

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JULY 18, 2023
10:00 AM, COUNCIL CHAMBERS, CITY HALL (121 N. LASALLE)

NO. A-8826 (18th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1296

Common Address: 3245-3321 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: M1-1 Limited Manufacturing District, C1-1 Neighborhood Commercial District, and RT4 Residential Two Flat, Townhouse and Multi Unit District to T Transportation District

NO. A-8827 (18th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1297

Common Address: 3323-3745 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: M1-1 Limited Manufacturing District, C1-1 Neighborhood Commercial District and RT4 Residential Two Flat, Townhouse and Multi Unit District to M2-1 Light Industry District

NO. A-8828 (18th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1298

Common Address: 8658 S Pulaski Road; 3841-3987 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: M1-1 Limited Manufacturing District and C2-1 Motor Vehicle Related District to M2-1 Light Industry District

NO. 22116 (1st WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1255

Common Address: 1703 West Chicago Avenue

Applicant: Chicago Empanada Mama, LLC

Owner: 1703 W Chicago, LLC

Attorney: Richard A. Toth, Georges and Synowiecki, Ltd.

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

Purpose: To establish and operate a general restaurant use (full-service restaurant) in an existing mixed-use building

NO. 22163 (8th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1559

Common Address: 7740-44 S. South Chicago Avenue

Applicant: Stonedry, LLC

Owner: Stonedry, LLC

Attorney: Frederick E. Agustin, Law Offices of Agustin & Associates, LLC

Change Request: M1-2, Limited Manufacturing/Business Park District to M2-2, Light Industry District

Purpose: To allow the existing vehicle storage and towing business the ability to store vehicles outside, within the property, as the principal use

NO. 20752 (10th WARD) ORDINANCE REFERRED (6-23-21)

DOCUMENT #02021-2451

Common Address: 13722 S Leyden Ave

Applicant: Ayanna Washington

Owner: Ayanna Washington

Attorney:

Change Request: M1-1 Limited Manufacturing District to M2-1 Light Industry District

Purpose: To permit the outdoor sale of motor vehicles and outdoor storage

NO. 22129 (16th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1287

Common Address: 1938-42 W. 63rd Street

Applicant: Reynoso Properties, LLC

Owner: Reynoso Properties, LLC

Attorney: Manuel A. Cardenas & Associates

Change Request: RS3, Residential Single-Unit (Detached House) District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To establish an office use with accessory outdoor storage yard and contractors' office

NO. 22177 (20th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1579

Common Address: 6615 South Kenwood Avenue

Applicant: Strengthening Our Community Alliance, NFP

Owner: Chicago Title Land Trust Company, Trust# 8002367973

Attorney: Gerald S. McCarthy

Change Request: RM5, Residential Multi-Unit District and B3-3, Community Shopping District to B3-1, Community Shopping District

Purpose: To establish offices, meeting rooms and a 1117 square foot small-venue banquet hall rental with a 168 square foot kitchen

NO. 22185 (23rd WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2011

Common Address: 3742 W 59th St

Applicant: Javier Garcia

Owner: Javier Garcia

Attorney: Mark Kupiec

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

Purpose: To allow a motor vehicle repair shop as a permitted use

NO. 22153T1 (25th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1503

Common Address: 2754-56 S. Sacramento Avenue

Applicant: Israel Cardona

Owner: Israel Cardona

Attorney: Patrick Turner

Change Request: M2-3, Light Industry District to C2-3, Motor Vehicle-Related Commercial District

Purpose: To allow a first-floor restaurant with shared kitchen use and 2 dwelling units on the second floor within a new 2-story building

NO. 22125 (32nd WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1275

Common Address: 1617 N. Honore Street

Applicant: Peter Christopher DeSalvo and Emily Elizabeth Lange-Novak Revocable Trusts

Owner: Peter Christopher DeSalvo and Emily Elizabeth Lange-Novak Revocable Trusts

Attorney: Tyler Manic, Schain Banks

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

Purpose: To meet the bulk and density requirements of the RM4.5 district, existing building will remain as a single-family use

NO. 22168T1 (32nd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1565

Common Address: 1754 N. Paulina Street

Applicant: L&L Academy and Preschool BT, Corp.

Owner: 1754 N Paulina, LLC

Attorney: Mark Kupiec

Change Request: M1-1, Limited Manufacturing/Business Park District to B1-1, Neighborhood Shopping District

Purpose: To allow preschool/daycare facility as a permitted use

NO. 20555T1 (32nd WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5708

Common Address: 1675 N. Elston Avenue

Applicant: 1675 Holdings, LLC

Owner: 1675 Holdings, LLC

Attorney: Thomas Raines

Change Request: M3-3, Heavy Industry District to B3-3, Community Shopping District

Purpose: To establish a medium venue for 150 to 999 people with patio for an outdoor accessory eating and drinking establishment and recreation area in the North Branch Corridor Overlay - Subdistrict A and to establish the subject property as a transit-served location.

NO. 22169 (33rd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1566

Common Address: 3004-3006 W. Belmont Avenue

Applicant: 3004-06 W. Belmont, LLC

Owner: 3004-06 W. Belmont, LLC

Attorney: Mark Kupiec

Change Request: C1-1, Neighborhood Commercial District to C1-2, Neighborhood Commercial District

Purpose: To build an addition and add four dwelling units for a total of six dwelling units

NO. 22167T1 (36th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1564

Common Address: 2647 W. Augusta Boulevard

Applicant: 2641 W. Augusta, LLC

Owner: 2641 W. Augusta, LLC

Attorney: Mark Kupiec

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

Purpose: To add a basement apartment in the existing building for a total of 7 dwelling units

NO. 22161T1 (36th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1540

Common Address: 2611 W. Augusta Boulevard

Applicant: 2611 W. Augusta, LLC

Owner: 2611 W. Augusta, LLC

Attorney: Mark Kupiec

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

Purpose: To establish a basement apartment in the existing building for a total of 7 dwelling units

NO. 22162T1 (36th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1544

Common Address: 2641 W. Augusta Boulevard

Applicant: 2641 W. Augusta, LLC

Owner: 2641 W. Augusta, LLC

Attorney: Mark Kupiec

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

Purpose: To establish a basement apartment in the existing building for a total of 7 dwelling units