

SUMMARY OF A MEETING
COMMITTEE ON ZONING LANDMARKS & BUILDING STANDARDS
MEETING OF 5/21/24
TO BE REPORTED OUT 5/22/24

APPOINTMENTS

A2024-0008929 (MAYORAL APPOINTMENT) APPOINTMENT REFERRED (4-17-24)

Appointment of Adrian Soto as member of Zoning Board of Appeals

A2024-0008927 (MAYORAL APPOINTMENT) APPOINTMENT REFERRED (4-17-24)

Appointment of Tania J. Kadakia as member of Chicago Plan Commission

A2024-0008925 (MAYORAL APPOINTMENT) APPOINTMENT REFERRED (4-17-24)

Appointment of Kemena Brooks as member of Chicago Plan Commission

LANDMARKS

DOC # O2024-0008905 (34TH WARD) INTRODUCED 4/17/24

Adopt-a-Landmark grant funding agreement with ECG Madison LLC for preservation project at 801 W Madison St/
2 S Halsted St

DOC # O2024-0008744 (42ND WARD) INTRODUCED 4/17/24

Historical landmark designation for John B. Murphy Memorial at 50 E Erie St

TEXT AMENDMENTS

DOC # O2023-0006208 (4TH WARD) INTRODUCED 12/13/23

Amendment of Municipal Section 17-4-0404 regarding MLA Reduction for Downtown Floor Area Bonus

DOC # O2024-0007801 (27TH WARD) INTRODUCED 2/21/24

PASS AS SUBSTITUTED

Amendment of Municipal Code Section 17-12-1005-D regarding occupancy rates of principal tenants utilizing high-rise building signs

DOC # O2024-0008398 (34TH WARD) INTRODUCED 3/20/24

Amendment of Municipal Code Title 17 by modifying various sections regarding permit specifications and location restrictions for cannabis business establishments

DOC # O2024-0008948 (42ND WARD) INTRODUCED 4/17/24

VOTED DO NOT PASS

Amendment of Municipal Code Section 17-4-0404 modifying limitation on minimum lot area reduction to exclude buildings in lawful existence for 20 years, in districts with dash 16 designations, and granted no previous floor area bonus

MAP AMENDMENTS

NO. A-8870 (1st WARD) ORDINANCE REFERRED (2-21-24)
DOCUMENT # O2024-0008248

Common Address: 2240 N Milwaukee Ave

Applicant: Alder Daniel LaSpata

Change Request: C1-5 Neighborhood Commercial District to C1-1 Neighborhood Commercial District

NO. A-8869 (35th WARD) ORDINANCE REFERRED (2-21-24)
DOCUMENT # O2024-0007789

Common Address: 2901-2909 N Milwaukee Ave

Applicant: Alder Carlos Ramirez Rosa

Change Request: B2-2 Neighborhood Mixed Use District and C1-3 Commercial Neighborhood District to B3-1 Community Shopping District

NO. 22436-T1 (4th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009015

Common Address: 4023-27 S Vincennes Ave

Applicant: Jaroslaw Madry

Owner: Jaroslaw Madry

Attorney: Paul A. Kolpak

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-5 Residential Multi-Unit District

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

Purpose: Applicant proposes to subdivide the 50 ft wide lot in order to construct a new 3 story, three dwelling unit building with 3 off street parking spaces located at the rear of the property on lot #11

NO. 22327 (8th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007025

PASS AS REVISED

Common Address: 1614-1906 E 95th St

Applicant: FlexSol Packaging Corp.

Owner: Please see application for list of owners

Attorney: Rich Klawiter

Change Request: M1-1 Limited Manufacturing District and Commercial Business Planned Development No. 484 to an Industrial Planned Development

Purpose: To allow a 39,650 sq.ft. expansion of an existing light industrial facility and the development of a new 61,950 sq.ft. speculative light industrial facility. The buildings will contain general office space, open warehouse and storage space. The facility will include 114 surface parking spaces (54 existing and 60 new spaces) and 19 loading spaces

NO. 22415 (11th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008901

Common Address: 3200 S Wallace St

Applicant: South Side Premier Properties LLC

Owner: South Side Premier Properties LLC

Attorney: Nicholas J Ftikas

Change Request: RS-3 Residential Single-Unit District to C1-1 Neighborhood Commercial District

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

Purpose: Proposing to establish a tavern within the existing building at the subject property. The proposed tavern would be approximately 800 sq. ft. and would replace the presently vacant unit at grade level. Which was last occupied by a tavern. There will be no changes to the height and footprint of the existing building

NO. 22402 (11th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008828

Common Address: 310 W 27th St

Applicant: Yan Qiong Zhao

Owner: Yan Qiong Zhao

Attorney: Gordon and Pikarski Chartered

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 construct a two story, two dwelling unit residential building with two on-site parking spaces and a height of 29 ft. 10", No commercial proposed

NO. 22419 (11th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008909

Common Address: 3020 S Union Ave

Applicant: Tony Chau

Owner: Tony Chau

Attorney: Gordon and Pikarski Chartered

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: Construct a three residential dwelling unit building with three on-site parking spaces and a height of 37 ft 11" as defined by the code. No commercial is proposed

NO. 22380 (12th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT # O2024-0008418

Common Address: 3787-89 S Archer

Applicant: Ernesto Perez Real Estate LLC

Owner: Ernesto Perez Real Estate LLC

Attorney: Homero Tristan

Change Request: C1-2 to Motor Vehicle-Related Commercial District to C2-2 Motor Vehicle-Related Commercial District

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

Purpose: To allow for the establishment to use lot for accessory outdoor activities for the existing animal service use on the zoning lot. The existing commercial space contains 3500 square feet, existing 4 on-site parking spaces: non-residential. No changes to the existing building will result from the proposed zoning change

NO. 22438- T1 (15th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009017

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 6410 S Honore St

Applicant: Metropolitan Family Services

Owner: Metropolitan Family Services

Attorney: Timonthy Barton

Change Request: RS-3 Residential Single-Unit District to B2-1 Neighborhood Mixed-Used District

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

Purpose: Convert from 2 dwelling unit residential building to establish a community center

NO. 22423-T1 (17th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008964

Common Address: 632-658 W 79th St, 7851-59 S Union Ave, 7850-7858 S Lowe Ave

Applicant: 79th Street Holding, LLC

Owner: 79th Street Holding, LLC

Attorney: Richard Toth

Change Request: B1-2 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

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

Purpose: To allow a general restaurant, catering services, office, retail or similar commercial uses, and a coffee shop, with anticipated public place of amusement and tavern licenses. No dwelling unit. Approximately 12 parking spaces. Total commercial space is approximately 9,587 sf. Buildings are all one-story, approximately 19'-4" high.

NO. 22426 (18th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008997

PASS AS SUBSTITUTED

Common Address: 7503-7525 S Cicero Ave

Applicant: JB Development, Inc

Owner: Ford City Realty LLC, Ford City CH LLC, Ford City Nassim LLC, and Benjamin Sedaghatzandi

Attorney: Richard Toth

Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District

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

Purpose: To allow a new 1 story car wash, no dwelling units, approximately 57 parking spaces. Approximately 11,281 sf and 20 ft high

NO. 22437-T1 (20th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009016

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1635-43 W 47th St

Applicant: Celadon Properties, LLC

Owner: Celadon Properties, LLC

Attorney: Amy Kurson

Change Request: B1-3 Neighborhood Shopping District and C1-3 Commercial Neighborhood District to B2-3 Neighborhood Mixed-Use District

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

Purpose: To facilitate development of two 3 story 3 dwelling unit residential buildings with two parking spaces per building in a TSL area. 100% of the units will be affordable housing. The height of each building is 30 ft, 10.624”

NO. 22412 (20th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008883

Common Address: 634 E 61st St

Applicant: Dust em Clean Maintenance

Owner: Dust em Clean Maintenance

Attorney: John Fritchey

Change Request: B2-1 Neighborhood Mixed-Used District to B2-2 Neighborhood Mixed Use District

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

Purpose: To construct a new 3 story building with ground floor commercial space and four dwelling units on the upper floors and two off street parking spaces

NO. 22422-T1 (25th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008933

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2434 S Albany Ave

Applicant: 2434 S Albany LLC

Owner: 2434 S Albany LLC

Attorney: Ximena Castro

Change Request: RM-4.5 Residential Multi-Unit District to B2-5 Neighborhood Mixed-Used District

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

Purpose: The subject property is improved with a two-story residential building with five units and no parking. The applicant seeks to rezone the property to decrease the minimum lot area per unit to convert the building from five to eight units. The applicant also seeks to construct a third-floor addition to accommodate the three new proposed units. The proposed zoning building height will be 36'-4". The applicant will provide eight bicycle spaces and there will be no parking

NO. 22424-T1 (25th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008974

Common Address: 1145 W 17th St

Applicant: Carolina & Evan's Dream House, LLC

Owner: Carolina & Evan's Dream House, LLC

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: The subject property is a substandard sized lot improved with a two-story residential building, two dwelling units and two surface parking spaces. The Applicant seek to rezone the property to reduce the MLA and allow for the construction of a new four-story residential building with three dwelling units and a detached two car garage. The p

NO. 22417-T1 (25th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008907

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2127 S Marshall Boulevard/ 2866-80 W 21st Place

Applicant: 2127 S Marshall, LLC

Owner: 2127 S Marshall, LLC

Attorney: Ximena Castro

Change Request: B2-5 Neighborhood Mixed-Used District to B2-5 Neighborhood Mixed-Used District

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

Purpose: The property contains one zoning lot with a front two-story building with basement (34'-7" tall) containing six dwelling units and a rear two-story building with basement (28'-8" tall) containing two dwelling units. The Applicant proposes to rezone the property to convert the front building from six to 12 units and convert the rear building from two to four units for a total of 16 units on the property. The applicant also proposes constructing a third-floor addition on the front and on the rear building to accommodate the new proposed units. The proposed zoning height of the front of the building will be 36'-3" and the rear building will be 37'-8". There will be six bicycle spaces. There is no parking, and none will be provided

NO. 22413-T1 (25th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008885

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2863 W 21st St

Applicant: 2863 Buyers Group, LLC

Owner: 2863 Buyers Group, LLC

Attorney: Ximena Castro

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: The applicant seeks to rezone the property to decrease the minimum lot area per unit to allow the construction of a residential building with nine units. The applicant also seeks Type-1 application relief pursuant to section 17-13-0300 of the Chicago Zoning Ordinance for an administrative adjustment to reduce five required parking spaces to zero for properties located in an equitable Transit served Location, and variations to reduce the front yard setback from 4.54' to 0.5', reduce the combined side yard setback from 5.0' to 3.50', and to reduce the rear yard setback from 30.0' to zero

NO. 22345-T1 (25th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007273

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2308 W 18th Pl

Applicant: 2308 Buyers LLC

Owner: 2308 Buyers LLC

Attorney: Ximena Castro

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-5 Neighborhood Mixed-Use District

Purpose: To add two units to the property for a total of eight units on the property and see variation parking reductions and variation setback relief for front, combined side, and rear yard setbacks

NO. 22404-T1 (25th WARD) ORDINANCE REFERRED (4-17-24)

DOCUMENT # O2024-0008869

Common Address: 1857 W 16th St

Applicant: Apologue, LLC

Owner: WPI Spudz Ex, LLC

Attorney:

Change Request: M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District

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

Purpose: To establish a Limited Manufacturing, Production and Industrial Services specifically to manufacturing and produce food and beverage products and secondary use to operate a small and medium venue space with a maximum capacity of not more than 200 persons with accessory restaurant and tasting room will provide six employee parking spaces. Existing building height to remain. Will seek parking relief through the TSL to reduce the required 20 parking spaces by 100% as per section 17-13-0303-D

NO. 22403-T1 (27th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008868

Common Address: 2405 W Grand Ave

Applicant: 2405 W Grand, LLC

Owner: 2405 W Grand, LLC

Attorney: Liz Butler/ Braedon Lord

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

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

Purpose: To construct a five-story, mixed-use multi-family building measuring approximately 60 feet in height and containing 36 dwelling units, 11 automobile parking spaces, 36 bicycles parking spaces, and approximately 4,126 sq. ft. of ground floor commercial space

NO. 22204 (27th WARD) ORDINANCE REFERRED (6-21-23)
DOCUMENT #02023-2283

PASS AS REVISED

Common Address: 116-138 S Paulina St

Applicant: The City Church Fellowship

Owner: The City Church Fellowship

Attorney: Katie Jahnke Dale and Rich Klawiter

Change Request: C1-3 Commercial Neighborhood District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The project will proceed in three phases. In Phase 1 the Applicant will build a 1500-seat auditorium worship space with adjoining retail, cafe, and administrative office areas. The two-story building will include a loading dock and total 40,347 square feet. Subject to site plan approval. Phase 2 will expand the development to the north with a 28,448 square-foot, two-story building comprising multi-purpose and conference rooms, youth programming and child-care areas, and shared administrative and business office space. Phase 3 will be subject to future site plan approval but may include up to 76 residential units above the Phase 2 building. The gross area of the completed 12-story development will be 206,115 square feet and the overall FAR of the development will be 5.0.

NO. 22248 (27th WARD) ORDINANCE REFERRED (9-14-23)
DOCUMENT #O2023- 0004080

PASS AS REVISED

Common Address: 370 N Carpenter

Applicant: 370 N Carpenter LLC

Owner: 370 N Carpenter LLC

Attorney: Rich Klawiter and Katie Jahnke Dale

Change Request M2-3 Light Industry District to a DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: 29 Story, 349'0" foot tall building with 390 residential units, 390 bicycle parking spaces, and 156 vehicular parking spaces above 6,670 sq.ft. of ground-floor retail/ commercial uses, together with accessory and incidental uses

NO. 22318 (27th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006496

Common Address: 400 N Elizabeth St

PASS AS REVISED

Applicant: 400 N Elizabeth Property LLC

Owner: 400 N Elizabeth Property LLC

Attorney: Rich Klawiter and Katie Jahnke Dale

Change Request: Planned Development No. 1528 to DX-7 Downtown Mixed-Use District then to a Residential Business Planned Development

Purpose: A 380 foot building and a 360 foot building together comprising 724 residential units and 2000 sq.ft. of retail space; 348 accessory parking spaces; and 724 bicycle parking spaces. Accessory and incidental uses as well as 27, 015 sq.ft of open space will be provided. The overall FAR will be 11.5

NO. 22359 (27th WARD) ORDINANCE REFERRED (2-15-24)

DOCUMENT # O2024-0007715

Common Address: 3601-3625 W Chicago Ave; 751-757 N Monticello Ave; 740-756 N Central Park Ave

Applicant: The Ave SW LLC

Owner: Please see application for list of property owners

Attorney: Rich Klawiter and Mariah DiGrino

Change Request: B3-2 Community Shopping District to B3-3 Community Shopping District

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

Purpose: To allow the development of a neighborhood transit oriented mixed use development with a mixed

NO. 22374 (27th WARD) ORDINANCE REFERRED (3-20-24)

DOCUMENT #

PASS AS REVISED

Common Address: 303 W. Division St./ 1140 N. Wells St./ 202 W. Hill St.

Applicant: Onni Atrium Development No. 1 Limited Partnership

Owner: Onni Atrium Development No. 1 Limited Partnership

Attorney: Edward J. Kus/ Taft Stettinius & Hollister LLP

Change Request: Planned Development 136, as amended to Planned Development 136 as amended

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

Purpose: To add medical services and animal services as permitted use in Subarea A. No change to existing four buildings

NO. 22378 (27th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

PASS AS REVISED

Common Address: 734 N. Milwaukee Avenue, 736 N. Milwaukee Avenue, 700 N Carpenter Street, 1040 W. Huron Street

Applicant: 730 N Milwaukee LLC

Owner: 730 N Milwaukee LLC

Attorney: Katrina S. McGuire/Thompson Coburn LLP

Change Request: Residential Business Planned Development 1396 to Residential Business Planned development 1396, as amended

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

Purpose: To permit the addition of 32 additional residential units and eliminate office and retail square footage, 81 parking spaces and 198 bicycle parking spaces

NO. 22238-T1 (27th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT # O2023-0002835

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1153 W Grand Ave

Applicant: 1153 Property LLC

Owner: 1153 Property LLC

Attorney: Mark Kupiec

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: To rehab existing building to allow a conversion of the mix use for a total of 7 residential dwelling units

NO. 22373 (29th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

PASS AS REVISED

Common Address: 5730-5736 W Roosevelt Road

Applicant: UHS of Hartgrove Inc. D/b/a Hartgrove Behavioral Health System

Owner: Grow Greater Englewood NFP

Attorney: Anthony Licata

Change Request: M2-2 Light Industry District and Institutional Planned Development 933 to Institutional Planned Development 933 as amended

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

Purpose: To allow the construction and operation of (1) Phase 1 of the project, on the vacant parcel generally located at 5736 W. Roosevelt Road, to be purchased from the City of Chicago, a new wing of the hospital containing approximately 18,367 square feet of floor area, measuring approximately 14'5" in height, and including a total of 48 additional patient beds, spaces for other hospital and accessory uses, and a surface parking lot containing approximately 21 parking spaces; and (2) in phase 2 of the project, on the parcel generally located at 5730-32 W. Roosevelt Road, and addition to the hospital containing approximately 4,410 square feet of floor area, measuring approximately 14'5" in height, an including spaces for hospital and accessory uses

NO. 22411 (31st WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008882

Common Address: 4335 W Fullerton Ave

Applicant: 4335 Fullerton Bldg, LLC

Owner: 4335 Fullerton Bldg, LLC

Attorney: Paul Kolpak

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

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

Purpose: Proposed tattoo parlor will be located in the 1,000 sq. ft. first floor commercial space, there is a total of 4 dwelling-units in the existing mixed-use building. Two off-street parking spaces with driveways are located at the rear of the property. Building height is 30 ft

NO. 22405 (28th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008873

Common Address: 2421 W Lexington St

Applicant: MOCO Group LLC

Owner: MOCO Group LLC

Attorney: Ximena Castro

Change Request: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RM-4.5 Residential Multi-Unit District

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

Purpose: The subject property is improved with a two-story residential building with three dwelling units and three rear surface parking spaces. The existing height of the building is approximately 33.0' tall. The applicant seeks to rezone the property to reduce the MLA of the property to convert from three to four units to allow a proposed garden unit on the property. Existing parking will remain, and no additional parking will be added. The existing height of the building also will remain

NO. 22432-T1 (33rd WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT #O2024-0009010

Common Address: 3448-62 W Lawrence/ 4807-11 N. St. Louis

Applicant: St. Louis & Lawrence, LLC

Owner: St. Louis & Lawrence, LLC

Attorney: Nicholas Ftikas

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

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

Purpose: The two existing buildings will remain. The applicant is proposing to establish eight (8) new residential units on the second floor of the building along W. Lawrence for a total of 17 residential units (9 existing units) at the site. The existing 33ft.-2in. The height dimensions of the buildings will remain. The footprint and floor area totals pf the existing buildings will also remain. No off-street parking will be provided per Transit Served Location

NO. 22431-T1 (34th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009009

Common Address: 1227 W Jackson Blvd

Applicant: 1227 W Jackson Condominiums, LLC

Owner: 1227 W Jackson Condominiums, LLC

Attorney: Nicholas Ftikas

Change Request: DX-3 Downtown Mixed-Use District to DR-3 Downtown Residential District

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

Purpose: The Applicant is proposing to develop the subject property with a new four-story residential building containing three dwelling units. The building will be masonry in construction and measure 52 ft.-6 inches in height. The proposed three-unit residential building will be supported by three off street parking spaces

NO. 22418 (39th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008908

Common Address: 5137 N Elston Ave

Applicant: Dharmesh Purohit

Owner: The Evangelical Lutheran Slavonic St. Trinity Congregation of Chicago

Attorney: Nicholas Ftikas

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

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

Purpose: The applicant is proposing to develop the subject property with a new one-story restaurant building. The proposed building will contain approximately 4,678 sq. ft of floor area and measure approximately 19 ft. 3 inches in height. The restaurant will operate with a drive through lane and will be supported by 25 off street parking spaces

NO. 22408 (42nd WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008878

Common Address: 754-777 N Franklin St

Applicant: RPO 225 W Chicago LLC

Owner: RPO 225 W Chicago LLC

Attorney: Rich Klawiter & Katie Jahnke Dale

Change Request: Business Planned Development No. 1472 to DX-5 Downtown Mixed-Use District

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

Purpose: The applicant requests a rezoning of the subject property from Business Planned Development No. 1472 to the Downtown Mixed-Use District Downtown Mixed-Use District to revert to the zoning district that existed prior to the 2020 approval of the Planned Development

NO. 22434-T1 (43rd WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009013

Common Address: 1055 W Diversey Parkway

Applicant: Burnt Mountain Glades, LLC

Owner: United Christian Church

Attorney: Nicholas Ftikas

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: The applicant is proposing to develop the subject property with a new six-story residential building containing twenty-four dwelling units. The building will be masonry in construction and measure 64 ft. 11 inches (measured to the partial sixth floor) in height. The subject property is a Transit Served Location and will be supported by one off street parking space and seven bicycle parking spaces

NO. 22433-T1 (43rd WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009011

Common Address: 2411 N Lincoln Ave

Applicant: 2420 Halsted Landowner, LLC

Owner: 2420 Halsted Landowner, LLC

Attorney: Nicholas Ftikas

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District

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

Purpose: The applicant is seeking to permit a 2,780. 7 sq.ft. first floor addition to the building's retail first floor. The existing five story masonry building with thirty-six residential units located above grade level will remain. The building will remain 57 ft. in height. The mixed-use building is a Transit Served Location and will be supported by eighteen off street parking spaces/

NO. 22427-T1 (44th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009001

Common Address: 3731-3733 N Sheffield Ave

Applicant: Wrigley Flats, LLC

Owner: Wrigley Flats, LLC

Attorney: Sara K. Barnes

Change Request: RM-5 Residential Multi-Unit District to RM-6 Residential Multi-Unit District

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

Purpose: To permit the renovation and expansion of the existing three-story (with basement), multi-unit residential building, at the subject property with a new four-story lateral addition and a new one-story vertical addition on the existing structure, as well as the internal reconfiguration of the existing floor plates/dwelling units

NO. 22429 (45th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009005

Common Address: 5410-12 W Foster Ave

Applicant: Dink Enterprises, LLC

Owner: Dink Enterprises, LLC

Attorney: Nicholas Ftikas

Change Request: RS-3 Residential Single-Unit District to B2-1 Neighborhood Mixed-Used District

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

Purpose: To continue to use the 32 off-street parking spaces located at the subject property to serve as accessory off-street parking for the indoor sports and recreation use (indoor pickleball courts) proposed at 5430 W Foster Ave. No changes are proposed to the existing off-street parking lot. The Applicant will seek an Administrative Adjustment or other relief to establish an accessory off-street parking lot

NO. 22428 (45th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009003

Common Address: 5430 W Foster Ave

Applicant: Dink Enterprises, LLC

Owner: Dink Enterprises, LLC

Attorney: Nicholas Ftikas

Change Request: RS-3 Residential Single-Unit District to B2-1 Neighborhood Mixed-Used District

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

Purpose: To adapt and reuse the existing one-story building and establish an indoor sport and recreation participant use at the subject property. The existing one-story building contains approximately 16,664 sq. ft of floor area, which will remain. The applicant is not proposing any building expansions to accommodate its intended use of subject property. The applicant will use the 32 accessory off-site parking spaces at 5410 W Foster to meet any off-site parking requirements

NO. 22421-T1 (47th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008915

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2035-2043 W Irving Park Rd

Applicant: 2035 W Irving Acquisitions LLC

Owner: 2035 W Irving Acquisitions LLC

Attorney: Sara K. Barnes

Change Request: B1-1 Neighborhood Shopping District to B3-3 Community Shopping District

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

Purpose: The Applicant is seeking a Type 1 Zoning Map Amendment to permit the reactivation of the subject property with a new five story mixed-used development, with commercial/retail space (3,048 sq. ft.) and off-street parking for fifteen (15) automobiles on the ground (1st) floor a total of thirty-seven (37) dwelling units on and between the upper (2nd through 5th) floors. The proposed improvements will be masonry in construction and will measure approximately 57 feet- 5 inches in height

NO. 22435-T1 (47th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009014

SUBSTITUTE NARRATIVE AND PLANS
SUBSTITUTE ORDINANCE

Common Address: 4456-4458 N Western Ave

Applicant: 4454 N Western Inc.

Owner: 4454 N Western Inc.

Attorney: Sara K. Barnes

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 permit the construction of a new five-story nine-unit mixed-use building, with onsite accessory parking for eight automobile, at the subject property, pursuant to Section 17-13-0303-D of the Chicago Zoning Ordinance (as amended December 2023)

NO. 22430 (47th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009008

Common Address: 2019 W Irving Park Rd

Applicant: Chicago Veterinary Surgery Management, LLC

Owner: MK-2018, LLC

Attorney: Frederick E. Agustin

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

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

Purpose: The Applicant is leasing a commercial space within the existing building in order to establish a veterinary clinic at the subject property. The proposed veterinary clinic will have an area of approximately 5,100 sq. ft. There will be no changes to the height and footprint of the existing building. The property will be served by five off-street parking spaces

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	3	1414 S Wabash	Public Storage
Or2024-0008936	13	6417 S Cicero Ave	Starbucks
Or2024-0008937	13	6417 S Cicero Ave	Starbucks
Or2024-0008698	23	3944 W 55th St	Sinan Razzak
Or2024-0008876	25	2724 W Cermak Rd	Latinos Progresando
Or2024-0008879	25	2724 W Cermak Rd	Latinos Progresando
TBD	25	3059 W 26 th St	SAH Community Clinic
Or2024-0008831	27	360 N Green St	BCG – 360 North Green, LLC
Or2024-0008832	27	360 N Green St	BCG – 360 North Green, LLC
Or2024-0008834	27	360 N Green St	BCG – 360 North Green, LLC
Or2024-0008847	28	1101 S Canal St	Whole Foods
Or2024-0008845	28	1520 W Harrison	RUSH University Medical Center
Or2024-0008764	32	2300 N Clybourn Ave	The Salvation Army
Or2024-0008765	32	2300 N Clybourn Ave	The Salvation Army
Or2024-0008763	32	1760 N Kingsbury	ABC Supply Co.
TBD	39	5838 N Pulaski Rd	Public Storage
Or2024-0008953	42	555 N Michigan Ave	United States of Aritzia dba Aritzia
Or2024-0008952	42	555 N Michigan Ave	United States of Aritzia dba Aritzia
Or2024-0008951	42	555 N Michigan Ave	United States of Aritzia dba Aritzia
Or2024-0008949	42	679 N Michigan Ave	H & M
TBD	45	4730 W Irving Park Rd	Six Corners Real Estate Development
TBD	46	4730 N Sheridan	Ceresteem