

AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF NOVEMBER 30, 2023
10:00 AM, COUNCIL CHAMBERS, CITY HALL (121 N. LASALLE)

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	6	7601 S State St	Citgo Petroleum
Or2023-0005721	7	2425 E 71 st St	South Shore Rehabilitation
Or2023-0005555	11	3207 S Halsted St	JunShangLiu
Or2023-0004953	12	3228 S Wood St	GXSR LLC 3228 S Wood Series
Or2023-0005646	22	3315 W 26th St	Paws Chicago
Or2023-0004971	25	3045 W 26 th St	Walgreens
Or2023-0004972	25	3045 W 26 th St	Walgreens
Or2023-0004947	27	1357 N Elston Ave	Blue Star Properties
Or2023-0005668	27	800 W Fulton Market	Deere and Co.
Or2023-0005669	27	800 W Fulton Market	Deere and Co.
Or2023-0004792	32	2501 N Damen Ave	Veinne Beef LTD
Or2023-0004796	32	2501 N Damen Ave	Veinne Beef LTD
Or2023-0005740	42	150 E Ontario St	RIU Place Chicago Hotel
Or2023-0005742	42	150 E Ontario St	RIU Place Chicago Hotel
Or2023-0005743	42	10 E Grand Ave	RN120 Company, LLC
Or2023-0005744	42	10 E Grand Ave	RN120 Company, LLC
Or2023-0005745	42	10 E Grand Ave	RN120 Company, LLC
Or2023-0005746	42	10 E Grand Ave	RN120 Company, LLC
TBD	45	3936 N Milwaukee	Advocate Medical Group
TBD	45	3936 N Milwaukee	Advocate Medical Group
Or2023-0004914	50	6374 N Lincoln Ave	Midwest Rufuah Health
Or2023-0004970	50	6374 N Lincoln Ave	Midwest Rufuah Health

NO. A-8847 (2nd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004236

Common Address: 1601-1611 N Halsted; 744-758 W North Ave

Applicant: Patrick Murphey, Zoning Administrator

Change Request: Planned Development 1416 to B3-5 Community Shopping District

NO. A-8853 (21st WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004236

Common Address: 808-820 W 87th St

Applicant: Alderman Ronnie Mosley

Change Request: B3-1 Community Shopping District and M1-1 Limited Manufacturing District to B3-1 Community Shopping District

NO. A-8844 (24th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004238

Common Address: 3513-3527 W Grenshaw St; 1134-1142 S St. Louis Ave

Applicant: Alderwoman Monique Scott

Change Request: Residential Planned Development No. 793 to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-8845 (24th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004239

Common Address: 3512-3526 W Roosevelt Road; 1154 S St Louis Ave

Applicant: Alderwoman Monique Scott

Change Request: Residential Planned Development No. 793 to B3-3 Community Shopping District

NO. A-8846 (24th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004241

Common Address: 3440-3456 W Roosevelt Road; 1133 S St. Louis Ave; 3443-3445 W Grenshaw

Applicant: Alderwoman Monique Scott

Change Request: Residential Planned Development No. 793 to Residential Planned Development No. 793, as amended

NO. A-8852 (33rd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0003532

Common Address: 2907-23 W Irving Park Road

Applicant: Alder Rossana Rodriguez Sanchez

Change Request: RS1 Residential Single Unit (Detached House) District to B3-3 Community Shopping District

NO. A-8841 (36th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT No. O2023-0002269

Common Address: 934-40 N Western Ave

Applicant: Alderman Gilbert Villegas

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8842 (36th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT No. O2023-0002264

Common Address: 812 N Western Ave

Applicant: Alderman Gilbert Villegas

Change Request: B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. 22297 (5th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023-0005675

Common Address: 6714 S Stony Island Ave

Applicant: 1937 Group Retail Holdings, Series LLC

Owner: Peter Gomopoulos

Attorney: Sonia Antolec

Change Request: B3-5 Community Shopping District to C3-5 Commercial, Manufacturing, and Employment District

Purpose: To operate a cannabis business establishment

NO. 22281 (10th WARD) ORDINANCE REFERRED (10-4-23)

DOCUMENT #O2023- 0004827

Common Address: 8301-03 S South Shore Dr.

Applicant: Chicago South Side Birth Center, NFP

Owner: Morning Star Bible Baptist Church

Attorney: Thomas Moore

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

Purpose: To unify the split zone and bring fully into compliance as a medical service use within the existing 2 story commercial building

NO. 22278 (12th WARD) ORDINANCE REFERRED (10-4-23)

DOCUMENT #O2023 -0004801

Common Address: 3000-3002 W 41st St

Applicant: PMSI Investments

Owner: PMSI Investments

Attorney: Roberto Martinez

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

Purpose: To convert the store front unit into a dwelling unit for a total of 2 dwelling units

NO. 22293 (13th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005665

Common Address: 4619-23 W 63rd St

Applicant: Sumo Assets, LLC

Owner: Sumo Assets, LLC

Attorney: Paul Rickelman

Change Request: RS-2 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: Renovate existing improvement to utilize for retail strip center

NO. 22287-T1 (25th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005692

Common Address: 2156 W 21st St

Applicant: 3527 S Damen LLC

Owner: 3527 S Damen LLC

Attorney: Ximena Castro

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

Purpose: To correct a clerical error of previous map amendment No. 22221-T1 passed by City Council in order to convert the existing building from 10 to 12 dwelling units

NO. 22292-T1 (25th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005664

Common Address: 1805-1811 S Allport St

Applicant: 1215-25 W 18th St (Chicago) LLC

Owner: 1215-25 W 18th St (Chicago) LLC

Attorney: Bridget O'Keefe

Change Request: C1-2 Neighborhood Commercial District and RT4 Residential Two Flat, Townhouse and Multi Unit District to C1-3 Commercial Neighborhood District

Purpose: To consolidate zoning lots under one zoning classification to allow for small two-story addition to provide an elevator and additional storage to serve Thalia Hall and a new outdoor café

NO. 22295 (26th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005673

Common Address: 2739 W Evergreen Ave

Applicant: Benjamin and Elizabeth Salley

Owner: Benjamin and Elizabeth Salley

Attorney: Thomas Moore

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

Purpose: To allow the conversion from two to three dwelling units; work to be completed in the basement area

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

DOCUMENT #O2023 -0005685

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. 22285-T1 (27th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005686

Common Address: 159-67 N Racine Ave

Applicant: 167 Racine LLC

Owner: 167 Racine LLC

Attorney: Timothy Barton

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

Purpose: To permit a two story addition to an existing 4 ½ story office building for eight new dwelling units

NO. 22294-T1 (27th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005672

Common Address: 1235 W Grand Ave

Applicant: 1235 W Grand LLC

Owner: 1235 W Grand Corp.

Attorney: Tyler Manic

Change Request: M2-2 Light Industry District to B3-3 Community Shopping District

Purpose: To re-establish a general restaurant use with no sq.ft limitations

NO. 22298-T1 (27th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023- -0005676

Common Address: 1701-1709 W Grand Ave

Applicant: Grand Development Ventures LLC

Owner: Zoomie Enterprises LLC

Attorney: Agnes Plecka

Change Request: C2-1 Motor Vehicle Related District to B2-3 Neighborhood Mixed-Use District

Purpose: To build a new mixed use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors

NO. 22288 (29th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005694

Common Address: 1141 N Austin Boulevard

Applicant: Javier Enriquez

Owner: Javier Enriquez

Attorney: Dean Maragos

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

Purpose: Existing building to be converted from a single family residence to a two dwelling unit residential

NO. 22279 (29th WARD) ORDINANCE REFERRED (10-4-23)

DOCUMENT #O2023 -0004815

Common Address: 5917 W Midway Park

Applicant: Rising Phoenix Investments, LLC, Midway Park Series

Owner: Rising Phoenix Investments, LLC, Midway Park Series

Attorney: Tarranpaul S. Chawla

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District

Purpose: To add two units to the basement to allow conversion from six to eight dwelling units within the existing three story building

NO. 22286-T1 (29th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0004815

Common Address: 2515 N Clybourn Ave

Applicant: Seans Gibbons

Owner: Patrick Robinson

Attorney: Sara Barnes

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM4.5 Residential Multi Unit District

Purpose: To permit the construction of a new three story three unit residential building with onsite accessory parking for three vehicles at the subject property

NO. 22300-T1 (29th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005682

Common Address: 2339 N Lister Ave

Applicant: Simon Ramirez

Owner: Simon Ramirez

Attorney: Frederick E. Agustin

Change Request: M3-3 Heavy Industry District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Purpose: The existing building will remain. The applicant would like to allow a shared housing unit within the existing building

NO. 22277 (37th WARD) ORDINANCE REFERRED (10-4-23)

DOCUMENT #O2023 -0004798

Common Address: 1418 N Luna Ave

Applicant: Manny's Management Inc.

Owner: Manny's Management Inc.

Attorney: Fernando M. Vian

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

Purpose: To add a dwelling unit in the basement, which will add value to the building to allow a conversion from 2 dwelling units to 3 dwelling units within the existing two story building with basement

NO. 22283 (37th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005684

Common Address: 335-375 N Pulaski Ave

Applicant: Chicago Transit Authority

Owner: Cook County Land Bank Authority

Attorney: Bridget O'Keefe

Change Request: Planned Manufacturing District No. 9 to an Institutional Planned Development

Purpose: To permit the operation of a training and control center on the property

NO. 22291 (38th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005698

Common Address: 6845 W Addison St

Applicant: HK Banquet LLC

Owner: H&D Property Investment, LLC

Attorney: Zubin Kammula

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

Purpose: To allow for the operation of a banquet hall

NO. 22296 (38th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005698

Common Address: 5201 W Cullom Ave

Applicant: Cullom Ave. LLC

Owner: Cullom Ave. LLC

Attorney: Paul Kolpak

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

Purpose: To establish a dwelling unit in the basement of the existing three story with basement brick residential building for a total of four dwelling units

NO. 22299 (43rd WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005680

Common Address: 1935-43 N Sedgwick St

Applicant: 1935 Sedgwick LLC

Owner: 1935 Sedgwick LLC

Attorney: Nicholas Ftikas

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B3-2 Community Shopping District

Purpose: To permit the establishment of a general restaurant within the grade level retail unit. No expansions are proposed to the existing four story building

NO. 22280 (44th WARD) ORDINANCE REFERRED (10-4-23)

DOCUMENT #O2023 -0004817

Common Address: 1051 W Cornelia Ave

Applicant: 1051 W Cornelia Condo Association

Owner: 1051 W Cornelia Condo Association

Attorney: Thomas Moore

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

Purpose: To allow for a rooftop addition to the existing 3 story 4 dwelling unit building

NO. 22282-T1 (47th WARD) ORDINANCE REFERRED (10-4-23)

DOCUMENT #O2023 -0004899

Common Address: 2250-56 W Irving Park Road; 4009 N Oakley Ave

Applicant: Irving Oakley LLC

Owner: Irving Oakley LLC

Attorney: Katriina McGuire

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

Purpose: To extend the Type 1 approval and modify its plans in order to develop the site with a 5 story, 58'2" tall mixed use building with 38 units on floors 2 through 5 and 2,800 sq.ft. of commercial space on the ground floor, 19 parking spaces and 42 bicycle spaces are provided on the ground floor

NO. 22289 (47th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005695

Common Address: 4239 N Western Ave

Applicant: 3021 N Clybourn LLC

Owner: 3021 N Clybourn LLC

Attorney: Sara Barnes

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To permit the construction of a new four story, four unit residential building with onsite accessory parking for four vehicles at the subject property

NO. 22290 (47th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005697

Common Address: 4531 N Western Ave

Applicant: Western Front LLC

Owner: Western Front LLC

Attorney: Sara Barnes

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To permit the construction of a new four story, eight unit residential building with onsite accessory parking for eight vehicles at the subject property

PREVIOUSLY DEFERRED ITEMS:

NO. A-8833 (9th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-1732

Common Address: 319 E 103rd St

Applicant: Alderman Anthony Beale

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

NO. 22250 (7th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004087

Common Address: 7901-11 S Exchange Ave; 2933-41 E 79th St; 7850-72 S Exchange Ave; 2908-30 E 79th St; 7839-45 S Escanaba Ave

Applicant: Thrive Exchange LLC

Owner: See Application for list of Owners

Attorney: Graham Grady

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to C1-3 Commercial Neighborhood District and then to a Residential Business Planned Development

Purpose: To permit the two phased development of the subject property. Phase 1 will include the construction of a new 6 story mixed-use, affordable housing building within the southwest parcel of the southwest parcel of the subject property (Thrive Exchange South) Phase 2 will include the future construction of a mixed-use, affordable housing building withing the northwest corner of the subject property (Thrive Exchange North)

NO. 22254 (23rd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004165

Common Address: 5173 S Archer Ave

Applicant: Raul Rivera

Owner: Raul Rivera

Attorney: Sara Barnes

Change Request RT4 Residential Two Flat, Townhouse and Multi Unit District and B3-1 Community Shopping District to B3-1 Community Shopping District

Purpose: The establishment and operation of a new restaurant café

NO. 22231-T1 (32nd WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT # O2023-0002758

Common Address: 3327-3335 N Lincoln Ave

Applicant: 3327 N Lincoln Comet LLC

Owner: 3327 N Lincoln Comet LLC

Attorney: Sara Barnes

Change Request: B1-2 Neighborhood Shopping District and B1-3 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: To permit the construction and occupancy of a new six story mixed use building at the subject site

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

DOCUMENT #O2023- 0004084

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. 20686T1 (36TH WARD) ORDINANCE REFERRED (4-21-21)

DOCUMENT #02021-1523

Common Address: 1812-14 W. Grand Avenue

Applicant: The Grand Company, LLC

Owner: The Grand Company, LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

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

Purpose: The prior Type 1 zoning change expired, so the Applicant needs to refile the zoning change and substitute previously approved Type 1 Plans. The Applicant proposes a mixed-use building with commercial units on the ground floor and 4 dwelling units on the upper floors