

AMENDED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, OCTOBER 8, 2024, AT 10:00 A.M.
COUNCIL CHAMBERS, CITY HALL, 121 N. LASALLE

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at nicole.wellhausen@cityofchicago.org

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

APPOINTMENT

A2024-0012428 MAYORAL APPOINTMENT ORDINANCE REFERRED 9/18/24

Reappointment of David Whittle as a member of the Public Building Commission

A2024-0012412 MAYORAL APPOINTMENT ORDINANCE REFERRED 9/18/24

Reappointment of James F. Ellis, Jr. as a member of the Public Building Commission

A2024-0012412 MAYORAL APPOINTMENT ORDINANCE REFERRED 9/18/24

Reappointment of Jose G. Maldonado as a member of the Public Building Commission

TEXT AMENDMENTS

DOC # O2024-0010982 ORDINANCE INTRODUCED 7/17/24

SPONSOR: Alder Knudsen (43)

Amendment of Municipal Code Section 17-14-0301-A allowing designation of alternate member to Zoning Board of Appeals in event of vacancy

DOC # O2024-0012417 ORDINANCE INTRODUCED 9/18/24

SPONSOR: Alder Quinn (13), Alder Nugent (39) Co-Sponsors: Alders Hopkins (2), Dowell (3), Robinson (4), Hall (6), Harris (8), Beale (9), Chico (10), Lee (11), Ramirez (12), Gutierrez (14), Lopez (15), Moore (17), Curtis (18), O'Shea (19), Mosley (21), Tabares (23), Scott (24), Burnett (27), Taliaferro (29), Cardona (31), Waguespack (32); Villegas (36), Mitts (37), Sposato (38), Vasquez (40), Napolitano (41), Reilly (42), Knudsen (43), Lawson (44), Gardiner (45), Clay (46)

Amendment of Municipal Code Chapter 14B-15 by adding new Section 14B-15-1516 regarding low-sloped roof edges and Chapter 14R-3 by adding new Section 14R-3-306 regarding roof replacements and skylights

LANDMARK DESIGNATIONS

DOC # O2024-0010591 (22ND WARD) INTRODUCED 7/17/24

Historical landmark designation for Jackson Storage and Van Company Warehouse at 3609-3611 W Cermak Rd

DOCUMENT NO. O2024-0011694 (29TH WARD) ORDINANCE REFERRED 9/18/24

Historical landmark designation for Mars Candy Factory at 2019 N Oak Park Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0011310	1	1819 W Division St	Good Vets
Or2024-0011311	1	2367 N Milwaukee Ave	Ascend Wellness
Or2024-0011258	3	339 E 47 th St	Thayer Hamden
Or2024-0022696	4	4822 S Cottage Grove Ave	Northwestern Medicine
Or2024-0022698	4	4822 S Cottage Grove Ave	Northwestern Medicine
Or2024-0011321	11	330 W 26 th St	Carbon on 26 th , LLC
Or2024-0011517	22	3750 W 26 th St	Ahmed Hegazy
Or2024-0012224	25	1815 S Paulina	Dominican University
Or2024-0012220	25	1805 S Paulina	Dominican University
Or2024-0012438	27	360 N Green St	360
Or2024-0012272	27	362 W Chicago Ave	Public Storage
Or2024-0012271	27	362 W Chicago Ave	Public Storage
Or2024-0012270	27	362 W Chicago Ave	Public Storage
Or2024-0011121	27	800 N Kedzie Ave	Kedzie Plaza (Polished Nails)
Or2024-0011309	27	935 W Chestnut St	WBS Chestnut LLC
Or2024-0011180	29	5500 W Madison St	Aspire Center for Workforce Development
Or2024-0011646	32	2934 N Ashland Ave	FW Ashland Wellington, LLC
TBD	35	3465 N Kimball Ave	3445 N Kimball LLC
TBD	35	3465 N Kimball Ave	3445 N Kimball LLC
TBD	35	3940 W Fullerton Ave	CVS
TBD	35	3940 W Fullerton Ave	CVS
TBD	35	3914 W Belmont Ave	Nature's Grace and Wellness LLC
Or2024-0012398	41	8501 W Higgins Rd	WAHL
Or2024-0012392	41	8501 W Higgins Rd	WAHL
Or2024-0012395	41	8501 W Higgins Rd	WAHL
Or2024-0012403	41	838 Patton Dr.	Etihad Cargo
Or2024-0012416	42	77 W Huron St	FMF West 77 Ashton, LLC (west 77)
Or2024-0012375	43	2376 N Lincoln Ave	Raising Cane's Restaurants LLC
Or2024-0012379	43	2762 N Lincoln Ave	Action Behavior Centers
Or2024-0011408	50	7130 N Western Ave	M & C Castle Mart Inc.

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0012380	47	4450 N Clark St	Black Ensemble Theatre Company
Or2024-0012377	43	2730 N Halsted St.	All-Right Sign

MAP AMENDMENTS

NO. A-8891 (40TH WARD) ORDINANCE REFERRED (6/12/24)
DOCUMENT # O2024-0010046

Common Address: 6100-6114 N Western Ave; 5500-6014 N Western Ave; and 6001-6159 N Western Ave

Applicant: Alder Andre Vasquez

Change Request: C1-2 Neighborhood Commercial District, and C2-2 Motor Vehicle Related Commercial District to B3-3 Community Shopping District

NO. A-8907 (45TH WARD) ORDINANCE REFERRED (7/17/24)
DOCUMENT # O2024-0010887

Common Address: 4835-41 N Lipps Ave

Applicant: Department of Planning & Development

Change Request: C1-3 Commercial Neighborhood District to B3-2 Community Shopping District

NO. 22516-T1 (4th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-0011139

Common Address: 4508 S Cottage Grove Ave

Applicant: John Gruszka

Owner: John Gruszka

Attorney: Mark Kupiec

Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District

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

Purpose: A new mixed use building with 7 dwelling units; 1 parking space and 800 SF of commercial space

NO. 22297 (5th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023-0005675

Common Address: 6714 S Stony Island Ave

Applicant: 1937 Group Retail Holdings, Series LLC

Owner: Peter Gomopoulos

Attorney: Sonia Antolec

Change Request: B3-5 Community Shopping District to C3-5 Commercial, Manufacturing, and Employment District

Purpose: To operate a cannabis business establishment

NO. 22478 (8th WARD) ORDINANCE REFERRED (6/12/24)

DOCUMENT #

Common Address: 8006 S Drexel

Applicant: GLI Management and Consulting LLC

Owner: GLI Management and Consulting LLC

Attorney: Alfred Quijano

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

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

Purpose: To allow the conversion from 3 to 4 dwelling units within existing residential 3 story building

NO. 22407 (9th WARD) ORDINANCE REFERRED (4-17-24)

DOCUMENT # O2024-0008875

Common Address: 10950 S Wentworth Ave

Applicant: Mr. Daniel Smith

Owner: Mr. Daniel Smith

Attorney:

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: Applicant proposes to establish a personal service use (barbershop) on the 1,200 sq ft first floor. There is one existing dwelling- unit on the second floor of the existing 2,400 sq ft two story mixed-used building. There is no off-street parking on site, building height is 18 ft

NO. 22522 (11th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-001147

Common Address: 3317 S Morgan St

Applicant: Charis Listening Bar LLC

Owner: Oh Art LLC

Witness: Alex Jandernoa

Change Request: B1-2 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

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

Purpose: To establish a tavern use. Small bar focusing on cocktails, non-alcoholic spirits, and vinyl music

NO. 22523-T1 (43rd WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-001148

Common Address: 2600-2610 N Clark St

Applicant: Chicago Development Partners LLC

Owner: 2600 N Clark St LLC

Attorney: Katriina McGuire

Change Request: B1-2 Neighborhood Shopping District to B3-5 Community Shopping District

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

Purpose: To construct a mixed use building with 70 dwelling units, 10 parking spaces and 70 bicycle spaces

NO. 22528-T1 (47th WARD) ORDINANCE REFERRED (7-17-24)
DOCUMENT # O2024-001153

Common Address: 3710-3714 N Ashland Ave

Applicant: CorEtt Buildings Corp

Owner: CorEtt Buildings Corp

Attorney: Corine O'Hara

Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Mixed-Use District

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

Purpose: A new 4 story, 21 residential unit building with ground floor retail space and 5 parking spaces

NO. 22376 (47th WARD) ORDINANCE REFERRED (3-20-24)
DOCUMENT #

Common Address: 3959 N Lincoln / 3940 N Damen

Applicant: LDI Partners, LLC

Owner: Fifth Third Bank, National Association, Successor in interest to MB Financial Bank, N.A

Attorney: Richard Klawiter & Katie Jahnke Dale- DLA Piper LLP (US)

Change Request: Business Planned Development No. 665 to Residential-Business Planned Development No. 655, as amended

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

Purpose: The reuse of the existing five story building and new construction of a five story addition located in Sub Area A with 64 affordable dwelling units and 18 parking spaces. Also, the construction of an 8 story building with up to 170 residential dwelling units, ground floor commercial space and 77 parking spaces in Sub Area B. Overall FAR 3.39