

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF APRIL 16, 2024
TO BE REPORTED OUT APRIL 17, 2024

APPOINTMENT

DOC# A2024-0008369 (MAYORAL INTRODUCTION) INTRODUCED (3-20-24)

Appointment of Marlene Hopkins as Commissioner of Department of Buildings

LANDMARK ITEMS

DOC # O2024-0008226 (24TH WARD) INTRODUCED (3-20-24)

Historical landmark designation for Apollo's 2000 at 2875 W Cermak Rd

MAP AMENDMENTS

NO. A-8871 (26th WARD) ORDINANCE REFERRED (3-20-23)

DOCUMENT #O2024-0008314

Common Address: 3508 W Armitage

Applicant: Alder Jesse Fuentes

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

NO. 22355 (3rd WARD) ORDINANCE REFERRED (2-15-24)

DOCUMENT # O2024-0007701

Common Address: 4500 S Michigan Ave

Applicant: JTM & Associates LLC

Owner: JTM & Associates LLC

Attorney:

Change Request: B1-1 Neighborhood Shopping District to RM5 Residential Multi-Unit District

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

Purpose: Conversion from 3 to 8 dwelling units for residential use; 5 parking spaces; no commercial spaces; no extensive changes to the exterior of the building

NO. 22381 (6th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 6529- 6533 S Stewart Ave

Applicant: Grow Greater Englewood NFP

Owner: Grow Greater Englewood NFP

Attorney: Renee Hatcher

Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to C1-1 Neighborhood Commercial District

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

Purpose: To establish a community center and resiliency hub with approximately 30,331 square feet of commercial space, a restaurant with a shared kitchen, workforce development training space, and a community garden. 27 parking spaces; no residential use; 832 square feet lobby new addition, no other change to 3 story structure

NO. 22394-T1 (10th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 8707-09 S Houston Avenue

Applicant: Crystal L. Hammond

Owner: Crystal L. Hammond

Attorney: Frederick E. Agustin

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: The applicant is seeking a zoning change to permit the construction of two three-story multi-unit residential buildings at the subject property. The proposed buildings will each consist of four dwelling units, for a total of eight dwelling units. Additionally, each proposed building will provide a surface parking pad for three at the rear for a total of six parking spaces at the subject property. The property is in a Transit Served Location (TSL). The proposed buildings will be 35.42 ft in height

NO. 22393-T1 (10th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 8719 S Houston Avenue

Applicant: Crystal L. Hammond

Owner: Crystal L. Hammond

Attorney: Frederick E. Agustin

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: The applicant is seeking a zoning change to permit the construction of a three-story multi-unit residential building at the subject property. The proposed buildings will each consist of four dwelling units and a surface parking pad for three vehicles at the rear. The property is in a Transit Served Location (TSL). The proposed buildings will be 35.42 ft in height

NO. 22388-T1 (11th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

AMENDED TO TYPE 1

Common Address: 2847-53 South Hillock Avenue

Applicant: Jeff Ng

Owner: Jeff Ng

Attorney: Gordon and Pikarski Chartered

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

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

Purpose: To subdivide the existing improved zoning lot into two lots. The resulting northern lot 37.70 feet will maintain the existing single-family home, without alterations. The southern lot will be improved with a three-dwelling unit residential building and three parking spaces. No commercial was proposed

NO. 22383- T1 (16th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1946-48 W. 63rd Street

Applicant: Reynoso Insulation LLC

Owner: Reynoso Insulation LLC

Attorney: Tyler Manic

Change Request: RS-3 Residential Single-Unit District to C2-1 Motor Vehicle –Related Commercial District

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

Purpose: To meet the use table standards of the C2-1 Zoning District to permit off-site accessory parking.

NO. 22382 (25th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 2286 S Blue Island Avenue

Applicant: 2286 Blue Island LLC

Owner: 2286 Blue Island LLC

Attorney: Tyler Manic

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 convert the vacant ground-floor commercial space into a residential dwelling unit within the existing mixed-use commercial/residential building with 5 dwelling units for a total density of 6 dwelling units

NO. 22390- T1 (26th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 1806 N Monticello Avenue

Applicant: William Aquino

Owner: William Aquino

Attorney: Fred Agustin

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

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

Purpose: To permit the establishment of a fifth dwelling unit at the subject property. The proposed dwelling unit will be located in the basement of the existing building. The footprint and height of the building will remain without change

NO. 22391 (26th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 1800-1804 N Monticello Avenue

Applicant: William Aquino

Owner: William Aquino

Attorney: Frederick E. Agustin

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 permit the construction of two new three-story multi-unit residential buildings each containing three dwelling units. There will also be a total of six off-street parking spaces. The footprint and height of the proposed buildings will be 38 ft.

NO. 22387-T1 (27th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 1157 W Grand Ave

Applicant: KFT Realty, LLC

Owner: KFT Realty, LLC

Attorney: Barry Ash

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

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

Purpose: To allow the existing commercial on the ground floor to continue to be used as commercial and one dwelling unit on the second floor to be used and established as a shared housing units

NO. 22386-T1 (27th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 455 N Carpenter

Applicant: Range 455 Owner LLC

Owner: The Ilene B. Sievert Revocable Trust U/T/A February 28, 2008

Attorney: Katie Jahnke Dale

Change Request: M2-2 Light Industry District to B3-5 Community Shopping District

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

Purpose: To allow for the redevelopment of the subject property with up to 72 residential units, 30 parking spaces, and 3,605 square feet of ground-floor commercial space. The overall FAR will be 5.0. The Applicant is also seeking relief to reduce the required parking by more than 50% and reduce the rear yard setback to 12 feet

NO. 22384-T1 (32nd WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3015-3017 N Southport

Applicant: 3015 N Southport LLC

Owner: 3015 N Southport LLC

Attorney: Tyler Manic

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

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

Purpose: To construct a five-story, seven-dwelling unit residential building with seven parking spaces. No commercial space will be provided. The height of the building will be 50.33 feet

NO. 22379 (32nd WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 3015-3017 N. Lincoln Avenue

Applicant: Trimtab, LLC

Owner: Trimtab, LLC

Attorney: Warren E. Silver

Change Request: B1-5 Neighborhood Shopping District to B1-2 Neighborhood Shopping District

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

Purpose: To return the subject property to its previous zoning District per agreement with the 32nd Ward alderperson after completion of the interior remodeling of the existing building to convert the existing building to its current office use and one dwelling unit within the existing three-story building. As contemplated by the June 25,2021 rezoning of the subject property

NO. 22385-T1 (32nd WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 1352 W Diversey Parkway

Applicant: Development Group LLC- Wrigley Branch

Owner: Development Group LLC- Wrigley Branch

Attorney: Sara K. Barnes

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

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

Purpose: To permit the construction of a new four-story three-unit residential building and a detached three-car garage, at the subject property, pursuant to section 17-13-0303-D of the Chicago Zoning Ordinance (as amended December 2023)

NO. 22392-T1 (39th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3244-50 W Bryn Mawr

Applicant: 3244-50 West Bryn Mawr LLC

Owner: 3244-50 West Bryn Mawr LLC

Attorney: Ximena Castro

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

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

Purpose: To add a three-story addition to the existing building to accommodate 30 dwelling units. The property will include approximately 1,413 square feet of ground commercial space. The overall height of the building will be 66'-0'. The Applicant will provide 30 parking spaces and 15 bicycle spaces

NO. 22398-T1 (40th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 1606 W Balmoral Ave/ 5404 N. Ashland Ave

Applicant: Josh Bradley

Owner: Josh Bradley

Attorney: Thomas S Moore

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 meet the bulk and density requirements of a B2-3 zoning district to build a 15-unit four-story residential building with seven parking spaces

NO. 22370-T1 (50th WARD) ORDINANCE REFERRED (2-16-24)
DOCUMENT #

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2701-15 W Touhy Ave

Applicant: Azaad LLC

Owner: Azaad LLC

Attorney: Nick Ftikas

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 permit development of the subject property with a new four-story residential building containing forty-three dwelling units and forty-five off street parking spaces

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	44	900 W Nelson St	Advocate Illinois Masonic Medical Center
TBD	44	900 W Nelson St	Advocate Illinois Masonic Medical Center
TBD	45	5160 N Northwest Hwy	Extra Space Storage
TBD	47	2156 W Montrose Ave	Small Cheval