

**SUMMARY OF A MEETING
COMMITTEE ON ZONING LANDMARKS AND BUILDING STANDARDS
MEETING OF FEBRUARY 20, 2024
TO BE REPORTED OUT FEBRUARY 21, 2024**

TEXT AMENDMENTS

DOC# O2023-0007343 (25TH WARD) INTRODUCED (1-24-24)

PASS AS SUBSTITUTED

Amendment of Municipal Code Section 17-6-0403-F by requiring special use approval for religious assembly permits in PMD 11 located in the 25th Ward

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0007047	3	1414 S Wabash Ave	Public Storage
Or2024-0007507	15	1418 W 47 th St	CSL Plasma
Or2024-0007500	21	221 W 83 rd St	Buddy Bear Car Wash
Or2024-0007501	21	221 W 83 rd St	Buddy Bear Car Wash
Or2024-0006755	22	3501 W 26 th St	Jerome Montgomery
Or2024-0007103	25	2724 W 21 st St	Frank Uhler
Or2024-0007061	25	2724 W 21 st St	Frank Uhler
Or2024-0007097	25	2724 W 21 st St	Frank Uhler
Or2024-0007091	25	2724 W 21 st St	Frank Uhler
Or2024-0007354	27	905 W Fulton Market	FVH Jars LLC
Or2024-0007348	27	362 W Chicago Ave	Public Storage
Or2024-0007347	27	362 W Chicago Ave	Public Storage
Or2024-0007353	27	1242 W Washington	Extra Space Storage
Or2024-0007351	27	1242 W Washington	Extra Space Storage
Or2024-0007350	27	1242 W Washington	Extra Space Storage
Or2024-0007352	27	1242 W Washington	Extra Space Storage
Or2024-0007349	27	362 W Chicago Ave	Public Storage
Or2024-0007497	27	124 N Sangamon	Haymarket Center
Or2024-0007499	27	124 N Sangamon	Haymarket Center
Or2024-0007345	27	1950 W Carrol Ave	WM J. Cassidy Tire & Auto Supply
Or2024-0007344	27	1950 W Carrol Ave	WM J. Cassidy Tire & Auto Supply
Or2024-0007079	28	564 W Taylor St	Raising Cane's Restaurants LLC
Or2024-0007080	28	564 W Taylor St	Raising Cane's Restaurants LLC
Or2024-0006751	32	1435 W Webster Ave	Advocate
Or2024-0006748	32	1435 W Webster Ave	Advocate
Or2024-0007498	41	11601 W Touhy Ave	United Cargo

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0007502	43	658 W Belden Ave	The Bad Apple
Or2024-0007503	43	658 W Belden Ave	The Bad Apple
TBD	46	4547 N. Broadway	Mobile Generation Prepaid LLC
TBD	46	4547 N. Broadway	Mobile Generation Prepaid LLC
TBD	46	4547 N. Broadway	Mobile Generation Prepaid LLC

MAP AMENDMENTS

NO. A-8863 (9th WARD) ORDINANCE REFERRED (11-15-23)

DOCUMENT #O2023-0005956

Common Address: 146 W 127th St

Applicant: Alderman Anthony Beale

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

NO. A-8864 (11th WARD) ORDINANCE REFERRED (11-15-23)

DOCUMENT #O2023-0005951

Common Address: 937-1021 W 31st St

Applicant: Alder Nicole Lee

Change Request: RS1 Residential Single Unit (Detached House) District, B1-2 Neighborhood Shopping District, and B2-2 Neighborhood Mixed Use District to B2-2 Neighborhood Mixed Use District

NO. A-8859 (19th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023-0005729

Common Address: 11032 S Vincennes Ave

Applicant: Alder Matt O'Shea

Change Request: RS3 Residential Single Unit (Detached House) District to RS-2 Residential Single Unit (Detached House) District

NO. A-8865 (21st WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007342

Common Address: 10541 S Aberdeen St

Applicant: Alder Ronnie Mosley

Change Request: RS-2 Residential Single Unit (Detached House) District to POS-1 Parks and Open Space District

NO. 22223 (1st WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2302

AMENDED TO TYPE 1

Common Address: 2714 W St. Helen St

Applicant: 2714 St Helen LLC

Owner: 2714 St Helen LLC

Attorney: Rolando Acosta

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

Purpose: Expansion of the expansion of the existing building by raising the roof to allow for the enlargement of existing units and addition of an ADU unit above a new two-car garage

NO. 22326 (9th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007008

PASS AS REVISED

Common Address: 11301-11363 S Corliss Ave; 11336 S Doty Ave; 701 E 114th St.

Applicant: Pullman Gateway LLC

Owner: Pullman Gateway LLC

Attorney: Mariah DiGrino

Change Request: C2-3 Motor Vehicle Related Commercial District; C1-5 Neighborhood Commercial District; and M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District and then to a Business Planned Development

Purpose: To redevelop the property in phases for commercial uses

NO. 22341-T1 (11th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-000727

Common Address: 500 W 26th St

Applicant: Henry Tam

Owner: Henry Tam

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: A new four story building containing 14 residential dwelling units, 14 parking spaces, and a zoning height of 39 feet. No commercial uses proposed

NO. 22342-T1 (11th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007245

Common Address: 1642 W 38th PI

Applicant: Imelda Garcilazo

Owner: Imelda Garcilazo

Attorney: Ximena Castro

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

Purpose: To reduce required rear yard open space and the front, west side and combined side setbacks applicable under section 17-13-1100 so that the subject property and 1644 West 38th PI may be subdivided and allow the owners of 1644 W 38th PI to construct a single family home on their lot

NO. 22343 (11th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007250

Common Address: 1644 W 38th PI

Applicant: Juan Jose and Angelica Garcilazo

Owner: Juan Jose and Angelica Garcilazo

Attorney: Ximena Castro

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

Purpose: To seek an administrative adjustment to build a single family home

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. 22348 (21st WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007199

Common Address: 1350-52 W 112th St

Applicant: Sanju Sharma

Owner: Sanju Sharma

Attorney: Nick Ftikas

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

Purpose: To support the residential density of two multi-unit residential buildings

NO. 22264 (23rd WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #O2023- 0004165

Common Address: 5210-5212 S Luna Ave

Applicant: Modern Structures Co.

Owner: Modern Structures Co.

Attorney: Christopher Koczwara

Change Request RS-2 Residential Single Unit (Detached House) District to RS3 Residential Single Unit (Detached House) District

Purpose: To allow the subdivision of one zoning lot measuring 50 x 125 feet into two zoning lots measuring 25 x 125 to allow for the construction of a two-story single family residence on each lot

NO. 22311-T1 (27th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006404

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 723 N Willard Ct

Applicant: Blenheim Place LLC

Owner: Blenheim Place LLC

Attorney: Ximena Castro

Change Request: RS3 Residential Single Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: To convert the building from 2 dwelling units to 4 dwelling units and a new roof top dormer addition

NO. 22329 (27th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007054

PASS AS REVISED

Common Address: 305 N Ogden

Applicant: 333 Holding Company LLC

Owner: 333 Holding Company LLC

Attorney: Edward Kus

Change Request: M2-3 Light Industry District to DS-5 Downtown Service District

Purpose: To allow for additional uses to be appropriately licensed and to establish a meeting and event venue including a rooftop

NO. 22335 (27th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007105

Common Address: 1052-58 N Central Park

Applicant: Yanga Development LLC

Owner: Yanga Development LLC

Attorney: Frederick Agustin

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

Purpose: Redevelop the property with three residential buildings with each building containing three dwelling units and off street parking for three cars

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

DOCUMENT #O2023- -0005676

SUBSTITUTE NARRATIVE AND PLANS

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. 22309-T1 (27th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006397

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1035-1049 N Orleans St and 325-333 W Hill St

Applicant: After School Matters, Inc.

Owner: After School Matters, Inc.

Attorney: Scott Borstein

Change Request: DX-5, Downtown Mixed-Use District to DX-5, Downtown Mixed-Use District

Purpose: The renovation and alteration of the existing building for sports and recreation, participant Children's Play Center Use

NO. 22350-T1 (28th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007290

Common Address: 801-809 S Western Ave; 2349-59 W Polk St

Applicant: 4Corners LLC

Owner: 801 S Western LLC

Attorney: Liz Butler

Change Request: C2-2 Motor Vehicle Related Commercial District to B3-3 Community Shopping District

Purpose: To develop a 5 story mixed use building with ground floor commercial and multi-unit residential above

NO. 22334-T1 (30th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007099

Common Address: 3339 N Ridgeway Ave

Applicant: Wentworth 39 LLC

Owner: Wentworth 39 LLC

Attorney: Agnes Plecka

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

Purpose: To build a new 2 story residential building with 5 dwelling units

NO. 22346-T1 (30th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007277

Common Address: 5416-24 W Belmont Ave

Applicant: Midwest Kitchen and Bath LLC

Owner: Midwest Kitchen and Bath LLC

Attorney: Rolando Acosta

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

Purpose: To modify Type 1 plans to convert 1,962.2 sq.ft. of commercial space to two dwelling units for a total of 15 dwelling units instead of the originally approved 13 dwelling units within an existing 3 story building

NO. 22333 (32nd WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007089

Common Address: 3146 N Lincoln Ave

Applicant: Marta Wozniak

Owner: Lincoln – Belmont LLC

Attorney: Edward Kus

Change Request: B1-3 Neighborhood Shopping District to C1-3 Commercial Neighborhood District

Purpose: To permit the expansion of personal services, including hair and nail salon services and micro-blading

NO. 22313-T1 (32nd WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006452

AMENDED TO TYPE 1

Common Address: 2154-58 W Wellington Ave

Applicant: Bowes Trust dated April 3, 2013

Owner: Bowes Trust dated April 3, 2013

Attorney: Thomas Moore

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

Purpose: To allow the construction of a new 3 story 4 dwelling unit residential building

NO. 22352-T1 (35th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007315

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2818-2830 N Elston Ave

Applicant: 2820 N Elston LLC

Owner: 2820 N Elston LLC

Attorney: Scott Borstein

Change Request: C1-3 Commercial Neighborhood District to C1-2 Neighborhood Commercial District

Purpose: To allow construction of a proposed two and three story masonry commercial building to be used as a daycare facility

NO. 22331 (36th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007060

Common Address: 2534 W Cortez St

Applicant: Now Serving Spaghetti LLC

Owner: Now Serving Spaghetti LLC

Attorney: Thomas Moore

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

Purpose: To legalize the existing conversion from 5 dwelling units to 6 dwelling units

NO. 22340-T1 (36th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007221

Common Address: 2103 W Race St

Applicant: Hagey Mineral Trust dated 12-11-2012

Owner: Hagey Mineral Trust dated 12-11-2012

Attorney: Rolando Acosta

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

Purpose: To construct a new rear addition with roof access and a new roof deck, accessory to the existing 3 story, 3 dwelling unit residential building

NO. 22344 (36th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007266

Common Address: 830 N California Ave

Applicant: 830 N California LLC

Owner: 830 N California LLC

Attorney: Rolando Acosta

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

Purpose: Four story mixed use building with ground floor commercial, three dwelling units and three parking spaces

NO. 22338 (38th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007199

Common Address: 4125 N Narragansett Ave

Applicant: 4125 N Narragansett LLC

Owner: 4125 N Narragansett LLC

Attorney: Paul Kolpak

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

Purpose: To construct a three story frame, 18 dwelling unit residential building with 18 off-street parking spaces

NO. 22321-T1 (40th WARD) ORDINANCE REFERRED (12-13-23)
DOCUMENT # O2023-0006517

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 5023-35 North Lincoln Ave; 2441-53 W Winnemac Ave

Applicant: THNS LLC

Owner: THNS LLC

Attorney: Rolando Acosta

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

Purpose: To modify plans to develop the property with a five story mixed use building containing three 1,200 sq.ft. of commercial space, 47 residential dwelling units and 15 parking spaces

NO. 22332-T1 (44th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-000

Common Address: 3837-41 N Clark St

Applicant: Clark Apartments LLC

Owner: Clark Apartments LLC

Attorney: Sara Barnes

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

Purpose: To permit the expansion of the existing five story nine-unit residential building at the subject site with the erection of a new four story lateral addition which will feature six new dwelling units

NO. 22330 (44th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007065

Common Address: 3054 N Sheffield Ave

Applicant: 3054 Sheffield Condominium Association

Owner: Please see application for list of individual owners

Attorney: Tom Moore

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-2 Neighborhood Mixed Use District

Purpose: The property will remain as a 3 story mixed use building with 2 dwelling units and approximately 1,100 sq.ft. of commercial space on the ground floor with three parking spaces in the rear of the property

NO. 22339 (45th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007217

Common Address: 5123 W Montrose Ave

Applicant: Ruth Alvarado

Owner: Ruth Alvarado

Attorney: Ximena Castro

Change Request: RS3 Residential Single Unit (Detached House) District to B2-1 Neighborhood Mixed Use District

Purpose: To permit ground floor commercial use, the existing commercial units have remained vacant and their legal non-conforming status has expired

NO. 22347-T1 (49th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007279

Common Address: 6540 N Glenwood Ave

Applicant: DSK Glenwood LLC

Owner: DSK Glenwood LLC

Attorney: Rolando Acosta

Change Request: RS3 Residential Single Unit (Detached House) District to RM6.5 Residential Multi-Unit District

Purpose: To add five units to the existing building