

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JULY 18, 2023
TO BE REPORTED OUT JULY 19, 2023

TEXT AMENDMENT

DOC#O2023-0001460 (MAYORAL APPLICATION) ORDINANCE INTRODUCED (6-21-23)

Amendment of Municipal Code Chapters 17-12, 17-15, 17-17 and ancillary chapters regarding non-commercial messages as murals, vintage sign designations, non-conforming use under regulations for five year renewable period

HISTORICAL LANDMARK DESIGNATION

DOC# O2023-0002658 (9th WARD) ORDINANCE INTRODUCED (6-21-23)

The Historical landmark designation for Greater Tabernacle Cathedral at 11300 S Dr. Martin Luther, Jr. Dr

MAP AMENDMENTS

NO. A-8834 (41st WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2038

Common Address: 8201 W Higgins Road

Applicant: The Department of Planning and Development

Witness: Patrick Murphey, Zoning Administrator

Change Request: Planned Development 1136, Community Planned Development to B3-1 Community Shopping District

NO. 22200-T1 (1st WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2275

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1746 W Division St

Applicant: Palazzo 1746, LLC

Owner: Palazzo 1746, LLC

Attorney: Liz Butler/ Braeden Lord

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

Purpose: To construct a rear building addition and expand the commercial use

NO. 22116 (1st WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1255

Common Address: 1703 West Chicago Avenue

Applicant: Chicago Empanada Mama, LLC

Owner: 1703 W Chicago, LLC

Attorney: Richard A. Toth, Georges and Synowiecki, Ltd.

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

Purpose: To establish and operate a general restaurant use (full-service restaurant) in an existing mixed-use building

NO. 22163 (8th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1559

Common Address: 7740-44 S. South Chicago Avenue

Applicant: Stonedry, LLC

Owner: Stonedry, LLC

Attorney: Frederick E. Agustin

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

Purpose: To allow the existing vehicle storage and towing business the ability to store vehicles outside, within the property, as the principal use

NO. 20752 (10th WARD) ORDINANCE REFERRED (6-23-21)

DOCUMENT #02021-2451

Common Address: 13722 S Leyden Ave

Applicant: Ayanna Washington

Owner: Ayanna Washington

Witness: Ayanna Washington

Change Request: M1-1 Limited Manufacturing District to M2-1 Light Industry District

Purpose: To permit the outdoor sale of motor vehicles and outdoor storage

NO. 22198 (15th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2273

Common Address: 4359 S Wood St

Applicant: 911 Eleven, LLC

Owner: 911 Eleven, LLC

Witness: Miguel Quintana

Change Request: RS3 Residential Single Unit (Detached House) District to M1-1 Limited Manufacturing District

Purpose: Establish a wholesale laundry detergent distribution facility

NO. 22185 (23rd WARD) ORDINANCE REFERRED (5-24-23)

DOCUMENT #02023-2011

Common Address: 3742 W 59th St

Applicant: Javier Garcia

Owner: Javier Garcia

Attorney: Mark Kupiec

Change Request: B1-1 Neighborhood Shopping District to B3-1 Community Shopping District

Purpose: To allow a motor vehicle repair shop as a permitted use

NO. 22221-T1 (25th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2300

Common Address: 2156 W 21st St

Applicant: 3527 S Damen LLC

Owner: 3527 S Damen LLC

Attorney: Ximena Castro

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

Purpose: To convert the existing building from 10 to 12 dwelling units and to reduce parking to one parking space pursuant to the Equitable Transit Served Location guidelines

NO. 22222-T1 (25th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2301

Common Address: 2158 W 18th Street

Applicant: 3527 S Damen LLC

Owner: 3527 S Damen LLC

Attorney: Ximena Castro

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to B2-5 Neighborhood Mixed-Use District

Purpose: To convert the existing building from 10 to 11 dwelling units and to reduce parking to zero pursuant to the Equitable Transit Served Location guidelines

NO. 22153T1 (25th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1503

Common Address: 2754-56 S. Sacramento Avenue

Applicant: Israel Cardona

Owner: Israel Cardona

Attorney: Patrick Turner

Change Request: M2-3, Light Industry District to C2-3, Motor Vehicle-Related Commercial District

Purpose: To allow a first-floor restaurant with shared kitchen use and 2 dwelling units on the second floor within a new 2-story building

NO. 22211 (26th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2296

Common Address: 4111 W Armitage Ave

Applicant: Carmen Nazario

Owner: Carmen Nazario

Attorney: Nicholas Ftikas

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

Purpose: A one story rear addition to expand the floor area of the grade level retail unit from 840 sq.ft. to 2,569 sq.ft. The requested zoning change will permit the resulting floor area ratio

NO. 22215-T1 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2289

Common Address: 115 S Francisco Ave

Applicant: Black Light Fellowship

Owner: Black Light Fellowship

Attorney: Nicholas Ftikas

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to C1-3 Commercial Neighborhood District

Purpose: The Applicant is proposing to develop the currently vacant property with a three-story retail office/ eight (8) dwelling unit mixed-use building. The proposed ground floor retail space will be occupied by administrative offices for a book publishing company.

NO. 22220-T1 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2299

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2500-2506 W Washington Blvd

Applicant: Moises Arroyo

Owner: Moises Arroyo

Attorney: Nicholas Ftikas

Change Request: M1-1 Limited Manufacturing District to B2-1 Neighborhood Mixed Use District

Purpose: To add onto the existing building and convert it to a single family residence

NO. 22224-T1 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2303

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1218 W Adams St

Applicant: Kensington West Loop Building LLC

Owner: Kensington West Loop Building LLC

Attorney: Sara K. Barnes

Change Request: M1-3 Limited Manufacturing/ Business Park District to DX-3 Downtown Mixed Use District

Purpose: The redevelopment and reactivation of the site, in its entirety, with a new three story building, which will be occupied and operated by a daycare facility

NO. 22201-T1 (27th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2278

Common Address: 2625-27 W Monroe St

Applicant: Jonathan Nguyen

Owner: Jonathan Nguyen

Attorney: Frederick E. Agustin

Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single Unit (Detached House) District

Purpose: The existing single-family residence and vacant lot will remain. The applicant would like to have a shared housing unit within the existing single-family residence

NO. 22210 (28th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2297

Common Address: 1113 S Mozart St

Applicant: Patrick McLoughlin and Kaitlin Beckham

Owner: Patrick McLoughlin and Kaitlin Beckham

Attorney: Nicholas Ftikas

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RM5 Residential Multi-Unit District

Purpose: The legal establishment of a fifth residential unit within the existing multi-unit building located at the subject property

NO. 22213-T1 (28th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2291

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1434-1446 W Fillmore St

Applicant: 1434 W Fillmore LLC

Owner: Hall of Fame Acquisition No. 2, LLC

Attorney: Liz Butler/ Braeden Lord

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District and RM5 Residential Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: To develop a multi-unit residential building

NO. 22209 (29th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2298

Common Address: 2229 N Harlem Ave

Applicant: SOM Diversey, LLC – Harlem Series

Owner: SOM Diversey, LLC – Harlem Series

Attorney: Nicholas Ftikas

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

Purpose: The legal establishment of a fourth residential unit within the existing multi-unit building located at the subject property.

NO. 22125-T1 (32nd WARD) ORDINANCE REFERRED (3-15-23)

DOCUMENT #02023-1275

AMENDED TO TYPE 1

Common Address: 1617 N. Honore Street

Applicant: Peter Christopher DeSalvo and Emily Elizabeth Lange-Novak Revocable Trusts

Owner: Peter Christopher DeSalvo and Emily Elizabeth Lange-Novak Revocable Trusts

Attorney: Tyler Manic, Schain Banks

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

Purpose: To meet the bulk and density requirements of the RM4.5 district, existing building will remain as a single-family use

NO. 20555T1 (32nd WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5708

PASS AS REVISED

Common Address: 1675 N. Elston Avenue

Applicant: 1675 Holdings, LLC

Owner: 1675 Holdings, LLC

Attorney: Thomas Raines

Change Request: M3-3, Heavy Industry District to B3-3, Community Shopping District

Purpose: To establish a medium venue for 150 to 999 people with patio for an outdoor accessory eating and drinking establishment and recreation area in the North Branch Corridor Overlay - Subdistrict A and to establish the subject property as a transit-served location.

NO. 22208 (32nd WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2272

Common Address: 3025 N Southport Ave; 1349-1359 W Nelson St

Applicant: Aaron Straus

Owner: Aaron Straus

Attorney: Nicholas Ftikas

Change Request: B3-2 Community Shopping District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Purpose: To utilize the Additional Dwelling Unit Ordinance to legally establish a coach house unit on the second floor of the existing two-story accessory building

NO. 22169 (33rd WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1566

Common Address: 3004-3006 W. Belmont Avenue

Applicant: 3004-06 W. Belmont, LLC

Owner: 3004-06 W. Belmont, LLC

Attorney: Mark Kupiec

Change Request: C1-1, Neighborhood Commercial District to C1-2, Neighborhood Commercial District

Purpose: To build an addition and add four dwelling units for a total of six dwelling units

NO. 22167T1 (36th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1564

Common Address: 2647 W. Augusta Boulevard

Applicant: 2641 W. Augusta, LLC

Owner: 2641 W. Augusta, LLC

Attorney: Mark Kupiec

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

Purpose: To add a basement apartment in the existing building for a total of 7 dwelling units

NO. 22161T1 (36th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1540

Common Address: 2611 W. Augusta Boulevard

Applicant: 2611 W. Augusta, LLC

Owner: 2611 W. Augusta, LLC

Attorney: Mark Kupiec

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

Purpose: To establish a basement apartment in the existing building for a total of 7 dwelling units

NO. 22162T1 (36th WARD) ORDINANCE REFERRED (4-19-23)

DOCUMENT #02023-1544

Common Address: 2641 W. Augusta Boulevard

Applicant: 2641 W. Augusta, LLC

Owner: 2641 W. Augusta, LLC

Attorney: Mark Kupiec

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5, Residential Multi-Unit District

Purpose: To establish a basement apartment in the existing building for a total of 7 dwelling units

NO. 22207 (36th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2264

Common Address: 2450 W Chicago Ave

Applicant: 2450 W Chicago LLC and Grabow's Mink LLC

Owner: 2450 W Chicago LLC and Grabow's Mink LLC

Attorney: Liz Butler/ Braeden Lord

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

Purpose: To convert the ground floor space to a dwelling unit

NO. 22199 (37th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2274

Common Address: 952 N Springfield Ave

Applicant: Cipriano Cisneros Nunez

Owner: Cipriano Cisneros Nunez

Attorney: Agnes Plecka

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

Purpose: To establish one additional dwelling unit within the existing building (basement area) for a total of 3 dwelling units at the property

NO. 22212 (38th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2295

Common Address: 5900 W Irving Park Road

Applicant: Eagle Dispensaries of Illinois, LLC

Owner: Philev, LLC

Attorney: Katriina McGuire

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

Purpose: To pursue a special Use for a cannabis dispensary use within the existing 12,000 sq.ft. building

NO. 22217-T1 (39th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2287

Common Address: 3348-3358 W Foster Ave

Applicant: Foster Investment LLC; Tristar Reality Group LLC

Owner: Foster Investment LLC; Tristar Reality Group LLC

Attorney: Nicholas Ftikas

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

Purpose: A new five story mixed use building containing retail space at grade and forty-seven (47) residential units above

NO. 22214-T1 (44th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2290

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3262-64 N Clark St

Applicant: Lion Clark LLC

Owner: Lion Clark LLC

Attorney: Liz Butler

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

Purpose: A four-story building with ground floor commercial space and seven residential units, including an accessible dwelling unit on the ground floor

NO. 22202-T1 (47th WARD) ORDINANCE REFERRED (6-21-23)

DOCUMENT #02023-2281

**SUBSTITUTE NARRATIVE AND PLANS
SUBSTITUTE ORDINANCE**

Common Address: 4632-4644 N Western Ave

Applicant: 4640 N Western LLC

Owner: BGD Western LLC

Attorney: Andrew Scott

Change Request: B3-2 Community Shopping District and B3-3 Community Shopping District to B3-5 Community Shopping District

Purpose: To allow for the applicant to redevelop the subject property into a 74 unit, mixed-use Transit Oriented Development

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	2	352 E Illinois ST	BOA Bank N.A.
TBD	2	352 E Illinois ST	BOA Bank N.A.
TBD	14	4100 W Ann Lurie	Greater Chicago Food Depository
Or2023-0001081	23	6084 S Archer Ave	UChicago Medicine / Advent Health
Or2023-0001082	27	400 W Division St	Wells Fargo
Or2023-0001083	27	400 W Division St	Wells Fargo
Or2023-0001084	27	1129 N Wells St	Public Storage
Or2023-0001231	41	11601 Touhy Ave	AGI
Or2023-0001250	42	612 N Wells St	GRI Holdings LLC