

**COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
TUESDAY, JUNE 25, 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.

ITEMS ON THIS AGENDA APPEAR IN REVERSE NUMERICAL ORDER ACCORDING TO WARD

RE-REFERRAL TO COMMITTEE ON TRANSPORTATION AND PUBLIC WAY

DOCUMENT NO. O2024-0010037

Approval of plat of Central Eight Resubdivision

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2024-0009769	27	360 N Green St	BCG – 360 North Green, LLC
Or2024-0009780	27	360 N Green St	BCG – 360 North Green, LLC
Or2024-0009811	32	1601 N Milwaukee Ave	Barnes & Nobel Book Sellers Inc
Or2024-0009812	32	1601 N Milwaukee Ave	Barnes & Nobel Book Sellers Inc
Or2024-0010135	41	7159 W Higgins Rd	BP
Or2024-0010147	42	550 N State St	Jewel Osco
Or2024-0010146	42	550 N State St	Jewel Osco
Or2024-0010149	42	550 N State St	Jewel Osco
Or2024-0010141	42	70 E Walton St	Paul Rehder Salon

MAP AMENDMENTS – ITEMS APPEAR IN REVERSE NUMERICAL ORDER ACCORDING TO WARD FOR PREVIOUSLY DEFERRED ITEMS SEE PAGE 14

NO. 22451-T1 (49th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009495

Common Address: 1415 W Morse Ave

Applicant: MF/CHG II, LLC 1415 W Morse, LLC

Owner: MF/CHG II, LLC 1415 W Morse, LLC

Attorney: Rolando Acosta

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: The property is improved with a four-story building containing 2,830 sq ft of ground floor commercial space, fourteen residential dwelling units and ten parking spaces. The applicant previously rezoned the property to authorize construction of a five-story rear addition containing sixteen residential units that when added to the fourteen existing units would result in a total of thirty residential dwelling units, and with a total of nine off street parking

NO. 22463-T1 (49th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009596

Common Address: 7325-31 N Honore St

Applicant: Honore Homes LLC

Owner: Honore Homes LLC

Attorney: Rolando Acosta

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-6 Residential Multi-Unit District

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

Purpose: To authorize the addition of four dwelling units in the existing building's lower level. No parking will be added. The height of the building is and will remain at 40 ft

NO. 22456 (48th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009520

Common Address: 5221-5259 N Broadway

Applicant: The Chody Family R3 LP

Owner: The Chody Family R3 LP

Attorney: Tyler Manic

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

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

Purpose: the site is improved with a commercial shopping center containing 3 single-story commercial buildings. The lot's total square footage of the commercial space will be 46,314 sf of that, the proposed veterinary clinic will operate in 1,325 sf within the 11,420 sq/ft commercial structure. 91 parking spaces will be provided. The height of the current buildings are 33 ft, 20.75 ft, and 18.5 ft respectively

NO. 22468-T1 (48th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009610

Common Address: 5920 N Ridge

Applicant: Mabel 5920, LLC

Owner: Mabel 5920, LLC

Attorney: Nick Ftikas

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

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

Purpose: To permit seventeen new dwelling units on the first floor of the existing three-story building. Once completed the existing mixed used building containing 52 dwelling will have a total of 69 dwellings units

NO. 22469 (48th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009611

Common Address: 1464 W Farragut

Applicant: Megumi Ogishi, Mel Sabella, Ryan Bowersock, and Angela Little

Owner: Megumi Ogishi, Mel Sabella, Ryan Bowersock, and Angela Little

Attorney: Nick Ftikas

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 permit a proposed rear addition to the existing two-story, two until residential building. The proposed addition will add approximately 400 sq. ft of floor area to the existing building, for a total of 3,733 sf. The residential building will be 30 ft in height and will continue to be supported by two story garage parking spaces.

NO. 22450 (47th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009485

Common Address: 2600 W Montrose

Applicant: 2600 Montrose LLC

Owner: 2600 Montrose LLC

Attorney: Tyler Manic

Change Request: B3-2 Community Shopping District to B2-5 Neighborhood Mixed-Used District

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

Purpose: The purpose of the rezoning is to meet the bulk and density to allow for the conversion of a 25-dwelling unit building to an 28 dwelling unit building by adding 3 garden units 712 sf of commercial space to remain. The building height of 34'5 to remain unchanged. 0 parking spaces provided

NO. 22460 (47th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009574

Common Address: 2120 W Lawrence Ave

Applicant: 2120 Lawrence LLC

Owner: 2120 Lawrence LLC

Attorney: Sylvia C. Michas

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

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

Purpose: The existing building shall remain and there are no proposed additions or expansions to the existing building. There is no on-site parking. The required two parking spaces which serve the daycare facility are located at 2114 W Lawrence and approved as Special Use on June 18,2018

NO. 22462 (45th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-000

Common Address: 4041 N. Milwaukee Ave

Applicant: Hidden Value Portfolio II, LLC

Owner: Hidden Value Portfolio

Witness: Marc Sussman

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

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

Purpose: To allow for a wider range of tenant uses as allowed

NO. 22474-T1 (44th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009617

Common Address: 3627-3633 N Sheffield

Applicant: Wrigley Baseball Group, LLC

Owner: Wrigley Baseball Group, LLC

Attorney: Nick Ftikas

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 develop the subject property with a new five story residential building containing twenty-nine dwellings unit. The building will be made of masonry in construction and measure 56ft 8 inches in height. The subject property is a Transit Served Location and will be supported by eleven off-street parking space and twenty-one bicycle parking spaces

NO. 22448-T1 (43rd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009473

Common Address: 2018-20 N Halsted St

Applicant: 2020 N Halsted LLC

Owner: 2020 N Halsted LLC

Attorney: Rolando Acosta

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

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

Purpose: The applicant seeks to rezone the property to allow a rear addition to the second floor with a retractable roof to convert its use to commercial space. After construction of the proposed addition, the building will contain commercial space in the basement, first and second floor for a total of 14,677 sq ft and two residential dwelling units on the third floor. No parking will be added. The height of the building is and will remain at 44.83 ft

NO. 22471-T1 (43rd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009451

Common Address: 1854 N Howe St

Applicant: PH Chicago LLC

Owner: PH Chicago LLC

Attorney: Sara Barnes

Change Request: RM-4.5 Residential Multi-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 a new three-story single-family residence and a two-car detached garage with roof deck, at the subject property. The new proposed building will be masonry in construction and will measure 38 feet- 3 inches in height

NO. 22454 (41st WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009574

Common Address: 5842-44 N Navarre Ave

Applicant: Patrick Coyle

Owner: Patrick Coyle

Attorney: Gordon and Pikarski Chartered

Change Request: RS-2 Residential Single Unit (Detached House) District to RS-3 Residential Single-Unit District

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

Purpose: The applicant intends to sub-divide the existing zoning lot to allow for the construction of two new individual single-family residences. Each will be 30 ft in height and provide two parking spaces. No commercial is proposed

NO. 22457 (40th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009524

Common Address: 5308-5310 N Damen Ave

Applicant: 5310 N Damen, LLC, an Illinois limited liability company

Owner: 5310 N Damen, LLC, an Illinois limited liability company

Attorney: Robert Matanky

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

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

Purpose: To convert 1st floor commercial units into two residential apartments for a conversion from 7 to 9 dwelling units. No commercial space, 6 existing parking spaces, approximately 32.15' existing height and building will remain 3 stories

NO. 22452 (39th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009505

Common Address: 5743 N Kingsdale Ave

Applicant: Andrzej M Kozlowski

Owner: Andrzej M Kozlowski

Witness: Andrzej M Kozlowski

Change Request: RS-1 Residential Single-Unit District to RS-3 Residential Single-Unit District

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

Purpose: Seeking to increase the FAR to allow for a new upper floor addition over the existing single-family residence; 25 ft new building height for new addition to match the existing building height

NO. 22470 (38th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009612

Common Address: 4041-4043 N Melvina Ave

Applicant: MK Construction & Builders, Inc

Owner: Golab Construction

Attorney: Frederick E. Agustin

Change Request: RS-2 Residential Single Unit (Detached House) to RS-3 District to Residential Single-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 new two-story single-family home and a detached garage for two vehicles. The proposed single-family home and a detached garage will have a height of 14 ft 2

NO. 22445-T1 (36th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009450

Common Address: 1334 N Ridgeway Ave

Applicant: Yonny and Kate Mora

Owner: Yonny and Kate Mora

Attorney: Agnes Plecka

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 allow the existing dwelling unit in the basement to continue, to convert from 2 dwelling units to 3 dwelling units; total of 3 dwelling units within the existing 2 story building; 3 parking spaces with a carport; no change proposed to the existing height of 24' no commercial space

NO. 22446-T1 (36th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009451

Common Address: 2616 W Haddon Ave

Applicant: Ridive Development LLC

Owner: Daniel Vega

Attorney: Agnes Plecka

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 demolish the existing building and redevelop this property with a 3 story residential building with 3 dwelling units, with 3 parking spaces; proposed height of 35 ft; no commercial space

NO. 22466-T1 (36th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009608

Common Address: 1923 W Race Ave

Applicant: James and Minidi Knebel

Owner: James and Minidi Knebel

Attorney: Nick Ftikas

Change Request: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit

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

Purpose: The Applicant are proposing to construct a single-story addition at the rear of the existing single-family home located at the subject property. The single-family home will remain at 32 ft – 11 in in height and continue to be supported by two garage parking spaces accessed at the rear of the subject lot

NO. 22467 (36th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-000

Common Address: 6019 W Fullerton Ave

Applicant: Francisco Cordero

Owner: Francisco Cordero

Attorney: Frederick Agustin

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

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

Purpose: To Convert the existing one story building into one dwelling unit

NO. 22449 (32nd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009478

Common Address: 2200 N Ashland Ave

Applicant: Pup Social Chicago LLC

Owner: 2200 N Ashland LLC

Attorney: Tyler Manic

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related District

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

Purpose: The Applicant seeks a rezoning to allow for an outdoor dog park accessory to an animal services use (dog grooming and retail dog supplies). The space will contain 5,981 sf in the existing 10,761 sf building. The existing building height of 26 ft will remain. There will be 46 parking spaces provided

NO. 22455 (32nd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009509

Common Address: 1313 W Wrightwood Ave

Applicant: Drimnagh Development LLC

Owner: Ronald Alan Gleason Revocable Trust

Attorney: Sara Barnes

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

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

Purpose: The applicant is seeking a Zoning Map Amendment in order to permit the construction and occupancy of a new three story (with basement) three unit residential building and a detached three car garage, at the subject property

NO. 22464-T1 (32nd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009597

Common Address: 2426-28 N Clybourn Ave

Applicant: Alketa Dyle

Owner: Alketa Dyle

Attorney: Nick Ftikas

Change Request: M1-2 Limited Manufacturing/ Business Park District to RM-5 Residential Multi-Unit District

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

Purpose: The applicant is proposing to divide the single zoning lot into two independent zoning lots. The three-story mixed-use building at 2426 N Clybourn will remain without change. The newly created zoning lot at 2428 N Clybourn will be developed with a new three-story masonry building measuring 37 ft. 2 in height and containing three dwelling units. There will be no off-street parking on the property

NO. 22472-T1 (32nd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009614

Common Address: 3327-3335 N Lincoln Ave

Applicant: 3327 N Lincoln Comet LLC

Owner: 3327 N Lincoln Comet LLC

Attorney: Sara Barnes

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 reactivation of the subject property with a new seven-story mixed used development, with commercial/retail space, a residential lobby/lounge and off-street parking for twenty automobiles on the ground floor, and a total of forty-two dwelling units on and between the upper floors. The proposed improvements will be masonry in construction and will measure approximately 78 ft 10 in in height

NO. 22473-T1 (32nd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009615

Common Address: 3036 N Lincoln

Applicant: Envoi Partners LLC

Owner: Lincoln Redevelopment LLC

Attorney: Nick Ftikas

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

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

Purpose: The applicant is proposing to adapt and reuse the existing four-story masonry building. The plans provide a 2,349 sq. ft. retail unit at grade and a total of 16 residential units above. The building will remain 58 ft. in height. The subject property is a Transit Served Location and will be supported by seven off-street parking spaces

NO. 22453 (29th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009506

Common Address: 30 N Menard Ave

Applicant: 30 N Menard LLC

Owner: 30 N Menard LLC, Aaron Vanderbilt, and Jacqueline Vanderbilt

Witness: Aaron and Jacqueline Vanderbilt

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: Seeking to divide zoning lot to allow the construction of two – 3 dwelling residential buildings; each lot will have 3 private parking spaces in the rear of building. Each building will not exceed 38 ft in height

NO. 22465 (28th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-

Common Address: 645-647 N Cicero Ave

Applicant: Heriberto Rodriguez

Owner: Heriberto Rodriguez

Witness: Heriberto Rodriguez

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related District

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

Purpose: To allow for the outdoor sales of used vehicles

NO. 22440 (27th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009540

Common Address: 1200-1232 W Fulton St; 310-328 N Racine Ave

Applicant: 1200 W Fulton Partners LLC

Owner: 1200 W Fulton Partners LLC

Attorney: Katie Jahnke Dale

Change Request: M2-3 Light Industry District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

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

Purpose: To allow a 43 story, 545 foot building and a 37 story, 465 foot building. Approximately 124,000 sq.ft. of combined indoor and outdoor commercial space; 1,079 residential units, of which 20% will be affordable units. 440 parking spaces and 1,079 bicycle parking spaces. The overall FAR will be 11.5

NO. 22443 (27th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009540

Common Address: 357-359 N Green St

Applicant: Onni 357 North Green LLC

Owner: Onni 357 North Green LLC

Attorney: Katie Jahnke Dale

Change Request: Planned Development No.1573 to Planned Development No. 1573, as amended

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

Purpose: The applicant requests an amendment to the existing planned development to permit the construction of a mixed-used building consisting of 698 dwelling units, 530 parking spaces, and commercial and retail uses with accessory and incidental uses. FAR will be 11.5

NO. 22461-T1 (22nd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009582

Common Address: 2759 S Lawndale Ave

Applicant: Beyond the Ball

Owner: Beyond the Ball

Witness: Robert Castaneda

Change Request: RS-3 Residential Single-Unit District to B1-2 Neighborhood Shopping District

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

Purpose: Propose a 2-story office building, green house, and community space. The building will be 3,239 sq ft and 26' in height. An Attached green house will be 203 sq ft and 12' in height as its highest point. A two-car garage will add two parking spaces to site

NO. 22442 (21st WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009537

Common Address: 11400-11458 S Halsted St / 800-912 W 115th St

Applicant: Far South CDC

Owner: City of Chicago

Attorney: Steven Friedland

Change Request: Planned Development No. 131 to B3-3 Community Shopping District and then to Planned Development No. 131, as amended

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

Purpose: To permit the redevelopment of the site with mixed use residential, commercial, performance arts, and parkland uses. A Maximum of 258 residential units, the first phase will have 84 residential units with 74 parking spaces and approximately 10,000 sf of commercial space. Building height in the first phase will not exceed 50 ft

NO. 22447-T1 (21st WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009468

Common Address: 11416 S Throop St

Applicant: Ben Williams Homes LLC

Owner: Ben Williams Homes LLC

Attorney: Agnes Plecka

Change Request: RS-2 Residential Single Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District

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

Purpose: To allow the existing dwelling unit within the basement area of the existing building to remain, for a total of two dwelling units within the existing building with two parking spaces; existing height. No change proposed, no commercial space

NO. 22459-T1 (17th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009528

Common Address: 1434 W 76th St

Applicant: AllenGreen Group LLC

Owner: AllenGreen Group LLC

Attorney: LOGIK Legal LLC

Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District

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

Purpose: Outdoor fleet storage in which vehicles will be maintained outdoors to operate a transportation business, offices, and maintenance needs

NO. 22458 (12th WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009526

Common Address: 3842 S Hermitage Ave

Applicant: Juan Manzano

Owner: Juan Manzano

Attorney: Ximena Castro

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 subject property is improved with a three and a half story residential building with basement. The building includes two legal units and two illegal units. There is no garage and there are two surface parking spaces. The applicant seeks to do interior renovations to the building and seeks to rezone the property to legalize the two illegal units for a total of four units on the property. The applicant also propose to build a two car garage

NO. 22444-T1 (2nd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-0009543

Common Address: 1528 N LaSalle Dr

Applicant: 2527 Argyle Holding LLC

Owner: 2527 Argyle Holding LLC

Attorney: Rolando Acosta

Change Request: RM-5 Residential Multi-Unit District to B2-5 Neighborhood Mixed-Used District

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

Purpose: The property is improved with a four-story residential building with 4 residential dwelling units and no parking spaces. The applicant seeks to rezone the property to allow rehabilitation of the existing building with a fifth-floor addition on the existing four-story building and a five-story addition to the rear of the existing building. The additions will allow for an increase in the number of units from four to a total of eight units. Three parking spaces will be added

NO. 22441 (2nd WARD) ORDINANCE REFERRED (5-22-24)
DOCUMENT #02024-00095335

Common Address: 1776 & 1800 N Clybourn Ave, 1903 N Marcey St, 1017 W Willow St, 1750 N Sheffield Ave

Applicant: CMR Limited Partnership

Owner: CMR Limited Partnership

Attorney: Katie Jahnke Dale

Change Request: Planned Development 399 to C1-5 Neighborhood Commercial District then to a Residential business Planned Development 399, as amended

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

Purpose: The applicant requests a new planned development to allow construction of mixed-use retail and multifamily development along with certain special uses permitted in the C1-5 district. The project will include 5 total buildings with approximately 70,500 square feet of retail space, 500 dwelling units, and 447 parking spaces

PREVIOUSLY DEFERRED ITEMS – ITEMS APPEAR IN REVERSE NUMERICAL ORDER ACCORDING TO WARD

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. 22283 (37th WARD) ORDINANCE REFERRED (11-1-23)

DOCUMENT #O2023 -0005684

Common Address: 335-375 N Pulaski Ave

Applicant: Chicago Transit Authority

Owner: Cook County Land Bank Authority

Attorney: Bridget O'Keefe

Change Request: Planned Manufacturing District No. 9 to an Institutional Planned Development

Purpose: To permit the operation of a training and control center on the property

NO. 22410-T1 (34th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008881

Common Address: 1073 W Polk St

Applicant: 1073 W Polk LLC

Owner: 1073 W Polk LLC

Attorney: Nicholas Ftikas

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: The applicant is seeking a zoning change in order to develop the subject property with a new three-story residential building containing 3 dwelling units. The proposed building will measure 36.6 ft in height. The residential building will be supported by 2 off street parking spaces at the rear of the lot

NO. 22409-T1 (34th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008880

Common Address: 1065 W Polk St

Applicant: 1065 W Polk LLC

Owner: 1065 W Polk LLC

Attorney: Nicholas Ftikas

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: The applicant is seeking a zoning change in order to develop the subject property with a new three-story residential building containing 3 dwelling units. The proposed building will measure 36.6 ft in height. The residential building will be supported by 2 off street parking spaces at the rear of the lot

NO. 22439-T1 (34th WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0009018

Common Address: 112 S. Sangamon St

Applicant: Sangamon MPW Holdings LLC

Owner: Sangamon MPW Holdings LLC

Attorney: Thomas R. Raines

Change Request: DX-5 Downtown Mixed-Use District type 1 to DX-5 Downtown Mixed-Use District type 1

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

Purpose: To construct a new top floor addition with three dwelling units will convert building from four story office building to five story mixed used building. A five-story masonry building with 24,000 sq. ft. of office space on floors 1-4 and three dwelling units in floor five, with a total height of 75'1 0" and one parking space on premises

NO. 22416-T1 (32nd WARD) ORDINANCE REFERRED (4-17-24)
DOCUMENT # O2024-0008903

Common Address: 1934-36 W North Ave

Applicant: Envoi Partners, LLC

Owner: 1934 North Avenue, LLC

Attorney: Nicholas Ftikas

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

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

Purpose: The applicant is proposing to adapt and reuse the existing three-story masonry building. The plans provide 2,590 sq. ft. retail unit at grade and a total of nine (9) residential units above. The building will remain 49.07 fr. In height. The Subject property is a Transit Served Location. No off-street vehicle parking spaces will be provided

NO. 22225 (32nd WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT # O2023-0002763

Common Address: 1840-1866 N Marcey Ave

Applicant: 1840 N Marcey, LLC

Owner: 1866 N Marcey Owner, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale

Change Request: M2-3 Light Industry District to B3-3 and then to a Residential Business Planned Development

Purpose: To allow the construction of a 16 story building with 294 residential units and a 27 story building with up to 315 residential units and ground floor commercial uses, together with accessory and incidental uses. 360 total parking spaces will be provided. The overall FAR will be 6.5

NO. 22425 (30th WARD) ORDINANCE REFERRED (4-17-24)

DOCUMENT # O2024-0008991

Common Address: 3631-3657 N Central/ 5547-5557 W Waveland

Applicant: 1937 Retail Holding Series LLC

Owner: Portage Park Capital, LLC

Attorney: Sonia Antolec

Change Request: Business Planned Development No. 1450 to Business Planned Development No. 1450, as amended

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

Purpose: Requesting a Planned Amendment so that an adult-use cannabis dispensary is an allowed use within the Planned Development. The units, parking spaces, height, and square footage will remain the same.

NO. 22229 (27th WARD) ORDINANCE REFERRED (7-19-23)

DOCUMENT # O2023-0002795

Common Address: 700 West Chicago Ave

Applicant: Onni 700 West Chicago LLC

Owner: Onni 700 West Chicago LLC

Attorney: Rich Klawiter & Katie Jahnke Dale

Change Request: Planned Development 1399 to Planned Development 1399, as amended

Purpose: To permit the construction of a multi-building planned development consisting of 2,451 dwelling units, 1,950 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 8.1

NO. 22360 (27th WARD) ORDINANCE REFERRED (2-15-24)

DOCUMENT # O2024-0007721

Common Address: 345 N Aberdeen

Applicant: 345 N Aberdeen LLC

Owner: 345 N Aberdeen LLC

Attorney: Rich Klawiter and Katie Jahnke Dale

Change Request:M2-3 Light Industry District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

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

Purpose: The construction of a 45 story 483 foot tall building with 559 residential units, bicycle parking spaces, and 255 vehicular parking spaces above 10,000 square feet of ground floor retail commercial uses

NO. 22399 (21st WARD) ORDINANCE REFERRED (4-17-24)

DOCUMENT # O2024-0008804

Common Address: 1001-1235 W 119th St and 1000-1234 W 120th St

Applicant: West Pullman Development Partners, LLC

Owner: Please see attached Exhibit A for ownership information

Attorney: Mariah DiGrino

Change Request: PMD 10 Planned Manufacturing Districts to an Industrial Planned Development

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

Purpose: The applicant seeks to rezone the subject property from the Planned Manufacturing District 10 to an Industrial Planned Development to allow redevelopment of the site with a 413,400 square foot speculative light industrial facility. The building will contain accessory office space allowing the building to be divisible for individual tenants. The facility will include 173 surface parking spaces and 119 loading stalls, 97 loading docks, and 2 at grade loading doors

NO. 22050 (11th WARD) ORDINANCE REFERRED (12-14-22)
DOCUMENT #02022-3914

Common Address: 2819 South Throop Street

Applicant: Linda Hill

Owner: Linda Hill

Attorney: Mark Kupiec

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

Purpose: To have three dwelling units in the existing building

NO. 22123 (11th WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1273

Common Address: 3257-59 South Emerald Avenue

Applicant: Chun Ho Chan

Owner: Chun Ho Chan

Attorney: Gordon and Pikarski Chartered

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To subdivide one zoning lot containing an existing 2 story, 2-dwelling unit residential building. 3259 will be improved with a building containing three residential dwelling units. 3257 will maintain the existing two residential dwelling unit building.

NO. 22414 (3rd WARD) ORDINANCE REFERRED (4/17/23)
DOCUMENT # O2024-0008888

Common Address: 2328 S Michigan Ave

Applicant: 2328 S Michigan Owner LLC

Attorney: Katie Jahnke Dale

Change Request: DS-5 Downtown Service District to DX-5 Downtown Mixed-Use District and then to Residential-Business Planned Development

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

Purpose: To allow the construction of an 18 story, 170 feet tall building containing 256 dwelling units, 10 parking spaces and 3,000 sq.ft. of ground floor commercial space, the overall FAR would be 8.41

NO. 21128 (2nd WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #02022-2628

Common Address: 2031-2033 N. Kingsbury Street

Applicant: Alloy Property Company 2, LLC

Owner: Alloy Property Company 2, LLC

Attorney: Katie Jahnke Dale/Rich Klawiter-DLA Piper

Change Request: M2-2 Light Industry District to B3-5, Community Shopping District then to a Residential-Business Planned Development

Purpose: To permit the construction of a 15-story building consisting of 359 dwelling units, 205 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 5.0.