

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF NOVEMBER 30, 2023
TO BE REPORTED OUT DECEMBER 13, 2023

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

DOCUMENT No. O2023-0004130

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

PASS AS SUBSTITUED

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-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

PASS AS SUBSTITUED

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. 22250 (7th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004087

PASS AS REVISED

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. 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. 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. 22254 (23rd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004121

Common Address: 5173 S Archer Ave

Applicant: Raul Rivera

Owner: Raul Rivera

Attorney: Sara Barnes/ Nicholas Ftikas

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. 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

SUBSTITUTE NARRATIVE AND PLANS

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. 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. 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. 22300-T1 (32nd 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. 22231-T1 (32nd WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT # O2023-0002758

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3327-3335 N Lincoln Ave

Applicant: 3327 N Lincoln Comet LLC

Owner: 3327 N Lincoln Comet LLC

Attorney: Sara Barnes/ Nicholas Ftikas

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. 22286-T1 (32ND WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0004815

Common Address: 2515 N Clybourn Ave

Applicant: Seans Gibbons

Owner: Patrick Robinson

Attorney: Sara Barnes/ Nicholas Ftikas

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. 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. 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-T1 (44th WARD) ORDINANCE REFERRED (10-4-23)

DOCUMENT #O2023 -0004817

AMENDED TO T-1

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. 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/ Nicholas Ftikas

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/ Nicholas Ftikas

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

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

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 |