

AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, FEBRUARY 20, 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.

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

Amendment of Municipal Code Section 17-6-0403-F by requiring special use approval for religious assembly permits in Sub Area A of PMD No. 11

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
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

NO. A-8862 (1st WARD) ORDINANCE REFERRED (11-15-23)

DOCUMENT #O2023-5957

Common Address: 1257-1301 N Ashland Ave

Applicant: Alder Daniel LaSpata

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

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. 22349-T1 (1st WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007284

Common Address: 1347 W Grand Ave

Applicant: EZMB, LLC

Owner: Vincent and Carol A Pagone

Attorney: Daniel Lauer

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

Purpose: To construct a six dwelling unit all residential building with no retail

NO. 22323 (3rd WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0006990

Common Address: 4301-4453 S Federal St; 4300-4452 S Dearborn St; 4301-4453 S Dearborn St;
4330-4452 S State St

Applicant: Chicago Housing Authority

Owner: Chicago Housing Authority

Attorney: Steve Friedland

Change Request: Planned Development 1135, as amended to Planned Development 1135, as amended

Purpose: To clarify that the southern boundary of the Planned Development is West 45th St

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

DOCUMENT #O2024-0007025

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. 22325 (9th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007005

Common Address: 10636 S Woodlawn Ave

Applicant: Ryan Companies US Inc.

Owner: Please see application for full list of owners

Attorney: Mariah DiGrino

Change Request: Business-Residential Institutional Planned Development No. 1167, as amended to Business-Residential Institutional Planned Development No. 1167, as amended

Purpose: To allow for changes in the boundaries of subareas and addition of permitted uses to newly configured subareas

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

DOCUMENT #O2024-0007008

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. 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. 22324 (22nd WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0006995

Common Address: 4041, 4115, and 4147 W Ogden and 2309 S Keeler Ave

Applicant: IDIL Ogden LLC

Owner: IDIL Ogden LLC

Attorney: Katie Jahnke Dale

Change Request: M1-2 Limited Manufacturing/ Business Park District and C2-2 Motor Vehicle Related Commercial District to M1-2 Limited Manufacturing/ Business Park District then to an Industrial Planned Development

Purpose: The construction of a one story 246,200 sq.ft. industrial building with 26 loading docks, 271 vehicular parking spaces

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

DOCUMENT #O2024-0007273

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. 22351-T1 (25th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007302

Common Address: 2415-2425 W 24th PL

Applicant: Epoch 2415 LLC

Owner: Ice Age Investments LLC

Attorney: Andrew Scott

Change Request: M2-3 Light Industry District and C1-3 Commercial Neighborhood District to M2-3 Light Industry District

Purpose: To unify a split zone into one cohesive M2-3 in order to establish an industrial private event venue withing the existing 1 story brick building warehouse building

NO. 22337-T1 (26th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007199

Common Address: 3301-3315 W Division St and 1148-1158 N Spaulding Ave

Applicant: 3305 Division LLC

Owner: Church of God North Central Spanish NFP

Attorney: Steve Friedland

Change Request: B1-2 Neighborhood Shopping District and B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: To permit the development of a 40 unit residential building with approximately 2,600 sq.ft. of ground floor commercial space. Building height will not exceed 67 feet

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

DOCUMENT #O2024-0007054

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. 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. 22352-T1 (35th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007315

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. 22336 (43rd WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-0007187

Common Address: 2519 N Halsted St

Applicant: Chicago Blues ETC LLC

Owner: B.L.U.E.S. ETCETERA LLC

Attorney: Daniel Rubinow

Change Request: B1-2 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: General Restaurant, consumption on premise-incidental activity liquor and PPA activity

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. 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. 22328 (45th WARD) ORDINANCE REFERRED (1-24-24)

DOCUMENT #O2024-000

Common Address: 3955 N Kilpatrick Ave; 3865 N Milwaukee Ave

Applicant: GW Six Corners LLC

Owner: GW Six Corners LLC

Attorney: Sara Barnes

Change Request: RS3 Residential Single Unit (Detached House) District to B3-3 Community Shopping District and then to a Residential Business Planned Development

Purpose: To reactivate the site with a new mixed-use (residential-business) development complex which will feature four divisible commercial buildings and a multi unit all residential building, along with onsite accessory parking and a series of open landscaped areas (green spaces)

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

PREVIOUSLY DEFERRED ITEMS

NO. A-8856 (13th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023-0005679

Common Address: 6244-50 W 63rd St

Applicant: Alder Marty Quinn

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

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. 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 Koczwar

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

DOCUMENT # O2023-0006397

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. 22313 (32nd WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006452

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. 22303-T1 (35th WARD) ORDINANCE REFERRED (12-13-23)

DOCUMENT # O2023-0006167

Common Address: 3652-3658 W Wrightwood Ave

Applicant: 3652 Wrightwood Property, LLC

Owner: 3652 Wrightwood Property, LLC

Attorney: Liz Butler/ Braeden Lord

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

Purpose: To establish a proposed hair salon with massage services