

**AMENDED**  
**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF JANUARY 9, 2024**  
**TO BE REPORTED OUT 1/15/25**

**TEXT AMENDMENTS**

**DOCUMENT # O2024-0011209 ORDINANCE REFERRED (9/18/24)**

**PASS AS SUBSTITUTED**

**SPONSOR:** Alderman Walter Burnett

Amendment of Municipal Code Section 17-6-0400 prohibiting eating and drinking establishments in Planned Manufacturing District 2 from being larger than 8,000 sq. ft.

**DOCUMENT # O2024-0013531 ORDINANCE REFERRED (10/30/24)**

**SPONSOR:** Alderman Scott Waguespack

Amendment of Municipal Code Section 17-13-1003-M allowing shared housing units in nonconforming owner-occupied dwelling units in "M" Manufacturing Districts

**ALDERMANIC MAP AMENDMENTS**

**NO. A-8922 (21<sup>st</sup> WARD) ORDINANCE REFERRED (10/9/24)**

**DOCUMENT # O2024-0012925**

**Common Address:** 646 W 95<sup>th</sup> St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**NO. A-8923 (21<sup>st</sup> WARD) ORDINANCE REFERRED (10/9/24)**

**DOCUMENT # O2024-0012925**

**Common Address:** 440 W 87<sup>th</sup> St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RS-2 Residential Single Unit (Detached House) District

**NO. A-8924 (21<sup>st</sup> WARD) ORDINANCE REFERRED (10/9/24)**

**DOCUMENT # O2024-0012832**

**Common Address:** 522 W 87<sup>th</sup> St

**Applicant:** Alderman Ronnie Mosley

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RS-2 Residential Single Unit (Detached House) District

**NO. A-8933 (26<sup>th</sup> WARD) ORDINANCE REFERRED (10/9/24)**  
**DOCUMENT # O2024-0013987**

**Common Address:** 2537 W Division St

**Applicant:** Alder Jessie Fuentes

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

**NO. A-8915 (36<sup>TH</sup> WARD) ORDINANCE REFERRED (9/18/24)**  
**DOCUMENT # O2024-0012461**

**Common Address:** 3801-05 W Grand Ave

**Applicant:** Alderman Gilbert Villegas

**Change Request:** B3-1 Community Shopping District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-8916 (47<sup>TH</sup> WARD) ORDINANCE REFERRED (9/18/24)**  
**DOCUMENT # O2024-0012461**

**Common Address:** 4709-4713 N Lincoln Ave

**Applicant:** Alderman Matt Martin

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

**MAP AMENDMENTS**

**NO. 22588-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10/9/24)**  
**DOCUMENT #O2024 -0013021**

**Common Address:** 2429-31 W Fullerton Ave

**Applicant:** SNSRG, LLC

**Owner:** Tile Outlet, Inc

**Attorney:** Thomas Moore

**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 construct a new 5 story 38 dwelling unit residential building

**NO. 22619-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014063**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1239 N Wood St

**Applicant:** 1239 N Wood Chicago LLC

**Owner:** Yourgie, LLC and Michael Mertz

**Attorney:** Rolando Acosta

**Change Request:** RS-3 Residential Single-Unit District to RM-6 Residential Multi-Unit District

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

**Purpose:** To authorize completion of the existing partially complete fourth floor addition and construction of a new addition east of the existing building for a total of 26 residential units and 11 parking spaces

**NO. 22628-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (12-13-24)**  
**DOCUMENT #O2024-0014458**

**Common Address:** 1638 W Ohio

**Applicant:** Habitats for All LLC

**Owner:** Habitats for All LLC

**Attorney:** Jordan Matyas

**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 meet the bulk and density standards of the RM-4.5 zoning district and allow for the third-floor addition to the existing two-story building

**NO. 22569-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-18-24)**  
**DOCUMENT #O2024-0012531**

**PASS AS REVISED**

**Common Address:** 2144-56 N Clybourn Ave

**Applicant:** KJOS Properties, LLC

**Owner:** KJOS Properties, LLC

**Attorney:** Paul Kolpak

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

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

**Purpose:** Applicant propose to continue the multi-tenant retail uses on the first floor and establish nine dwelling units on the second floor.

**NO. 22623 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014078**

**Common Address:** 2222 S Michigan Ave

**Applicant:** Hudson Michigan Avenue Owner LLC

**Owner:** Hudson Michigan Avenue Owner LLC

**Attorney:** Katie Jahnke Dale

**Change Request:** Residential Business Planned Development No. 1558 to DS-5 Downtown Service District

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

**Purpose:** To revert to the zoning district that existed prior to the 2022 approval of the PD, to permit the construction of a hotel with 154 keys and restaurant/ event space

**NO. 22609 (5<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014043**

**Common Address:** 1417 E 65<sup>th</sup> Pl

**Applicant:** Peter Wawire & Kelly Frazier

**Owner:** Peter Wawire & Kelly Frazier

**Attorney:** Thomas S Moore

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

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

**Purpose:** To meet the bulk and density requirements of the RS-3 zoning district in order to allow for the construction of a new 2 story single family residence

**NO. 22629 (6<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-24)**  
**DOCUMENT #O2024-0014459**

**Common Address:** 8335-39 S Martin Luther King Drive

**Applicant:** Steven Rousseau

**Owner:** Steven Rousseau

**Attorney:** Gordon and Pikarski Chartered

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

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

**Purpose:** The applicant seeks to increase the density of the existing building to twelve residential dwelling units, including ground floor residential use

**NO. 22615-T1 (10<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014056**

**Common Address:** 11008 S State Line Rd

**Applicant:** Sandra Sosa

**Owner:** Sandra Sosa

**Attorney:** Dan Egan

**Change Request:** RS-2 Residential Single Unit (Detached House) District to RS-2 Residential Single Unit (Detached House) District

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

**Purpose:** The applicant seeks to construct a second floor addition and new front and rear decks

**NO. 22603-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014030**

**Common Address:** 2856 S Emerald Ave

**Applicant:** Kit Leng Cheong, Kit Lam Cheong, & Kit M. Cheong

**Owner:** Kit Leng Cheong, Kit Lam Cheong, & Kit M. Cheong

**Attorney:** Thomas S Moore

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

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

**Purpose:** To meet the bulk and density requirements of the RT-4 district in order to allow the construction of a new 3-story 3 dwelling unit building

**NO. 22607 (17<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014041**

**Common Address:** 7610-7628 S Ashland Ave

**Applicant:** The Rock of Love Missionary Baptist Church

**Owner:** The Rock of Love Missionary Baptist Church

**Attorney:** Thomas S Moore

**Change Request:** B1-1 Neighborhood Shopping District to RS-3 Residential Single-Unit District

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

**Purpose:** The applicants would like to make repairs to the church property but are unable to the necessary permits because the property is a nonconforming use in a B district

**NO. 22597 (21<sup>st</sup> WARD) ORDINANCE REFERRED (10/30/24)**  
**DOCUMENT # O2024-0013543**

**PASS AS REVISED**

**Common Address:** 112 W 87<sup>th</sup> St

**Applicant:** Raising Cane's Restaurants LLC

**Owner:** T Chatham Ridge SRF IL, LLC

**Attorney:** Nicholas Ftikas, Law Offices of Samuel V.P. Banks

**Change Request:** Planned Development 425 to Planned Development 425, as amended

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

**Purpose:** To permit the construction of a one story restaurant with dual drive-thru lanes on the southeast corner of the shopping center along W 87<sup>th</sup> St

**NO. 22616 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014057**

**Common Address:** 2480 S Blue Island Ave

**Applicant:** Greenus Development LLC

**Owner:** Greenus Development LLC

**Attorney:** Mark Kupiec

**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 erect a new 3-story 3-unit building; 3 dwelling units; 3 parking spaces; no commercial; building height 38 feet

**NO. 22617-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014058**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2134 W 18<sup>th</sup> Place

**Applicant:** Lucy Murguia & Isidro Murguia

**Owner:** Lucy Murguia & Isidro Murguia

**Attorney:** Tyler Manic

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** To allow the applicant to construct a two-story multifamily residential building with six dwelling units and a rear frame garage with two parking spaces. No commercial space will be provided. Building height will be 25 ft and 2 inches

**NO. 22614-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014053**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1355 W 16<sup>th</sup> St

**Applicant:** Hafeez Shaka

**Owner:** Hafeez Shaka

**Attorney:** Ximena Castro

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-4.5 Residential Multi-Unit District

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

**Purpose:** To construct a two-story residential building with three units and a two car garage

**NO. 22625-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014084**

**Common Address:** 1900 W 17<sup>th</sup> St

**Applicant:** 1900 W 17<sup>th</sup> Street LLC

**Owner:** 1900 W 17<sup>th</sup> Street LLC

**Attorney:** Ximena Castro

**Change Request:** B2-3 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Used District

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

**Purpose:** To add a fourth floor to the building to allow the addition of three more units to the building for a total of 14 units on the property. Three bicycle spaces will be provided. No parking will be added. The applicant will also file a Type 1 application to reduce parking and the rear yard setback.

**NO. 22611 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014046**

**Common Address:** 313-15 S California Ave

**Applicant:** Chasing Tails 4 U, Inc

**Owner:** Chasing Tails 4 U, Inc

**Attorney:** Thomas S Moore

**Change Request:** B3-2 Community Shopping District to C2-1 Motor Vehicle Related District

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

**Purpose:** To allow the applicant to construct a new one-story masonry building with a dog services commercial use on the ground floor.

**NO. 22612-T1 (28<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014047**

**Common Address:** 4531-51 W Washington Blvd

**Applicant:** United for Better Living, Inc

**Owner:** See application

**Attorney:** Thomas S Moore

**Change Request:** RM-4.5 Residential Multi-Unit District to RM-5 Residential Multi-Unit District

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

**Purpose:** The applicant seeks to rezone the property to allow sufficient density to construct a proposed new 44 dwelling unit 3-story building with 21 on site parking stalls and 10 bicycle spaces

**NO. 22621-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014071**

**Common Address:** 5500-5514 W Diversey Ave

**Applicant:** The Miracle Center Inc

**Owner:** The Miracle Center Inc

**Attorney:** Law Offices of Hector Morales. P.C

**Change Request:** RS-3 Residential Single-Unit District to B3-2 Community Shopping District

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

**Purpose:** To bring property into compliance with zoning code. Current zoning does not allow property to be used as an accessory parking lot in a RS-3 zoning district.

**NO. 22622-T1 (31<sup>st</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014073**

**Common Address:** 5434-5458 W Diversey Ave

**Applicant:** The Miracle Center Inc

**Owner:** The Miracle Center Inc

**Attorney:** Law Offices of Hector Morales. P.C

**Change Request:** RS-3 Residential Single-Unit District to B3-2 Community Shopping District

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

**Purpose:** To bring property into compliance with zoning code. Current zoning does not allow property to be used as a community center in a RS-3 zoning district.

**NO. 22631-T1 (33<sup>rd</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014453**

**Common Address:** 2907-2917 W Irving Park Rd

**Applicant:** Full Circle Communities, Inc

**Owner:** Full Circle Communities, Inc

**Attorney:** Steven Friedland

**Change Request:** B3-3 Community Shopping District to B3-3 Community Shopping District

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

**Purpose:** To permit the development of a 45 unit residential building, 7 story mixed use building with approximately 2,729 SF of commercial space on the first floor and 16 parking spaces.

**NO. 22618-T1 (36<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014061**

**Common Address:** 1858 W Grand Ave

**Applicant:** NCA Properties, LLC

**Owner:** NCA Properties, LLC

**Attorney:** Rolando Acosta

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

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

**Purpose:** To authorize the use of the ground floor commercial space as a small venue, with a capacity not to exceed 80 individuals. The venue will be used only for private events with no liquor sales, live music, or DJ's permitted

**NO. 22610-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014045**

**Common Address:** 1051 W Cornelia Ave

**Applicant:** 1051 W Cornelia Condo Association

**Owner:** See application

**Attorney:** Thomas S Moore

**Change Request:** RM-5 Residential Multi-Unit District to RM-5 Residential Multi-Unit District

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

**Purpose:** To allow for a rooftop addition to the existing three story four dwelling unit building. To meet the bulk and density requirements of Residential Multi-Unit District as amended

**NO. 22613 (44<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014048**

**Common Address:** 3356-3358 N Sheffield

**Applicant:** Southport Properties LLC

**Owner:** Southport Properties LLC

**Attorney:** Sara K Barnes

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

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

**Purpose:** The applicant is seeking a zoning map amendment, in order to permit certain renovation to and the adaptive reuse of the existing three-story non-conforming building, at the subject property by converting a portion of the 1<sup>st</sup> floor to residential use thereby increasing the density at the property to five dwellings units and one commercial unit

**NO. 22604-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014032**

**Common Address:** 2016-2020 W Irving Park Rd

**Applicant:** Latchkey, LLC

**Owner:** Latchkey, LLC

**Attorney:** Liz Butler

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

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

**Purpose:** To establish a tavern use in the existing single-story commercial building.

**NO. 22605-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014033**

**Common Address:** 2250-56 W Irving Park Rd./ 4009 N Oakley Ave

**Applicant:** Irving Oakley LLC

**Owner:** Irving Oakley LLC

**Attorney:** Katriina S. McGuire

**Change Request:** B3-3 Community Shopping District to B3-3 Community Shopping District

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

**Purpose:** To develop the site with a five story, 58' 5.75" tall mixed-use building with 38 dwelling units on floor 2-5, including six ARO units and 2,780 sq ft of commercial space on the ground floor. 19 vehicles and 42 bicycle parking spaces are provided on the ground floor. The proposed project is eligible for an increase in FAR pursuant to section 17-3-0403-B and reduction of MLA pursuant to section 17-3-0403-B. The project will also require relief to reduce the rear setback for floors with dwelling units

**NO. 22608-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (12-2-24)**  
**DOCUMENT #O2024-0014042**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1821 W Berteau Ave

**Applicant:** 1821 Berteau LLC

**Owner:** 1821 Berteau LLC

**Attorney:** Tyler Manic

**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 move the property to a zoning district that permits its existing use. The property's use will remain office space. There are no dwelling units or parking provided. The three-story office building has approximately 18,780 sq ft of commercial space

**NO. 22499 (48<sup>th</sup> WARD) ORDINANCE REFERRED (7-17-24)**  
**DOCUMENT # O2024-0011165**

**Common Address:** 6240-50 N Broadway Ave

**Applicant:** Steve Neumayer

**Owner:** Steve Neumayer

**Attorney:** Gordon & Pikarski

**Change Request:** B1-2 Neighborhood Shopping District to C2-3 Motor Vehicle Related Commercial District

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

**Purpose:** The proposed use will expand the existing indoor auto towing, storage and repair business at 6240 into the existing and adjoining building at 6250

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
Or2024-0014368	28	1300 S Clinton St	Home Depot
Or2024-0014365	28	1300 S Clinton St	Home Depot
Or2024-0014367	28	1300 S Clinton St	Home Depot
Or2024-0014370	28	1300 S Clinton St	Home Depot
Or2024-0014366	28	1300 S Clinton St	Home Depot
Or2024-0014371	28	1300 S Clinton St	Home Depot
Or2024-0014362	28	1300 S Clinton St	Home Depot
Or2024-0014369	28	1300 S Clinton St	Home Depot
Or2024-0014361	28	1300 S Clinton St	Home Depot
TBD	30	3321 N Milwaukee Ave	Total Wireless
Or2024-0014413	42	800 N Michigan Ave	Canada Goose US