

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF JUNE 11, 2024**  
**TO BE REPORTED OUT JUNE 12, 2024**

**RE-REFERRED TO THE COMMITTEE ON HOUSING AND REAL ESTATE**

**Document #O2024-0009659**

Amending Municipal Code Chapter 2 regarding the Designation of Alloy Real Property at 2031-2033 N Kingsbury St as well as the Annexation Real Property located at 2032 Clybourn Ave as a low-affordability community

**TEXT AMENDMENTS**

**DOC # O2023-0005958 (41<sup>st</sup> WARD) INTRODUCED 11/15/23**

**PASS AS SUBSTITUTED**

Amendment of Municipal Code Chapters 14X-12 and 14A-3 regarding regulation and registration of vacant or abandoned commercial storefronts

**LANDMARK ITEMS**

**DOCUMENT NO. OR2024-009712 (4<sup>TH</sup> WARD) ORDER REFERRED (5-22-24)**

Historical landmark fee waiver for property located at 3300 and 3302 S Giles Ave

**DOCUMENT NO. OR2024-009642 (35<sup>th</sup> WARD) ORDER REFERRED (5-22-24)**

Historical landmark fee waiver for property located at 2401-2403 N Kedzie Blvd

**DOCUMENT NO. OR2024-009642 (35<sup>th</sup> WARD) ORDER REFERRED (5-22-24)**

Historical landmark fee waiver for property located at 3116-3124 W Logan Blvd

**MAP AMENDMENTS**

**NO. A-8875 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**

**DOCUMENT # O2024-0008708**

**Common Address:** 11707-11709 S. Michigan Ave

**Applicant:** Alder Anthony Beale

**Change Request:** B3-1 Community Shopping District to B2-1 Neighborhood Mixed-Used District

**NO. A-8876 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**

**DOCUMENT # O2024-0008701**

**Common Address:** 25-27 E.119<sup>th</sup> Street

**Applicant:** Alder Anthony Beale

**Change Request:** B3-1 Community Shopping District to B2-1 Neighborhood Mixed-Used District

**NO. A-8877 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008702**

**Common Address:** 305 E. Kensington Ave

**Applicant:** Alder Anthony Beale

**Change Request:** B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8878 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008703**

**Common Address:** 339-341 E. Kensington Ave

**Applicant:** Alder Anthony Beale

**Change Request:** B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8879 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008704**

**Common Address:** 355-357 E. Kensington Ave

**Applicant:** Alder Anthony Beale

**Change Request:** B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8880 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008705**

**Common Address:** 371-373 E. Kensington Ave

**Applicant:** Alder Anthony Beale

**Change Request:** B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8881 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008707**

**Common Address:** 372 E. Kensington Ave

**Applicant:** Alder Anthony Beale

**Change Request:** B3-1 Community Shopping District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. A-8882 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008709**

**Common Address:** 11801-11805 S Michigan Ave and 11808-11810 S Michigan Ave

**Applicant:** Alder Anthony Beale

**Change Request:** B3-2 Community Shopping District to B2-1 Neighborhood Mixed-Used District

**NO. A-8883 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008710**

**Common Address:** 11819 S Michigan Ave

**Applicant:** Alder Anthony Beale

**Change Request:** B3-2 Community Shopping District to B2-1 Neighborhood Mixed-Used District

**NO. A-8884 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008711**

**Common Address:** 11853 S Michigan Ave

**Applicant:** Alder Anthony Beale

**Change Request:** B3-2 Community Shopping District to B2-1 Neighborhood Mixed-Used District

**NO. A-8885 (9<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008712**

**Common Address:** 11938 S Michigan Ave

**Applicant:** Alder Anthony Beale

**Change Request:** B3-1 Community Shopping District to B2-1 Neighborhood Mixed-Used District

**NO. A-8886 (11<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008982**

**Common Address:** 515-41 West 40<sup>th</sup> Place, 518-42 West 41<sup>st</sup> Street, and 4039-41 South Wallace Street

**Applicant:** Alderwoman Nicole Lee

**Change Request:** RS3, Residential Single Unit (Detached House) District, RT4, Residential Two Flat, Townhouse and Multi Unit District, and M2-3, Light Industry and Planned Manufacturing District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-8872 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009209**

**Common Address:** 5353 S Archer Ave

**Applicant:** Alderwoman Silvana Tabares

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

**NO. A-8874 (26<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009209**

**Common Address:** 2533-2537 W Division St

**Applicant:** Alderperson Jessie Fuentes

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

**NO. A-8887 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5-22-24)**  
**DOCUMENT # O2024-0009209**

**Common Address:** 2626 W Division St

**Applicant:** Alderperson Jessie Fuentes

**Change Request:** B1-1 Neighborhood Shopping District to B2-5, Neighborhood Mixed-Used District

**NO. 22389-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-20-24)**  
**DOCUMENT #**

**PASS AS SUBSTITUTED**  
**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2418-2426 North Milwaukee Avenue

**Applicant:** GW Logan Square LLC

**Owner:** GW Logan Square LLC

**Attorney:** Sara K. Barnes

**Change Request:** C2-2 Motor Vehicle-Related Commercial District to C1-3 Neighborhood Commercial District

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

**Purpose:** The applicant is seeking a Zoning map amendment to permit the rehabilitation and expansion of the existing five-story (with basement) orange-rated warehouse/ storage building, the programming for which such proposed improvements calls for the adaptive reuse and reactivation of the site and corresponding structures into a newly rendered mixed-use development, that will include divisible commercial/retail spaces and off-street parking at grade level and a diverse mix of residential dwelling units on the upper (2<sup>nd</sup> through 5<sup>th</sup>) floors

**NO. 21047 (32nd WARD) ORDINANCE REFERRED (6-22-22)**

**DOCUMENT #02022-1839**

**PASS AS REVISED**

**Common Address:** 2746 N. Clybourn Avenue

**Applicant:** Costco Wholesale Corporation

**Owner:** Costco Wholesale Corporation

**Attorney:** Brendan Penny

**Change Request:** Business-Planned Development No. 728 to Business-Planned Development No. 728, as amended

**Purpose:** Expansion of accessory fueling facility, reconfiguration of parking lot and expansion of the Costco warehouse building

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0009138	19	9920 S Western Ave	Community Blood Center, Inc.
Or2024-0009189	23	5764 S Archer Ave	Lauren Biegel
Or2024-0009653	27	1623 W Fulton St	MHUB
Or2024-0009654	27	1623 W Fulton St	MHUB
Or2024-0009652	27	1623 W Fulton St	MHUB
Or2024-0009655	27	1908 W Harrison St	Illinois Medical District
O2024-0009657	27	2100 W Harrison St	Illinois Medical District
Or2024-0009196	27	520 S California Ave	520 California BP
Or2024-0009195	27	520 S California Ave	520 California BP
Or2024-0009651	27	362 W Chicago	Public Storage
Or2024-0009650	27	362 W Chicago	Public Storage
Or2024-0009649	27	362 W Chicago	Public Storage
Or2024-0009194	27	101 W Division St	Mark Twain NHPF, LLC
Or2024-0009407	28	710 S Seeley Ave	Hampton Inn & Suites
Or2024-0009409	28	710 S Seeley Ave	Hampton Inn & Suites
Or2024-0009452	32	2501 N Damen Ave	Vienna Beef
Or2024-0009453	32	2501 N Damen Ave	Vienna Beef
Or2024-0009455	32	1645 W Fullerton Ave	Saj Rizvi- Kiddie Academy
Or2024-0009620	41	8101 W Higgins Rd	Foxpoint Interactive, LLC
Or2024-0009645	42	500 N LaSalle Dr	Hawksmoor
Or2024-0009648	42	30 E Hubbard St	Courtyard Management LLC
Or2024-0009204	42	1 W Superior St	Salon Lofts Group LLC
Or2024-0009644	42	1 W Superior St	Salon Lofts Group LLC
Or2024-0009647	42	10 E Grand Ave	Magna Hospitality Group
Or2024-0009643	42	10 E Grand Ave	Magna Hospitality Group
Or2024-0009646	42	113 E Oak St	BAPE
TBD	45	5160 N Northwest Hwy	Public Storage
TBD	45	5160 N Northwest Hwy	Public Storage
TBD	46	3939-41 N Ashland Ave	Duke Animal Hospital
Or2024-0009660	47	3620 N Lincoln Ave	CJL Real Estate LLC
Or2024-0009206	50	2545 W Devon Ave	Kaajal Shewakaramani