

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF JANUARY 9, 2024
TO BE REPORTED OUT 1/15/25

TEXT AMENDMENTS

DOCUMENT # O2024-0011209 ORDINANCE REFERRED (9/18/24)

PASS AS SUBSTITUTED

SPONSOR: Alderman Walter Burnett

Amendment of Municipal Code Section 17-6-0400 prohibiting eating and drinking establishments in Planned Manufacturing District 2 from being larger than 8,000 sq. ft.

DOCUMENT # O2024-0013531 ORDINANCE REFERRED (10/30/24)

SPONSOR: Alderman Scott Waguespack

Amendment of Municipal Code Section 17-13-1003-M allowing shared housing units in nonconforming owner-occupied dwelling units in "M" Manufacturing Districts

ALDERMANIC MAP AMENDMENTS

NO. A-8922 (21st WARD) ORDINANCE REFERRED (10/9/24)

DOCUMENT # O2024-0012925

Common Address: 646 W 95th St

Applicant: Alderman Ronnie Mosley

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

NO. A-8923 (21st WARD) ORDINANCE REFERRED (10/9/24)

DOCUMENT # O2024-0012925

Common Address: 440 W 87th St

Applicant: Alderman Ronnie Mosley

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS-2 Residential Single Unit (Detached House) District

NO. A-8924 (21st WARD) ORDINANCE REFERRED (10/9/24)

DOCUMENT # O2024-0012832

Common Address: 522 W 87th St

Applicant: Alderman Ronnie Mosley

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS-2 Residential Single Unit (Detached House) District

NO. A-8933 (26th WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT # O2024-0013987

Common Address: 2537 W Division St

Applicant: Alder Jessie Fuentes

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

NO. A-8915 (36TH WARD) ORDINANCE REFERRED (9/18/24)
DOCUMENT # O2024-0012461

Common Address: 3801-05 W Grand Ave

Applicant: Alderman Gilbert Villegas

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

NO. A-8916 (47TH WARD) ORDINANCE REFERRED (9/18/24)
DOCUMENT # O2024-0012461

Common Address: 4709-4713 N Lincoln Ave

Applicant: Alderman Matt Martin

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

MAP AMENDMENTS

NO. 22588-T1 (1st WARD) ORDINANCE REFERRED (10/9/24)
DOCUMENT #O2024 -0013021

Common Address: 2429-31 W Fullerton Ave

Applicant: SNSRG, LLC

Owner: Tile Outlet, Inc

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To construct a new 5 story 38 dwelling unit residential building

NO. 22619-T1 (1st WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014063

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1239 N Wood St

Applicant: 1239 N Wood Chicago LLC

Owner: Yourgie, LLC and Michael Mertz

Attorney: Rolando Acosta

Change Request: RS-3 Residential Single-Unit District to RM-6 Residential Multi-Unit District

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

Purpose: To authorize completion of the existing partially complete fourth floor addition and construction of a new addition east of the existing building for a total of 26 residential units and 11 parking spaces

NO. 22628-T1 (1st WARD) ORDINANCE REFERRED (12-13-24)
DOCUMENT #O2024-0014458

Common Address: 1638 W Ohio

Applicant: Habitats for All LLC

Owner: Habitats for All LLC

Attorney: Jordan Matyas

Change Request: RS-3 Residential Single-Unit District to RM-4.5 Residential Multi-Unit District

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

Purpose: To meet the bulk and density standards of the RM-4.5 zoning district and allow for the third-floor addition to the existing two-story building

NO. 22569-T1 (2nd WARD) ORDINANCE REFERRED (9-18-24)
DOCUMENT #O2024-0012531

PASS AS REVISED

Common Address: 2144-56 N Clybourn Ave

Applicant: KJOS Properties, LLC

Owner: KJOS Properties, LLC

Attorney: Paul Kolpak

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

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

Purpose: Applicant propose to continue the multi-tenant retail uses on the first floor and establish nine dwelling units on the second floor.

NO. 22623 (3rd WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014078

Common Address: 2222 S Michigan Ave

Applicant: Hudson Michigan Avenue Owner LLC

Owner: Hudson Michigan Avenue Owner LLC

Attorney: Katie Jahnke Dale

Change Request: Residential Business Planned Development No. 1558 to DS-5 Downtown Service District

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

Purpose: To revert to the zoning district that existed prior to the 2022 approval of the PD, to permit the construction of a hotel with 154 keys and restaurant/ event space

NO. 22609 (5th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014043

Common Address: 1417 E 65th Pl

Applicant: Peter Wawire & Kelly Frazier

Owner: Peter Wawire & Kelly Frazier

Attorney: Thomas S Moore

Change Request: RM-5 Residential Multi-Unit District to RS-3 Residential Single-Unit District

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

Purpose: To meet the bulk and density requirements of the RS-3 zoning district in order to allow for the construction of a new 2 story single family residence

NO. 22629 (6th WARD) ORDINANCE REFERRED (12-13-24)
DOCUMENT #O2024-0014459

Common Address: 8335-39 S Martin Luther King Drive

Applicant: Steven Rousseau

Owner: Steven Rousseau

Attorney: Gordon and Pikarski Chartered

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

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

Purpose: The applicant seeks to increase the density of the existing building to twelve residential dwelling units, including ground floor residential use

NO. 22603-T1 (11th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014030

Common Address: 2856 S Emerald Ave

Applicant: Kit Leng Cheong, Kit Lam Cheong, & Kit M. Cheong

Owner: Kit Leng Cheong, Kit Lam Cheong, & Kit M. Cheong

Attorney: Thomas S Moore

Change Request: RS-3 Residential Single-Unit District to Rt-4 Residential Two-Flat, Townhouse and Multi-Unit

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

Purpose: To meet the bulk and density requirements of the RT-4 district in order to allow the construction of a new 3-story 3 dwelling unit building

NO. 22607 (17th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014041

Common Address: 7610-7628 S Ashland Ave

Applicant: The Rock of Love Missionary Baptist Church

Owner: The Rock of Love Missionary Baptist Church

Attorney: Thomas S Moore

Change Request: B1-1 Neighborhood Shopping District to RS-3 Residential Single-Unit District

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

Purpose: The applicants would like to make repairs to the church property but are unable to the necessary permits because the property is a nonconforming use in a B district

NO. 22597 (21st WARD) ORDINANCE REFERRED (10/30/24)
DOCUMENT # O2024-0013543

PASS AS REVISED

Common Address: 112 W 87th St

Applicant: Raising Cane's Restaurants LLC

Owner: T Chatham Ridge SRF IL, LLC

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

Change Request: Planned Development 425 to Planned Development 425, as amended

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

Purpose: To permit the construction of a one story restaurant with dual drive-thru lanes on the southeast corner of the shopping center along W 87th St

NO. 22616 (25th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014057

Common Address: 2480 S Blue Island Ave

Applicant: Greenus Development LLC

Owner: Greenus Development LLC

Attorney: Mark Kupiec

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

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

Purpose: To erect a new 3-story 3-unit building; 3 dwelling units; 3 parking spaces; no commercial; building height 38 feet

NO. 22617-T1 (25th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014058

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2134 W 18th Place

Applicant: Lucy Murguia & Isidro Murguia

Owner: Lucy Murguia & Isidro Murguia

Attorney: Tyler Manic

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit to B2-3 Neighborhood Mixed-Use District

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

Purpose: To allow the applicant to construct a two-story multifamily residential building with six dwelling units and a rear frame garage with two parking spaces. No commercial space will be provided. Building height will be 25 ft and 2 inches

NO. 22614-T1 (25th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014053

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1355 W 16th St

Applicant: Hafeez Shaka

Owner: Hafeez Shaka

Attorney: Ximena Castro

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-4.5 Residential Multi-Unit District

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

Purpose: To construct a two-story residential building with three units and a two car garage

NO. 22625-T1 (25th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014084

Common Address: 1900 W 17th St

Applicant: 1900 W 17th Street LLC

Owner: 1900 W 17th Street LLC

Attorney: Ximena Castro

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 add a fourth floor to the building to allow the addition of three more units to the building for a total of 14 units on the property. Three bicycle spaces will be provided. No parking will be added. The applicant will also file a Type 1 application to reduce parking and the rear yard setback.

NO. 22611 (27th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014046

Common Address: 313-15 S California Ave

Applicant: Chasing Tails 4 U, Inc

Owner: Chasing Tails 4 U, Inc

Attorney: Thomas S Moore

Change Request: B3-2 Community Shopping District to C2-1 Motor Vehicle Related District

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

Purpose: To allow the applicant to construct a new one-story masonry building with a dog services commercial use on the ground floor.

NO. 22612-T1 (28th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014047

Common Address: 4531-51 W Washington Blvd

Applicant: United for Better Living, Inc

Owner: See application

Attorney: Thomas S Moore

Change Request: RM-4.5 Residential Multi-Unit District to RM-5 Residential Multi-Unit District

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

Purpose: The applicant seeks to rezone the property to allow sufficient density to construct a proposed new 44 dwelling unit 3-story building with 21 on site parking stalls and 10 bicycle spaces

NO. 22621-T1 (31st WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014071

Common Address: 5500-5514 W Diversey Ave

Applicant: The Miracle Center Inc

Owner: The Miracle Center Inc

Attorney: Law Offices of Hector Morales. P.C

Change Request: RS-3 Residential Single-Unit District to B3-2 Community Shopping District

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

Purpose: To bring property into compliance with zoning code. Current zoning does not allow property to be used as an accessory parking lot in a RS-3 zoning district.

NO. 22622-T1 (31st WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014073

Common Address: 5434-5458 W Diversey Ave

Applicant: The Miracle Center Inc

Owner: The Miracle Center Inc

Attorney: Law Offices of Hector Morales. P.C

Change Request: RS-3 Residential Single-Unit District to B3-2 Community Shopping District

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

Purpose: To bring property into compliance with zoning code. Current zoning does not allow property to be used as a community center in a RS-3 zoning district.

NO. 22631-T1 (33rd WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014453

Common Address: 2907-2917 W Irving Park Rd

Applicant: Full Circle Communities, Inc

Owner: Full Circle Communities, Inc

Attorney: Steven Friedland

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

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

Purpose: To permit the development of a 45 unit residential building, 7 story mixed use building with approximately 2,729 SF of commercial space on the first floor and 16 parking spaces.

NO. 22618-T1 (36th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014061

Common Address: 1858 W Grand Ave

Applicant: NCA Properties, LLC

Owner: NCA Properties, LLC

Attorney: Rolando Acosta

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

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

Purpose: To authorize the use of the ground floor commercial space as a small venue, with a capacity not to exceed 80 individuals. The venue will be used only for private events with no liquor sales, live music, or DJ's permitted

NO. 22610-T1 (44th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014045

Common Address: 1051 W Cornelia Ave

Applicant: 1051 W Cornelia Condo Association

Owner: See application

Attorney: Thomas S Moore

Change Request: RM-5 Residential Multi-Unit District to RM-5 Residential Multi-Unit District

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

Purpose: To allow for a rooftop addition to the existing three story four dwelling unit building. To meet the bulk and density requirements of Residential Multi-Unit District as amended

NO. 22613 (44th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014048

Common Address: 3356-3358 N Sheffield

Applicant: Southport Properties LLC

Owner: Southport Properties LLC

Attorney: Sara K Barnes

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

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

Purpose: The applicant is seeking a zoning map amendment, in order to permit certain renovation to and the adaptive reuse of the existing three-story non-conforming building, at the subject property by converting a portion of the 1st floor to residential use thereby increasing the density at the property to five dwellings units and one commercial unit

NO. 22604-T1 (47th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014032

Common Address: 2016-2020 W Irving Park Rd

Applicant: Latchkey, LLC

Owner: Latchkey, LLC

Attorney: Liz Butler

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

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

Purpose: To establish a tavern use in the existing single-story commercial building.

NO. 22605-T1 (47th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014033

Common Address: 2250-56 W Irving Park Rd./ 4009 N Oakley Ave

Applicant: Irving Oakley LLC

Owner: Irving Oakley LLC

Attorney: Katriina S. McGuire

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

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

Purpose: To develop the site with a five story, 58' 5.75" tall mixed-use building with 38 dwelling units on floor 2-5, including six ARO units and 2,780 sq ft of commercial space on the ground floor. 19 vehicles and 42 bicycle parking spaces are provided on the ground floor. The proposed project is eligible for an increase in FAR pursuant to section 17-3-0403-B and reduction of MLA pursuant to section 17-3-0403-B. The project will also require relief to reduce the rear setback for floors with dwelling units

NO. 22608-T1 (47th WARD) ORDINANCE REFERRED (12-2-24)
DOCUMENT #O2024-0014042

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1821 W Berteau Ave

Applicant: 1821 Berteau LLC

Owner: 1821 Berteau LLC

Attorney: Tyler Manic

Change Request: RS-3 Residential Single-Unit District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To move the property to a zoning district that permits its existing use. The property's use will remain office space. There are no dwelling units or parking provided. The three-story office building has approximately 18,780 sq ft of commercial space

NO. 22499 (48th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011165

Common Address: 6240-50 N Broadway Ave

Applicant: Steve Neumayer

Owner: Steve Neumayer

Attorney: Gordon & Pikarski

Change Request: B1-2 Neighborhood Shopping District to C2-3 Motor Vehicle Related Commercial District

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

Purpose: The proposed use will expand the existing indoor auto towing, storage and repair business at 6240 into the existing and adjoining building at 6250

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0014368	28	1300 S Clinton St	Home Depot
Or2024-0014365	28	1300 S Clinton St	Home Depot
Or2024-0014367	28	1300 S Clinton St	Home Depot
Or2024-0014370	28	1300 S Clinton St	Home Depot
Or2024-0014366	28	1300 S Clinton St	Home Depot
Or2024-0014371	28	1300 S Clinton St	Home Depot
Or2024-0014362	28	1300 S Clinton St	Home Depot
Or2024-0014369	28	1300 S Clinton St	Home Depot
Or2024-0014361	28	1300 S Clinton St	Home Depot
TBD	30	3321 N Milwaukee Ave	Total Wireless
Or2024-0014413	42	800 N Michigan Ave	Canada Goose US