

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING LANDMARKS AND BUILDING STANDARDS  
MEETING OF JULY 16, 2024**

**APPOINTMENT**

**DIRECT INTRODUCTION – MAYORAL APPOINTMENT**

Appointment of Swathi Staley as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2029 to succeed Timothy R. Knudsen, whose term has expired

**DIRECT INTRODUCTION – MAYORAL APPOINTMENT**

Appointment of Helen Shiller, as a member of the Zoning Board of Appeals for a term effective immediately and expiring July 1, 2029 to succeed Zurich Esposito, whose term has expired

**TEXT AMENDMENTS**

**O2024-0010154 (1<sup>ST</sup>, 35<sup>TH</sup> WARDs) ORDINANCE REFERRED 6/12/24**

**PASS AS AMENDED**

Amendment of Municipal Code Chapter 17-7 by adding new Section 17-7-1500 establishing Milwaukee Avenue Special Character Overlay District on N Milwaukee Ave between N Western Ave and N Ridgeway Ave

**O2023-0005724 (29<sup>th</sup> WARD) ORDINANCE REFERRED 11/1/2023**

**PASS AS AMENDED**

Amendment of Municipal Code Title 17 by modifying various sections and adding new Section 17-9-0130 regarding indoor event venues

**LANDMARK DESIGNATIONS**

**DOCUMENT NO. O2024-0009806 (5<sup>TH</sup> WARD) ORDINANCE REFERRED (6-12-24)**

Historical landmark designation for Hyde Park Union Church at 5600 S Woodlawn Ave

**MAP AMENDMENTS**

**NO. A-8888 (21<sup>st</sup> WARD) ORDINANCE REFERRED (5/22/24)**

**DOCUMENT # O2024-0009680**

**Common Address:** 11350 S Halsted St

**Applicant:** Alder Ronnie Mosley

**Change Request:** Planned Development No. 131 to B3-1 Community Shopping District

**NO. A-8892 (40<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**

**DOCUMENT # O2024-0010046**

**Common Address:** 6501 N Western Ave

**Applicant:** Alder Andre Vasquez

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

**NO. A-8895 (40<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT # O2024-0010044**

**Common Address:** 2400 W Balmoral Ave; 2409 W Catalpa Ave; 5412-5442 N Western Ave

**Applicant:** Alder Andre Vasquez

**Change Request:** B3-2 Community Shopping District, C1-2 Neighborhood Commercial District, C2-2 Motor Vehicle Related Commercial District and RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-3 Neighborhood Mixed-Use District

**NO. A-8889 (47<sup>th</sup> WARD) ORDINANCE REFERRED (5/22/24)**  
**DOCUMENT # O2024-0009681**

**Common Address:** 3904 N Hamilton Ave

**Applicant:** Alder Matt Martin

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

**NO. 22490 (6<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0010039**

**Common Address:** 8332-8358 S Dr. Martin Luther King Jr Drive

**Applicant:** Park Manor Phase 1, LLC an Illinois limited liability company

**Owner:** Park Manor Church

**Attorney:** Steven Friedland

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

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

**Purpose:** To permit the redevelopment of the site with a 52 unit 100% affordable elderly residential five (5) story apartment building

**NO. 22482 (8<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0009975**

**Common Address:** 7722 S Greenwood Ave

**Applicant:** Hamilton & Grove Properties Inc.

**Owner:** Hamilton & Grove Properties Inc.

**Attorney:** Frederick E Agustin

**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 the establishment of a third dwelling unit within the basement of the existing building to convert the building from 2 units to 3 units. There will be three off-street parking spaces provided

**NO. 22406-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0008874**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2315 W 24<sup>th</sup> Place

**Applicant:** Cloud Property Management LLC, Series 2315

**Owner:** Cloud Property Management LLC, Series 2315

**Attorney:** Ximena Castro

**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 subject property is improved with a two-story residential building with nine units and three indoor parking spaces. The applicant seeks a rezoning to amend the previously approved Type-1 application passed by the City Council on 05-25-2022 to convert the building from nine to 12 units. The Applicant also will be constructing a third-floor addition to accommodate the three new proposed units. The proposed zoning height will be 43'-3". There will be two new bicycle spaces added for a total of eleven bicycle spaces on the property. There will be no additional parking

**NO. 22486-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0010028**

**Common Address:** 2835 W Cullerton St

**Applicant:** Guadalupe Castaneda

**Owner:** Guadalupe Castaneda

**Witness:** Guadalupe Castaneda

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit

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

**Purpose:** To meet the uses table and standards of the RT-4 and to meet the bulk and density, to convert from single family residence to 2 dwelling units

**NO. 22483-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0009976**

**Common Address:** 1721 W 18<sup>th</sup> Place

**Applicant:** Elva Cardova

**Owner:** Elva Cardova

**Attorney:** Tristian & Cervantes

**Change Request:** RT-4 Residential Two-Flat, to RM5 Residential Multi-Unit District

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

**Purpose:** To allow for the establishment of a 3 story, 4 dwelling unit residential building with 2 off-street parking spaces, the project will be TOD- compliant allowing for the reduction in provided off street parking spaces

**NO. 22488 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0010036**

**Common Address:** 2100-2110 W. Warren Blvd

**Applicant:** St. Leonard's Ministries, an Illinois not for profit corporation

**Owner:** St. Leonard's Ministries, an Illinois not for profit corporation

**Attorney:** Steven Friendland

**Change Request:** RT-4 Residential Two-Flat, Townhouse and Multi-Unit to RM-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-5 district at the existing transitional residence and 2 additional buildings to remain unchanged. It will be used to house ex- offenders of the criminal justice system in connection with two three-story brick buildings. The elevator addition will be approximately 46 ft. There will be no commercial space

**NO. 22481 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0009974**

**Common Address:** 510 S California Ave

**Applicant:** 520 California Gas, LLC

**Owner:** 520 California Gas, LLC

**Attorney:** Nick Ftikas

**Change Request:** B3-3 Community Shopping District to C1-1 Neighborhood Commercial District

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

**Purpose:** To establish a uniform zoning district with the neighboring zoning lot to the south (common address 520 S California) which is also owned by the applicant. The applicant intends to use the subject property for accessory (non-required) off-street parking. No building improvements are proposed

**NO. 22479-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0009970**

**Common Address:** 2622 W Adams St

**Applicant:** Kapital Properties, LLC

**Owner:** Manthy Hlepas

**Attorney:** M. Sami Kashkeesh

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RM-4.5 Residential Multi-Unit District

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

**Purpose:** To allow a new 3 story dwelling unit residential building

**NO. 22453 (29<sup>th</sup> 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. 22472-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-22-24)**  
**DOCUMENT #02024-0009614**

**SUBSTITUTE NARRATIVE AND PLANS**

**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. 22489-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0010038**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2338-58 N Seeley Ave

**Applicant:** Wilmot Construction, Inc

**Owner:** 2338-46 N Seeley & 2348-58 N Seeley Marco Holding Company

**Attorney:** Daniel Egan

**Change Request:** M3-3 Heavy Industry District to B2-3 Neighborhood Mixed-Use District

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

**Purpose:** The property is currently improved with a one-story manufacturing building. The applicant seeks to rezone the property to allow construction of a five-story building containing 56 residential dwelling units, no commercial space and 46 parking spaces

**NO. 22477 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0009966**

**Common Address:** 2852-56 N Southport Ave

**Applicant:** Jacksongeorge LLC

**Owner:** Jacksongeorge LLC

**Attorney:** Thomas S Moore

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

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

**Purpose:** The property will be a general restaurant and bar with service of liquor in conjunction with food. There are 8 dwelling units; no parking spaces; approximately 4,600 square feet of commercial space; and the existing height is approximately 30 feet and will remain unchanged

**NO. 22439-T1 (34<sup>th</sup> WARD) ORDINANCE REFERRED (4-17-24)**  
**DOCUMENT # O2024-0009018**

**SUBSTITUTE NARRATIVE AND PLANS**

**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 to DX-5 Downtown Mixed-Use District

**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. 22306-T1 (35<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-23)**  
**DOCUMENT # O2023-0006180**

**Common Address:** 3120 N Kedzie Ave

**Applicant:** Pablo Espiritu

**Owner:** Pablo Espiritu

**Witness:** Pablo Espiritu

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

**Purpose:** To allow the conversion from 2 dwelling units to 4 dwelling units within the existing 2 story residential building

**NO. 22480-T1 (38<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0009971**

**Common Address:** 8235-8237 W Irving Park Rd

**Applicant:** 8235 W Irving Park RD LLC

**Owner:** 8235 W Irving Park RD LLC

**Attorney:** Francis Ostian, Esq

**Change Request:** B3-1 Community Shopping District to C1-2 Neighborhood Commercial District

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

**Purpose:** To meet the use table and standards for the C1-2 Neighborhood Commercial District to allow a general restaurant with incidental liquor sales as per 17-13-0207 and to establish food and retail sales. The applicant is located within 1,320 ft of a CTA bus line corridor roadway segment

**NO. 22452 (39<sup>th</sup> 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. 22484-T1 (41<sup>st</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0009971**

**Common Address:** 6750-6760 N Northwest Highway

**Applicant:** Redstars Properties, LLC

**Owner:** Redstars Properties, LLC

**Attorney:** Nick Ftikas

**Change Request:** B3-1 Community Shopping District to B3-5 Community Shopping District

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

**Purpose:** To permit the development of the subject property and to subdivide one zoning lot into two separate zoning lots to allow two 4 story mixed use buildings each containing retail space at grade. Each building will contain retail space and a total of 41 residential units above. Each building will be 50'-66" in height

**NO. 22487-T1 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0010033**

**AMENDED TO TYPE 1**

**Common Address:** 433 W Diversey

**Applicant:** 433 W Diversey LLC

**Owner:** 433 W Diversey LLC

**Attorney:** Sara K Barnes

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

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

**Purpose:** To permit the establishment and operation of a tavern within the existing building at the subject property. Which such tavern will be owned and managed by existing restaurant operator

**NO. 22485-T1 (48<sup>th</sup> WARD) ORDINANCE REFERRED (6/12/24)**  
**DOCUMENT #02024-0010020**

**Common Address:** 5305- 5309 N Winthrop Ave

**Applicant:** Building #1 Property Management LLC

**Owner:** Building #1 Property Management LLC

**Attorney:** Daniel Egan

**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 building containing 3 residential units and a vacant 1,655 sq ft commercial space on the ground floor and 27 residential units on the upper floors for a total of 30 residential units and no parking. Applicant seeks to rezone the property to allow conversion of the 1,655 sq ft commercial space into a grocery store with accessory packaged liquor sales. No other additions or other changes

**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>        |
|-------------|-------------|------------------|--------------------------------|
| TBD         | 2           | 216 E Ontario St | ECD Streeterville Hotel De LLC |
| TBD         | 2           | 216 E Ontario St | ECD Streeterville Hotel De LLC |