

AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, DECEMBER 12, 2023
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# O2023-0005763 MAYORAL ORDINANCE INTRODUCED (11-1-23)

Amendment of Municipal Code 17-5-0200 and 17-5-0207 regarding standards for rooftop and grade outdoor dining

DOC# O2023-0005759 MAYORAL ORDINANCE INTRODUCED (11-1-23)

Amendment of the Municipal Code by adding Section 17-13-0303-D Optional Administrative Adjustment and Variation to Applications

HISTORICAL LANDMARK DESIGNATION

DOC# O2023-0005896 (27th WARD) ORDINANCE INTRODUCED (11-15-23)

The Historical landmark designation for 2678 W Washington Blvd

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	18	4730 W 79 TH St.	JP Morgan Chase
TBD	18	4730 W 79 TH St.	JP Morgan Chase
TBD	18	4730 W 79 TH St.	JP Morgan Chase

MAP AMENDMENTS

NO. A-8851 (35th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT #02023-0004058

Common Address: 3863-3909 N Drake Ave

Applicant: Alderman Carlos Ramirez-Rosa

Change Request: B2-2 Neighborhood Mixed Use District to RS3 Residential Single Unit (Detached House) District

NO. 22301 (13th WARD) ORDINANCE REFERRED (11-15-23)

DOCUMENT #O2023-

Common Address: 5719-5718 S Central Ave

Applicant: FLO Transportation, Inc.

Owner: FLO Transportation, Inc.

Attorney: Tyler Manic

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

Purpose: To permit accessory parking to an existing office building and to unify the split zone to one cohesive B3-1 Zoning District to allow an office use with on site accessory parking

NO. 22302 (37th WARD) ORDINANCE REFERRED (11-15-23)

DOCUMENT #O2023-

Common Address: 5034-5048 W Chicago Ave

Applicant: Stone Community Development Corporation

Owner: Stone Community Development Corporation

Attorney: Peter Zagotta

Change Request: RS3 Residential Single Unit (Detached House) District and B3-1 Community Shopping District to B3-3 Community Shopping District

Purpose: To unify a split zoning to allow for the construction of a proposed 3 story medical clinic and mix-use café, office, and community meeting event space

PREVIOUSLY HEARD AND DEFERRED ITEMS

NO. A-8833 (9th WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-1732

Common Address: 319 E 103rd St

Applicant: Alderman Anthony Beale

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

NO. A-8844 (24th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004238

Common Address: 3513-3527 W Grenshaw St; 1134-1142 S St. Louis Ave

Applicant: Alderwoman Monique Scott

Change Request: Residential Planned Development No. 793 to RT4 Residential Two Flat, Townhouse and Multi Unit District

NO. A-8845 (24th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004239

Common Address: 3512-3526 W Roosevelt Road; 1154 S St Louis Ave

Applicant: Alderwoman Monique Scott

Change Request: Residential Planned Development No. 793 to B3-3 Community Shopping District

NO. A-8846 (24th WARD) ORDINANCE REFERRED (9-14-23)

DOCUMENT No. O2023-0004241

Common Address: 3440-3456 W Roosevelt Road; 1133 S St. Louis Ave; 3443-3445 W Grenshaw

Applicant: Alderwoman Monique Scott

Change Request: Residential Planned Development No. 793 to Residential Planned Development No. 793, as amended

NO. 21075 (1st WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1946

Common Address: 1429 N. Fairfield Avenue

Applicant: Abbasi Real Estate, LLC

Owner: Abbasi Real Estate, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To add one additional dwelling unit in the basement to convert the building from three to four dwelling units

NO. 22298-T1 (27th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023- -0005676

Common Address: 1701-1709 W Grand Ave

Applicant: Grand Development Ventures LLC

Owner: Zoomie Enterprises LLC

Attorney: Agnes Plecka

Change Request: C2-1 Motor Vehicle Related District to B2-3 Neighborhood Mixed-Use District

Purpose: To build a new mixed use building with a commercial unit on the ground floor and 9 dwelling units on the upper floors

NO. 22100 (27th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1180

Common Address: 200-208 & 222 North Halsted Street and 800-818 West Lake Street

Applicant: 800-816 W. Lake Fee Owner IL, LLC

Owner: 800-816 W. Lake Fee Owner IL, LLC; 811 W. Fulton Market Street Chicago, LLC & Redding Partners, LLC

Attorney: Carol D. Stubblefield c/o Neil & Leroy, LLC

Change Request: Planned Developments No. 1277 and No. 1468 to DX-10, Downtown Mixed-Use District to Planned Development No. 1468, as amended

Purpose: To amend Planned Development No. 1468 to expand the boundaries, revise the underlying zoning to DX-10 Downtown Mixed-Use District and include additional uses

NO. 20686T1 (36TH WARD) ORDINANCE REFERRED (4-21-21)

DOCUMENT #02021-1523

Common Address: 1812-14 W. Grand Avenue

Applicant: The Grand Company, LLC

Owner: The Grand Company, LLC

Attorney: Law Office of Mark J. Kupiec & Assoc.

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

Purpose: The prior Type 1 zoning change expired, so the Applicant needs to refile the zoning change and substitute previously approved Type 1 Plans. The Applicant proposes a mixed-use building with commercial units on the ground floor and 4 dwelling units on the upper floor