Pl; 348, 350, 354, and 355 W. 109th Pl; 348, 349, 350, 351, 354, and 355 W. 109th St; 348 and 352 W. 110th Pl; 349, 350, 352, 353, and 356 W. 110th St; 333, 334, 337, 340, 341, 344, 345, and 348 W. 111th Pl; 333, 341, 343, 347, 349, and 356 W. 111th St; 317, 319, 325, 328, and 330 W. 112th Pl; 333, 335, 336, 339, and 340 W. 112th St; 303, 307, 309, 310, 312, 316, 320, and 322 W. 113th St; 135 and 149 W. 114th St; 46 and 52 W. 115th St; 11414, 11424, 11426, 11439 S. Perry Ave; 11315, 11319, 11321, 11325, and 11327 S. Princeton Ave; 11351, 11352, 11355, and 11358 S. Wentworth Ave; 11326, 11330, 11334, 11336, 11342, 11343, 11345, and 11347 S. Yale Ave

Applicant: Alderman Anthony Beale, Alderman Peter Chico, Alderman Ronnie Mosley

Change Request: B3-1 Community Shopping District, C1-1 Neighborhood Commercial District, M1-1 Limited Manufacturing District, RS-2 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District, and RT4 Residential Two Flat, Townhouse and Multi Unit District to a T Transportation District

NO. A-8920 (9th, 10th, 21st WARDS) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0013074

Common Address: 400, 412, 414, and 418 W. 103rd Pl; 403, 405, and 409 W. 103rd St; 401 (partial), 405 (partial), 407 (partial), 408, and 414 W. 104th St; 400, 411, and 416 W. 105th St; 400, 405, 410, and 413 W. 107th St; 9901, 10411 (partial), 10413 (partial), and 10416 (partial) S. Eggleston Ave; 10514, 10520, 10528, 10530, 10552, 10558, 10632, and 10638 S. Stewart Ave

Applicant: Alderman Anthony Beale, Alderman Peter Chico, Alderman Ronnie Mosley

Change Request: M1-1 Limited Manufacturing District, POS-1 Parks and Open Space District, RS-2 Residential Single Unit (Detached House) District, RS3 Residential Single Unit (Detached House) District and RT4 Residential Two Flat, Townhouse and Multi Unit District to a T Transportation District

NO. A-8921 (9th, 10th, 21st WARDS) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0013088

PASS AS SUBSTITUTED

Common Address: 11, 17, 23, 35, 40, and 42 W. 115th St; 120, 122, 124, 128, 130, 132, 134, 136, 140, 142, 151, 153, 155, 157, 159, 163, and 165 E. 116th St; 319 E. 117th St; 354, 356, 358, and 375 E. 118th St; 360 (partial) and 370 (partial) E. 119th St; 969 (partial) and 1029 (partial) E. 130th St; 11712, 11722, 11726, 11728, and 11810 S. Calumet Ave; 11600, 11900, 12120, 12200, 12256, 12534, 12546 (partial), 12618 (partial), 12807 (partial), 12813 (partial), and 12817 (partial) S. Cottage Grove Ave; 11742 and 11800 (partial) S. Front Ave; 11631 and 11633 S. Indiana Ave; 113 E. Kensington Ave; 11530 (partial), 11534 (partial), 11542, 11552, 11557, 11563, 11565, 11567, 11578, and 11579 S. Michigan Ave; 11624, 11626, 11630, 11632, and 11634 S. Prairie Ave; 11514, 11516, 11525 (partial), and 11527 (partial) S. State St; 11562 S. Wabash Ave

Applicant: Alderman Anthony Beale, Alderman Peter Chico, Alderman Ronnie Mosley

Change Request: B1-1 Neighborhood Shopping District' B3-1 Community Shopping District, C1-1 Neighborhood Commercial District, M1-1 Limited Manufacturing District, M3-3 Heavy Industry District, Commercial Planned Development No. 1185 (underlying B3-1), and RS3 Residential Single Unit (Detached House) District to a T Transportation District

ALDERMANIC MAP AMENDMENTS

NO. A-8909 (11TH WARD) ORDINANCE REFERRED (9/18/24)
DOCUMENT # O2024-0011968

Common Address: 2972 S Poplar Ave; 922-958 W 29th St 2871-73 and 2872-82 S Quinn, and 2935 S Throop St

Applicant: Alderwoman Nicole Lee

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

NO. A-8910 (28TH WARD) ORDINANCE REFERRED (9/18/24)
DOCUMENT # O2024-0012140

Common Address: 3312-3344 W Lake St

Applicant: Alderman Jason Ervin

Change Request: M1-3 Limited Manufacturing/ Business Park District to C2-3 Motor Vehicle Related Commercial District

NO. A-8903 (35TH WARD) ORDINANCE REFERRED (7/17/24)
DOCUMENT # O2024-0010530

PASS AS SUBSTITUTED

Common Address: 2816 N Milwaukee Ave; 3424 W Diversey Ave

Applicant: Alder Carlos Ramirez-Rosa

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

NO. A-8904 (35TH WARD) ORDINANCE REFERRED (7/17/24)
DOCUMENT # O2024-0010522

PASS AS SUBSTITUTED

Common Address: 2814 N Milwaukee Ave

Applicant: Alder Carlos Ramirez-Rosa

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

NO. A-8905 (35TH WARD) ORDINANCE REFERRED (7/17/24)
DOCUMENT # O2024-0010527

PASS AS SUBSTITUTED

Common Address: 2847-2861 N Milwaukee Ave

Applicant: Alder Carlos Ramirez-Rosa

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

PRIVATE APPLICANT MAP AMENDMENTS

NO. 22364 (6TH WARD) ORDINANCE REFERRED (2-15-24)
DOCUMENT # O2024-0007739

Common Address: 7936 S Calumet Ave

Applicant: William D Payne

Owner: William D Payne

Attorney: Denise Brewer

Change Request: RS3 Residential Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: To allow the conversion of a the 2 dwelling units to 3 dwelling units by adding 1 dwelling unit to the basement level

NO. 22573 (7th & 10th WARDS) ORDINANCE REFERRED (10/9/24)
DOCUMENT #O2024- 0012887

PASS AS REVISED

Common Address: 8080 S DuSable Lake Shore Drive

Applicant: Related Chicago 8080 LLC

Owner: Chicago Lakeside Development, LLC and United States Steel Corporation

Attorney: Paul Shadle and Mariah DiGrino

Change Request: Residential Business Planned Development No. 1162, B2-3 Neighborhood Mixed-Use District, B3-5 Community Shopping District, RS-1; RT4 Residential Two Flat, Townhouse and Multi Unit District, RM5 Residential Multi-Unit District, RM5.5 Residential Multi-Unit District, RM6 Residential Multi Unit District, RM6.5 Residential Multi Unit District, M1-1 Limited Manufacturing District, M3-3 Heavy Industry District, and PMD No. 6 to C3-5 Commercial, Manufacturing, and Employment District and then to a Waterway Planned Development

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

Purpose: To permit the redevelopment of the property in phases with a quantum computing innovation hub, and other commercial and industrial uses and related uses

NO. 22578 (11th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT #O2024 -0012939

Common Address: 518-26 W 26TH St

Applicant: 518-26 W 26th St Condominium Association

Owner: 518-26 W 26th St Condominium Association

Attorney: Tom Moore

Change Request: RS3 Residential Single Unit (Detached House) District to B3-2 Community Shopping District

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

Purpose: To allow commercial uses on the ground floor of the mixed use building

NO. 22592 (12th WARD) ORDINANCE REFERRED (10/22/24)
DOCUMENT #O2024-0013358

Common Address: 4458 S California Ave

Applicant: BG LLC

Owner: BG LLC

Attorney: Tyler Manic

Change Request: RS3 Residential Single Unit (Detached House) District to B2-1.5 Neighborhood Mixed Use District

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

Purpose: To allow the applicant to establish an Ice Cream Shop

NO. 22536 (12th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012184

PASS AS REVISED

Common Address: 2800 S Ashland Ave

Applicant: OTS Investments Properties Chicago, LLC

Owner: OTS Investments Properties Chicago, LLC

Attorney: Mariah Digrino

Change Request: Riveredge- Manufacturing Planned Development No.553 to Riveredge-Manufacturing Planned Development No.553, as amended

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

Purpose: The applicant request a rezoning of the subject property to permit construction of a second data center building on the property, consisting of approximately 366,000 Sq ft of data center space and 80,000 sq ft of accessory office and loading areas.

NO. 22583 (14th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT #O2024 -0013039

PASS AS SUBSTITUTED

Common Address: 2511 W 51st St

Applicant: Angelica Soto & Leonel Calderon

Owner: Angelica Soto & Leonel Calderon

Attorney: NA

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

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

Purpose: A Residential 3 story, 3 dwelling unit building at 31'5" in height with 3 rear parking spaces, and no commercial space. Applicant will seek special use for approval of for ground floor residential use

NO. 22577 (19th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0012937

Common Address: 3121-3125 W 111th St

Applicant: La Catrina Mexican Restaurant LLC

Owner: ODB Enterprises Inc

Attorney: Thomas Moore

Change Request: B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

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

Purpose: To allow the applicant to establish a restaurant with an on premises liquor service

NO. 22576 (25th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0012932

Common Address: 2648 W 21st St

Applicant: Jon Frank

Owner: Jon Frank

Attorney: Andrew Scott

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

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

Purpose: To convert the three dwelling unit building into a 4 dwelling unit building

NO. 22579-T1 (25th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0013020

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2335 S Hoyne Ave

Applicant: PL 2335 Hoyne LLC

Owner: PL 2335 Hoyne LLC

Attorney: Ximena Castro

Change Request: RS3 Residential Single Unit (Detached House) District to RM5.5 Residential Multi-Unit District

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

Purpose: To divide the zoning lot into two zoning lots so the applicant can add a third floor addition on the existing building on Lot 37. Also to reduce required setbacks, rear yard open space, and on-site open space requirements

NO. 22580-T1 (25th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0013019

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2337 S Hoyne Ave

Applicant: PL 2337 Hoyne LLC

Owner: PL 2337 Hoyne LLC

Attorney: Ximena Castro

Change Request: RS3 Residential Single Unit (Detached House) District to RM6 Residential Multi Unit District

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

Purpose: To divide the zoning lot into two zoning lots so the applicant demolish the existing garage on lot 36 and build a new three story residential building with six dwelling units and three surface parking spaces. Also to reduce setbacks

NO. 22595-T1 (25th WARD) ORDINANCE REFERRED (10/22/24)
DOCUMENT # O2024-0013362

Common Address: 2658 W 21st Pl

Applicant: City Apartments LLC

Owner: City Apartments LLC

Attorney: Jordan Matyas

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM6 Residential Multi Unit District

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

Purpose: To allow conversion from 3 to 8 units and seek an AA to reduce minimum off street parking requirements by 100% due to the property being located in a Transit Served Location

NO. 22574 (27th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT #O2024-0012894

PASS AS REVISED

Common Address: 1220 W Jackson Blvd

Applicant: MZ West Loop LLC

Owner: MZ West Loop LLC

Attorney: Michael Ezgur

Change Request: Residential Business Planned Development to 1408 to Residential Business Planned Development 1408, as amended

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

Purpose: To add 10 residential units to the property

NO. 22584-T1 (27th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0013036

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 811 W Evergreen Ave

Applicant: 811 W Evergreen LLC

Owner: 811 W Evergreen LLC

Attorney: Tyler Manic

Change Request: C3-5 Commercial, Manufacturing, and Employment District to B2-5 Neighborhood Mixed-Use District

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

Purpose: To convert commercial space into 47 residential dwelling units

NO. 22596-T1 (27th WARD) ORDINANCE REFERRED (10/22/24)

DOCUMENT # O2024-0013365

Common Address: 1735-47 W Grand Ave

Applicant: 1735-47 W Grand LLC

Owner: Grand Casa, LLC and 1747 Grand, LLC

Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

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

Purpose: A five story mixed use building containing 2,750 sq.ft. of retail space at grade and 32 units above

NO. 22598 (31st WARD) ORDINANCE REFERRED (10//30/24)

DOCUMENT # O2024-0013545

Common Address: 2541 N Kildare Ave

Applicant: 2541 Kildare LLC

Owner: 2541 Kildare 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 story 3 unit residential building

NO. 22591-T1 (32nd WARD) ORDINANCE REFERRED (10/22/24)

DOCUMENT # O2024-0013357

PASS AS SUBSTITUTED

Common Address: 2741 N Greenview Ave

Applicant: Roscoe Builders Greenview LLC

Owner: Sandra L Boots

Attorney: Daniel Lauer

Change Request: M2-2 Light Industry District to RT4 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: To construct three new dwelling units within the existing frame multi family building

NO. 22582 (36th WARD) ORDINANCE REFERRED (10/22/24)

DOCUMENT # O2024-0013041

PASS AS SUBSTITUTED

Common Address: 1541-1543 N Kolin

Applicant: 4341 North LLC

Owner: 4341 North LLC

Attorney: Carlton Odum

Change Request: RS3 Residential Single Unit (Detached House) District to B1-5 Neighborhood Shopping District

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

Purpose: Amendment to permit non accessory parking

NO. 22594 (37th WARD) ORDINANCE REFERRED (10/22/24)

DOCUMENT # O2024-0013361

Common Address: 5213 W Potomac Ave

Applicant: Clean Community

Owner: Clean Community

Attorney: Caryn Shaw

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 for the operation of a non-profit training center for renewable energy

NO. 22587 (39th WARD) ORDINANCE REFERRED (10/9/24)

DOCUMENT # O2024-0013028

Common Address: 4606 N Kelso Ave

Applicant: Zanelli88, LLC

Owner: Zanelli88, LLC

Attorney: Paul Kolpak

Change Request: RS3 Residential Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

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

Purpose: To bring the property into compliance and build a single family residence on the abutting vacant lot

NO. 22575 (42nd WARD) ORDINANCE REFERRED (10/9/24)

DOCUMENT #O2024-0012917

PASS AS REVISED

Common Address: 65 E Wacker Pl

Applicant: 65 E Wacker Holdings II, LLC

Owner: 65 E Wacker Holdings II, LLC

Attorney: DLA Piper, Katie Jahnke Dale & Rich Klawiter

Change Request: DX-16 Downtown Mixed Use District to a Residential Business Planned Development

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

Purpose: To repurpose the existing 24 story commercial building for residential and commercial uses with 255 dwelling units, retail and amenity space on the first and second floors, and rooftop amenity space

NO. 22585 (45th WARD) ORDINANCE REFERRED (10/9/24)

DOCUMENT #O2024-0013034

Common Address: 4416 N Milwaukee Ave

Applicant: Gerald Belpedio

Owner: Gerald Belpedio

Attorney: Paul Kolpak

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

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

Purpose: To accommodate adding patio space for five tables and to extend the liquor license held by the property into the patio space

NO. 22554-T1 (47th WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012506

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2247-49 W Lawrence Ave

Applicant: 2247 W Lawrence LLC

Owner: 2247 W Lawrence LLC

Attorney: Rolando Acosta

Change Request: B2-3 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Used District

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

Purpose: To allow for the conversion of the basement into two residential units

NO. 22589 (50th WARD) ORDINANCE REFERRED (10/9/24)

DOCUMENT #O2024-0013052

Common Address: 2125 W Devon Ave

Applicant: Farida Lashkariya

Owner: Farida Lashkariya

Attorney: Nicholas Ftikas, Law Offices of Samuel V.P. Banks

Change Request: RS3 Residential Single Unit (Detached House) District to B2-1 Neighborhood Mixed Use District

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

Purpose: To re-establish grade level retail at the subject property

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0013989	1	1417 N Milwaukee Ave	Children's Learning Place
Or2024-0013988	1	2501 W Armitage Ave	Luxe
Or2024-0014034	3	2537 S Wabash Ave	Chloe Lob
Or2024-0014235	7	7240 S Stoney Island	Save a Lot
Or2024-0014237	7	7240 S Stoney Island	Save a Lot
Or2024-0014236	7	7240 S Stoney Island	Save a Lot
Or2024-0014239	7	2858 E 83 rd St	Save a Lot
Or2024-0014240	7	2858 E 83 rd St	Save a Lot
Or2024-0014238	7	2858 E 83 rd St	Save a Lot
Or2024-0013698	13	4439 W 63 rd St	Save a Lot
Or2024-0013697	13	4439 W 63 rd St	Save a Lot
Or2024-0013696	13	4439 W 63 rd St	Save a Lot
Or2024-0014231	22	4122 W 26th St	Purple Clinic
Or2024-0014232	22	4233 W 36 th St	L & W Supply
Or2024-0013915	27	955 W Grand Ave	Bennett Day School
Or2024-0014163	28	919 S Ada St	National Public Housing Museum
Or2024-0014161	28	919 S Ada St	National Public Housing Museum
Or2024-0014196	28	1532 W 14 th St	Chicago Fire FC
Or2024-0014193	28	1532 W 14 th St	Chicago Fire FC
Or2024-0013691	32	1030 W North Ave	LSCD of Lincoln Park, LLC
Or2024-0014133	32	2258 N Clybourn Ave	The Salvation Army
Or2024-0014134	32	2258 N Clybourn Ave	The Salvation Army
Or2024-0014133	32	3151 N Lincoln Ave	Lincoln Lofts
Or2024-0014013	34	165 N Desplaines St	HGIT Properties LP
Or2024-0014036	42	415 N Dearborn St	Blue Sushi
Or2024-0014031	42	222 S Riverside Plaza	Fifth Third
Or2024-0014035	42	222 S Riverside Plaza	Fifth Third
Or2024-0014028	42	222 S Riverside Plaza	Fifth Third
TBD	46	4838 N Sheridan Ave	Sarah's Circle
TBD	47	3330 N Western Ave	Kevin Kolb
Or2024-0008374	48	5937 N Broadway	Little Corner Snack Shop