

AMENDED SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JULY 19, 2022
TO BE REPORTED OUT JULY 20, 2022

APPOINTMENTS

A2022-101(MAYORAL) ORDER REFERRED (6/22/2022)

Appointment of Angela D. Brooks as member of Zoning Board of Appeals for a term effective immediately and expiring July 1, 2025, to complete the unexpired term of Jolene N. Saul, who has resigned.

CODE AMENDMENTS

O2022-2000 (MAYORAL ORDINANCE, 1ST, 22ND, 27TH, 49TH WARDS) ORDINANCE REFERRED (6/22/2022)

Amendment of Municipal Code Chapters 17-2, 17-3, 17-4, 17-10, 17-13, and 17-17 regarding equitable transit-oriented developments

PASS AS AMENDED

O2022-1752 (49th WARD) ORDINANCE REFERRED (5/25/2022)

Amendment of Municipal Code Section 14X-8-802.2.2 by modifying heating requirements for dwelling and sleeping units

PASS AS AMENDED

DIRECT INTRODUCTION TO THE COMMITTEE FROM THE DEPARTMENT OF PLANNING AND DEVELOPMENT

An ordinance that corrects SO2022-1111 passed by the Committee on June 21, 2022 for application # 20992 and passed City Council on June 22, 2022 by replacing the pages that contain inaccurate information

MAP AMENDMENTS

NO. 20267-T1 (2nd WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9318

Common Address: 1317 W. Wrightwood Avenue

SUBSTITUTE NARRATIVE AND PLANS

Applicant: Robert A. Adolfson and Blair Lindsey Dawson

SUBSTITUTE ORDINANCE

Owner: Robert A. Adolfson and Blair Lindsey Dawson

Attorney: Daniel G. Lauer, Esq.

Change Request: C1-1, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a four-story, four-dwelling-unit building with a basement

NO. 21058T1 (8th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1955

Common Address: 1122 E. 87th Street

Applicant: Chicago Title Land Trust No. 1084272

Owner: Chicago Title Land Trust No. 1084272

Attorney: James DiChristofano, Esq., DiChristofano & Associates, LLC

Change Request: M1-2, Limited Manufacturing/Business Park District to C1-1, Neighborhood Commercial District

Purpose: To allow a roller rink-sport and recreation participant use

NO. 21051 (10th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1843

Common Address: 11835-11901 S. Avenue O

Applicant: Gallo Equipment Co.

Owner: Gallo Equipment Co.

Attorney: Jordan Matyas/Max Stein

Change Request: M1-1, Limited Manufacturing/Business Park District to M2-1 Light Industry District

Purpose: To comply with the Use Table and Standards for the M2 district for Vehicle Sales and Service, Heavy Equipment Sales and Rentals

NO. 20985 (11th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-821

Common Address: 3155 S. Union Avenue

Applicant: James Macchione

Owner: James Macchione

Attorney: Kathleen Duncan, Akerman, LLP

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

Purpose: To correct a previous map amendment error in the prior boundary description which incorrectly described adjacent property to the north and to allow for an additional dwelling unit to be added to the property for Applicant's mother to reside.

NO. 21053 (11th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1845

Common Address: 635-37 West 26th Street

Applicant: Marcos Medina

Owner: Marcos Medina

Attorney: Sylvia Michas, c/o Taft, Stettinius & Hollister, LLP

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B1-2, Neighborhood Shopping District

Purpose: To align the uses legally established within the existing building and allow for future business and other uses within the 1st floor as permitted within the B1 District

NO. 21077 (12th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1948

Common Address: 2623 West 24th Street

Applicant: Moco Group, LLC

Owner: Moco Group, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To allow an additional dwelling unit; to convert the existing building from a three to four residential-dwelling-unit building

NO. 21054T1 (15th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1869

Common Address: 1920-1924 West 59th Street

Applicant: Grandma Marie's Learning Center

Owner: Wendy Berry

Attorney:

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-1, Neighborhood Commercial District

Purpose: To allow for a potential daycare center

NO. 21010 (23rd WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1048

Common Address: 4424 W. 55th Street

Applicant: Jorge Haro

Owner: Jorge Haro

Attorney: Roberto Martinez

Change Request: RS2, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To convert from 2 to 3 dwelling units within the existing building

NO. 21055 (23rd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1846

Common Address: 5101 S. Millard Avenue

Applicant: Los Dos Gueritos, LLC

Owner: Los Dos Gueritos, LLC

Attorney: Brendan Penny of Liston & Tsantilis, P.C.

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to M1-1, Limited Manufacturing/Business Park District

Purpose: To establish a new, non-required accessory off-site parking lot to serve the adjacent existing building to the south and provide additional employee parking

NO. 21076T1 (25th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1947

Common Address: 2018 West 21st Place

Applicant: Cloud Property Management LLC, 2018 Series

Owner: Cloud Property Management LLC, 2018 Series

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: B2-3, Neighborhood Mixed-Use District to B2-3, Neighborhood Mixed-Use District (Type 1)

Purpose: A mandatory Type 1 amendment to correct the drawings published to convert the existing building from six to nine dwelling units

NO. 21035 (25th WARD) ORDINANCE REFERRED (5-23-22)

DOCUMENT #02022-1838

Common Address: 1037 W 16th St, 1600-1638 and 1746-1758 S Miller St and 1018-1030 W 18th St

Applicant: Board of Education for the City of Chicago

Owner: Public Building Commission of Chicago

Attorney: Scott R. Borstein

Change Request: C1-2 Neighborhood Commercial District and RT4 Residential Two Flat, Townhouse and Multi Unit District to RT4 Residential Two Flat, Townhouse and Multi Unit District

Purpose: To correct and unify a split zone. School use - Changing CI-2 District to correspond to those of an RT-4 Residential Two-Flat Townhouse and Multi-Unit District for site work purposes. Existing 3 story elementary school building with existing 39 parking spaces; no residential; and the existing building height is to remain unchanged.

NO. 21078T1 (25th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1939

Common Address: 2236 W. Cermak Road

SUBSTITUTE NARRATIVE AND PLANS

Applicant: 2236-38 W. Cermak, LLC

Owner: 2236-38 W. Cermak, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To allow the sub-division of one improved zoning lot measuring 50' X 125' into two zoning lots measuring 25' X 125' with one commercial building to remain and one zoning lot will be razed to accommodate a new 3-story, 3-dwelling-unit residential building with 3 paved parking spaces

NO. 21052T1 (25th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1844

Common Address: 125 S. Racine Avenue

Applicant: Steve Golden and Cynthia Arnold Golden

Owner: Steve Golden and Cynthia Arnold Golden

Attorney: Warren E. Silver, Silver Law Office, PC

Change Request: DS-3, Downtown Service District to DX-3, Downtown Mixed-Use District

Purpose: To remodel the subject property to contain commercial space on the ground floor and 2nd floor and two residential dwelling units above the ground floor, and to eliminate the nonconforming ground floor dwelling unit and one other dwelling unit.

NO. 21071T1 (26th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1909

Common Address: 3552 W. Grand Avenue

SUBSTITUTE NARRATIVE AND PLANS

Applicant: Central Park Foods, Inc.

Owner: CVS Health Corporation

Attorney: Thomas S. Moore-McCarthy Duffy, LLP

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

Purpose: To repurpose a vacant 34,562 square foot commercial building to open a new grocery store

NO. 21069T1 (27th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1895

Common Address: 2405 W. Grand Avenue

SUBSTITUTE NARRATIVE AND PLANS

Applicant: RDM Ventures, LLC

Owner: Grand and Western, LLC

Attorney: Liz Butler & Braeden Lord-Elrod Friedman, LLP

Change Request: M1-2, Limited Manufacturing/Business Park District to C1-3, Neighborhood Commercial District

Purpose: To construct a five-story, mixed-use, multi-family building with approximately 4,745 square feet of ground floor commercial space, forty dwelling units, and one loading berth. The proposed project will contain 11 off-street vehicular parking spaces and 35 bicycle parking spaces.

NO. 21061T1 (28th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1958

Common Address: 2437 West Flournoy Street

SUBSTITUTE NARRATIVE AND PLANS

Applicant: 2G Holdings, LLC

Owner: 2G Holdings, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To convert the existing building from a single-family residence to a two-unit residential building

NO. 21065T1 (32nd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1976

Common Address: 1894-1896 North Milwaukee Avenue

Applicant: 1894 NM, LLC

Owner: 1894 NM, LLC

Attorney: Liz Butler & Braeden Lord-Elrod Friedman, LLP

Change Request: M1-1, Limited Manufacturing/Business Park District to B1-1, Neighborhood Shopping District

Purpose: To authorize the establishment and operation of a day care business

NO. 21073 (33rd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1944

Common Address: 3548 W. Lawrence Avenue

Applicant: Angel Nacipucha

Owner: Angel Nacipucha

Attorney: Ximena Castro, Acosta Ezgur, LLC

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

Purpose: To convert from a limited restaurant use to a general restaurant use to expand the existing bar for additional bar seating and acquire an accessory incidental liquor license for the full-service kitchen

NO. 21072 (35th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1943

Common Address: 2901 N. Milwaukee Avenue

Applicant: Deep Red Wine Merchants, LLC

Owner: 2901 N. Milwaukee, LLC

Attorney: Daniel Rubinow/Troglia Kaplan Attorneys

Change Request: B2-3, Neighborhood Mixed-Use District to C1-3, Neighborhood Commercial District

Purpose: To allow for package goods liquor sales; to meet the use table and standards of the C1-3 Neighborhood Commercial District

NO. 21064 (38th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1975

Common Address: 7035 W. Addison Street

Applicant: Ovy Addison, LLC

Owner: Ovy Addison, LLC

Attorney: Thomas S. Moore

Change Request: B1-2, Neighborhood Shopping District to C1-2, Neighborhood Commercial District

Purpose: Existing catering business seeks liquor license to cater events serving liquor off site

NO. 21060 (39th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1957

Common Address: 6320-6324 N. Milwaukee Avenue

Applicant: Wunderlich Properties, LLC

Owner: Wunderlich Properties, LLC

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

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

Purpose: To establish three (3) residential units on the building's second floor, which would be replacing retail/office space

NO. 21067T1 (40th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1978

Common Address: 4912 N. Western Avenue

SUBSTITUTE NARRATIVE AND PLANS

Applicant: Printmakers, LLC c/o Deborah Lader

Owner: Printmakers, LLC c/o Deborah Lader

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

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-1.5, Community Shopping District

Purpose: To permit a one-story building addition to the existing first floor retail unit at the subject property. The applicant will be expanding its existing art studio that currently operates at the subject property.

NO. 21056 (42nd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1950

Common Address: 210-212 N. Canal Street

Applicant: CA RE 210-12 Canal Street, LLC and 222 N. Canal, LLC

Owner: CA RE 210-12 Canal Street, LLC and 222 N. Canal, LLC

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

Change Request: DX-7, Downtown Mixed-Use District to DS-7, Downtown Service District

Purpose: To permit the establishment of a food and beverage catering use within the existing multi-unit retail building. No physical building expansions are proposed as part of this zoning change request.

NO. 21063T1 (44th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1973

Common Address:

Applicant: 1300 W. Addison Street

SUBSTITUTE NARRATIVE AND PLANS

Owner: 1300 Addison, LLC

Attorney: Tim Barton-Thomas R. Raines, Attorney at Law, LLC

Change Request: RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District to B3-2, Community Shopping District

Purpose: To allow a 1st floor tavern with outdoor patio space and 2 dwelling units on the 2nd and 3rd floor (2 units total) in an existing 3-story building

NO. 21070T1 (47th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1896

Common Address: 3310-3312 N. Lincoln Avenue

SUBSTITUTE NARRATIVE AND PLANS

Applicant: 3312 Lincoln, LLC

Owner: 3312 Lincoln, LLC

Attorney: Sara K. Barnes-Law Offices of Samuel V.P. Banks

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

Purpose: To permit the redevelopment of the site, in its entirety, with a new six-story, multi-unit, mixed-used building which will feature commercial space on the 1st floor and a total of twenty-four dwelling units above (2nd thru 6th floors) with off-street interior parking for seven (7) vehicles

NO. 21059 (47th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1956

Common Address: 1616 to 1630 West Montrose Avenue

Applicant: Evanston Gateway, LLC

Owner: Evanston Gateway, LLC

Attorney: Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

Change Request: B1-3, Neighborhood Shopping District to C1-3, Neighborhood Commercial District

Purpose: To allow for a massage establishment in one of the commercial units on the ground floor

LANDMARK DESIGNATION

O2022-1791 (26th WARD) ORDER REFERRED (6/22/2022)

Historical landmark designation for the Paseo Boricua Gateway Flags located at W Division St and Artesian Ave (2400W) and N Mozart St (2800W).

O2022-1792 (4th WARD) ORDER REFERRED (6/22/2022)

Historical landmark designation for the Monumental Baptist Church located at 729 E Oakwood Blvd.

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

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2022-156	26	1044 N Francisco	Humboldt Park Health
Or2022-157	26	1044 N Francisco	Humboldt Park Health
Or2022-158	26	1044 N Francisco	Humboldt Park Health
Or2022-159	26	1044 N Francisco	Humboldt Park Health
Or2021-163	27	551 N Ogden Ave	Bigstar
Or2021-164	27	1574 N Kingsbury St	Blick Art Materials
Or2021-165	27	932 W Randolph St	Puttery
Or2021-166	27	932 W Randolph St	Puttery
Or2021-167	27	932 W Randolph St	Puttery
Or2022-168	27	932 W Randolph St	Puttery

Or2022-169	41	8725 W Higgins Rd	Jones Lang LaSalle
Or2022-170	41	7435 W Talcott Ave	Ascension
Or2022-171	41	7435 W Talcott Ave	Ascension
Or2022-172	41	7435 W Talcott Ave	Ascension
Or2022-150	44	837 W Barry Ave	Advocate Aurora Illinois Masonic Medical Center
Or2022-151	44	837 W Barry Ave	Advocate Aurora Illinois Masonic Medical Center
Or2022-152	44	837 W Barry Ave	Advocate Aurora Illinois Masonic Medical Center
Or2022-153	44	837 W Barry Ave	Advocate Aurora Illinois Masonic Medical Center
Or2022-154	45	5035 W Lawrence Ave	7 Eleven
Or2022-155	50	6008 N California Ave	Refugee One