

**SUMMARY OF A MEETING
COMMITTEE ON ZONING LANDMARKS AND BUILDING STANDARDS
MEETING OF JANUARY 23, 2024
TO BE REPORTED OUT JANUARY 24, 2024**

TEXT AMENDMENTS

DOC# O2023-0006384 MAYORAL ORDINANCE INTRODUCED (12-13-23)

Amendment of Municipal Code Titles 4, 11 and 14 to make technical corrections and adjustments to Chicago Construction Codes

DOC# O2023-0006382 MAYORAL ORDINANCE INTRODUCED (12-13-23)

PASS AS SUBSTITUTED

Amendment of Municipal Code Titles 2 and 4 regarding licensing of apprentice plumbers, plumbers, and plumbing contractors

MAP AMENDMENTS

NO. A-8855 (28th WARD) ORDINANCE REFERRED (10-4-23)

DOCUMENT #O2023-0005049

Common Address: 135 N Kildare Ave

Applicant: Alder Jason Ervin

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to POS-3 Open Space or Natural Area

NO. A-8854 (34th WARD) ORDINANCE REFERRED (10-4-23)

DOCUMENT #O2023-0004786

Common Address: 10 S Dearborn St

Applicant: Patrick Murphy, Zoning Administrator

Change Request: Planned Development 882 to DC-16 Downtown Core District

NO. A-8850 (35th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023-0003990

COMMON ADDRESS: 2931-57 N Milwaukee Ave and 2912-2934 N Milwaukee Ave

Applicant: Alder Carlos Ramirez-Rosa

PROPOSED CHANGE: To de-designate as a Pedestrian Street a segment of the North Milwaukee right of way from the centerline of North Gresham Avenue and North Drake Avenue on the southeast and the centerline of North Central Park Avenue on the northwest

NO. A-8861 (43rd WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023-0005678

Common Address: 601-609 W Diversey Parkway and 2726-2736 N Lehman Court

Applicant: Alder Timothy Knudsen

Change Request: Planned Development 1302 to B3-5 Community Shopping District

NO. 22322 (4th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006518

Common Address: 717-739 S Clark St

Applicant: 739 S Clark Holdings LLC

Owner: 739 S Clark Holdings LLC

Attorney: Katie Jahnke Dale

Change Request: DX-12, Downtown Mixed-Use District to DX-16, Downtown Mixed-Use District

Purpose: To allow the conversion of commercial space to residential

NO. 22305 (11th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006173

Common Address: 4161-93 S Halsted St

Applicant: Kasper Development LLC

Owner: Kasper Development LLC

Attorney: Paul Kolpak

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

Purpose: To allow for the subdivision of one zoning lot into fourteen individual zoning lots in order to construct fourteen single family residential buildings

NO. 22246 (20th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004076

Common Address:6536 S Dorchester Ave

Applicant: The Bowa Group, Inc.

Owner: The Bowa Group, Inc.

Attorney: Roland Burriss II

Change Request RS-2 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Purpose: Two-story, two dwelling unit with basement and two car garage

NO. 22245 (20th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004070

Common Address:6534 S Dorchester Ave

Applicant: The Bowa Group, Inc.

Owner: The Bowa Group, Inc.

Attorney: Roland Burriss II

Change Request RS-2 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Purpose: Two-story, two dwelling unit with basement and two car garage

NO. 22304 (25th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006171

Common Address: 2149-59 S Paulina Street; 1658 W Cermak Road

Applicant: Romauldo Camarena

Owner: Romauldo Camarena

Attorney: Ximena Castro

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to C1-2 Neighborhood Commercial District

Purpose: To establish a general restaurant

NO. 22310-T1 (25th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006401

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2015-2025 S Leavitt St; 2158 W 21st St

Applicant: 3527 S DAMEN LLC

Owner: 3527 S DAMEN LLC

Attorney: Ximena Castro

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

Purpose: To convert from 9 to 12 dwelling units by adding 3 new dwelling units

NO. 22314-T1 (25th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006453

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2009 S Loomis Ave

Applicant: Antonio Vargas

Owner: Antonio Vargas

Attorney: Ximena Castro

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM5 Residential Multi-Unit District

Purpose: To construct a new 4 story residential building with 4 dwelling units, 4 bicycle spaces and 3 surface parking spaces

NO. 22320-T1 (25th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006503

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2542 S Albany Ave

Applicant: 2542 S Albany LLC

Owner: 2542 S Albany LLC

Attorney: Ximena Castro

Change Request: RM4.5, Residential Multi-Unit District to RM6 Residential Multi-Unit District

Purpose: To add four additional dwelling units for a total of eight dwelling units on the subject property

NO. 22178 (27th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2001

PASS AS REVISED

Common Address: 420 N May St

Applicant: 420 N May Property LLC

Owner: 420 N May Property LLC

Attorney: Mariah DiGrino, DLA Piper LLP

Change Request: M2-3 Light Industry District to DX-5 Downtown Mixed-Use District, and then to a Planned Development

Purpose: To permit the construction of a 53 story building with 587 residential dwelling units and approximately 10,000 sq.ft. of retail commercial and amenity space at the ground floor. The total project FAR will be 8.1 and 440 accessory parking spaces will be provided

NO. 22284 (27th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005685

PASS AS REVISED

Common Address: 1016-1020 W Lake St

Applicant: 718. LLC and West Lake Chicago Investors LLC

Owner: 718. LLC and West Lake Chicago Investors LLC

Attorney: Rich Klawiter

Change Request: C1-1 Neighborhood Commercial District and C1-2 Neighborhood Commercial District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: To allow for the construction of a hotel with approximately 143 keys, 219'6" feet in height, FAR of 11.5, with commercial and accessory uses

NO. 22307 (29th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006383

Common Address: 4910 W Harrison St

Applicant: Segundo Quizhpi

Owner: Segundo Quizhpi

Attorney: Dean Maragos

Change Request: RS3 Residential Single Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Purpose: Existing two dwelling units. New Conversion to 3 dwelling units and legalize new upper story addition

NO. 22249 (34th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004084

PASS AS REVISED

Common Address: 354 N Union Avenue

Applicant: Onni 352 N Union Chicago LLC

Owner: Onni 352 N Union Chicago LLC

Attorney: Edward Kus

Change Request: Planned Development 1320 to Planned Development 1320, as amended

Purpose: To add lodging as a permitted use and modify the open space site plan

NO. 22308-T1 (37th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006391

Common Address: 4735 W North Ave

Applicant: Fam-Li Entertainment LLC

Owner: Fam-Li Entertainment LLC

Attorney: Dean Maragos

Change Request: M1-1 Limited Manufacturing District to C1-1 Neighborhood Commercial District

Purpose: A family style general restaurant with live entertainment and liquor

NO. 22319 (40th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006502

Common Address: 2917-35 W Lawrence Ave

Applicant: North Branch River Properties

Owner: North Branch River Properties

Attorney: Rolando Acosta

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: A new 5 story mixed use building with ground floor commercial space and residential dwelling units above

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2023-0006427	1	2257 W North Ave	Indian Paradise
Or2023-0006426	1	2160 N Milwaukee Ave	Doyle Signs Inc.
Or2023-0006103	23	5417 S Pulaski Road	Su Famila Real Estate
Or2023-0006433	27	1015 N Halsted St	Storagemart
Or2023-0006432	27	1015 N Halsted St	Storagemart
Or2023-0006434	27	905 W Fulton Market	FVH Jars, LLC
Or2023-0006246	28	801 S Canal St	601W South Canal LLC
Or2023-0006339	28	1101 S Canal St	Whole Foods Market
Or2023-0006340	28	1101 S Canal St	Whole Foods Market
Or2023-0006341	28	1101 S Canal St	Whole Foods Market
Or2023-0006342	28	1101 S Canal St	Whole Foods Market
Or2023-0006179	38	4734 N Cumberland	FV Associates LLC
Or2023-0006181	38	5859 W Irving Park Rd	Explora Learning Center
TBD	46	3601 N Halsted St	BMO Bank N.A.
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TBD	46	804 W Montrose Ave	Rayito del Sol
TBD	46	804 W Montrose Ave	Rayito del Sol
Or2023-0006420	50	6450 N California Ave	The Ark