

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF APRIL 26, 2022
TO BE REPORTED OUT APRIL 27, 2022**

NO. A-8748 (5th WARD) ORDINANCE REFERRED (3/23/22)
DOCUMENT #O2022-909

PASS AS REVISED

Common Address: 5600-5602 South Drexel Avenue, 5627 South Maryland Avenue, and 5635-5637 South Maryland Avenue

Applicant: Alderman Leslie Hairston

Change Request: RM5 Residential Multi-Unit District and Institutional Planned Development No 43 to Institutional Planned Development No 43, as amended

NO. A-8742 (24th WARD) ORDINANCE REFERRED (3/23/22)

DOCUMENT #O2022-754

PASS AS AMENDED

Common Address: 1858 S Kedzie Ave

Applicant: Alderman Michael Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8743 (24th WARD) ORDINANCE REFERRED (3/23/22)

DOCUMENT #O2022-753

PASS AS AMENDED

Common Address: 1925-1929 S Kedzie Ave

Applicant: Alderman Michael Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8744 (24th WARD) ORDINANCE REFERRED (3/23/22)

DOCUMENT #O2022-752

PASS AS AMENDED

Common Address: 1901-1903 S Kedzie Ave, 1906 S Kedzie Ave

Applicant: Alderman Michael Scott

Change Request: B3-2 Community Shopping District to B2-1 Neighborhood Mixed Use District

NO. A-8745 (32nd WARD) ORDINANCE REFERRED (3/23/22)

DOCUMENT #O2022-756

Common Address: 2550 N Milwaukee, 3131 W Logan Boulevard

Applicant: Alderman Scott Waguespack

Change Request: B3-3 Community Shopping District to POS-2 Parks and Open Space District

NO. A-8746 (32nd WARD) ORDINANCE REFERRED (3/23/22)

DOCUMENT #O2022-756

Common Address: 2420 N Sacramento

Applicant: Alderman Scott Waguespack

Change Request: C2-2 Motor Vehicle Related Commercial District to POS-2 Parks and Open Space District

NO. 20734 (1st WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2111

AMENDED TO TYPE 1

Common Address: 2934-40 West Medill Avenue

Applicant: Wilmot Construction, Inc.

Owner: Wilmot Construction, Inc.

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: C1-2 Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To comply with the minimum lot area per unit, the maximum floor area ratio and the height requirements of the Ordinance, so to comply with the bulk and density requirements, in order to build a new 5-story residential building with 56 dwelling units

NO. 20988T1 (1st WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-830

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1912 West Division Street

Applicant: 1912 Division, LLC

Owner: 1912 Division, LLC

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

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District and B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant seeks a zoning amendment in order to redevelop the subject property with a new four-story, mixed-use building containing retail space and a total of seven (7) dwelling units as more specifically described: a) retail space (1,400 sq. ft.) located within the first floor; b) one (1) ADA accessible dwelling unit located within the rear of the first floor; and c) six (6) dwelling units located within the second-fourth floors (wt. two (2) dwelling units per floor)

NO. 20986 (1st WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-851

Common Address: 2536 W. North Avenue

Applicant: Blair Rockoff

Owner: Blair Rockoff

Attorney:

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

Purpose: To meet the bulk and density requirements of the B3-2 to allow the conversion by adding 3 dwelling units and to construct a new 2-story addition above the existing story

NO. 20984 (3rd WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-797

Common Address: 5438 S. Dearborn Street

Applicant: Center Court Development, LLC

Owner: Center Court Development, LLC

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

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

Purpose: The Applicant is proposing to develop the subject property with a new three-story, two (2) unit residential building.

NO. 20983 (3rd WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-790

Common Address: 5432 S, Dearborn Street

Applicant: Center Court Development, LLC

Owner: Center Court Development, LLC

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

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

Purpose: The Applicant is proposing to develop the subject property with a new three-story, two (2) unit residential building.

NO. 20982 (3rd WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-789

Common Address: 5404 S. Dearborn Street

Applicant: Center Court Development, LLC

Owner: Chicago Housing Authority

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

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

Purpose: The Applicant is proposing to develop the subject property with a new three-story, two (2) unit residential building.

NO. 20980 (7th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-787

Common Address: 9319 S. Merrill Avenue

Applicant: Lechu Investments, LLC

Owner: Fashomz Investments, Inc.

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

Change Request: RS2, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

Purpose: The Applicants are proposing to take down the existing residential building and develop the subject property with two (2) new single-family homes.

NO. 20954T1 (8th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-636

PASS AS REVISED

Common Address: 9901 S. Cottage Grove Avenue

Applicant: JFA Real Estate, LLC

Owner: JFA Real Estate, LLC

Attorney: Rolando R. Acosta-Acosta Ezgur, LLC

Change Request: M1-1, Limited Manufacturing/Business Park District to C3-1, Commercial, Manufacturing and Employment District

Purpose: To provide for consistent zoning with the remainder of Applicant's property, immediately adjacent to the south, to achieve unified zoning for future development

NO. 20970 (8th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-777

Common Address: 1116 E. 79th Street and 1117 E. 79th Street

Applicant: Metra Commuter Rail Division of the Regional Transportation

Owner: Metra Commuter Rail Division of the Regional Transportation

Attorney: Carol D. Stubblefield c/o Neal and Leroy, LLC

Change Request: M1-2, Limited Manufacturing/Business Park District to T, Transportation District

Purpose: Applicant seeks to rezone the property to allow renovation of the existing train station platform

NO. 20969 (8th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-776

Common Address: 911 E. 87th Street and 944 E. 87th Street

Applicant: Metra Commuter Rail Division of the Regional Transportation

Owner: Metra Commuter Rail Division of the Regional Transportation

Attorney: Carol D. Stubblefield c/o Neal and Leroy, LLC

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

Purpose: Applicant seeks to rezone the property to allow renovation of the existing train station platform

NO. 20966 (9th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-773

Common Address: 801 E. 95th Street and 804 E. 95th Street

Applicant: Metra Commuter Rail Division of the Regional Transportation

Owner: Metra Commuter Rail Division of the Regional Transportation

Attorney: Carol D. Stubblefield c/o Neal and Leroy, LLC

Change Request: RM5, Residential Multi-Unit District, M1-1, Limited Manufacturing/Business Park District and M3-3, Heavy Industry District to T, Transportation District

Purpose: Applicant seeks to rezone the property to allow renovation of the existing train station platform and construction of a future vendor building

NO. 20968 (9th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-775

Common Address: 637 E. 103rd Street and 638 E. 103rd Street

Applicant: Metra Commuter Rail Division of the Regional Transportation

Owner: Metra Commuter Rail Division of the Regional Transportation

Attorney: Carol D. Stubblefield c/o Neal and Leroy, LLC

Change Request: M1-1, Limited Manufacturing/Business Park District, B3-2, Community Shopping District and RS3, Residential Single-Unit (Detached House) District to T, Transportation District

Purpose: Applicant seeks to rezone the property to allow renovation of the existing train station platform

NO. 20967 (9th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-774

Common Address: 469 E. 111th Street and 470 E. 111th Street

Applicant: Metra Commuter Rail Division of the Regional Transportation

Owner: Metra Commuter Rail Division of the Regional Transportation

Attorney: Carol D. Stubblefield c/o Neal and Leroy, LLC

Change Request: M1-2, Limited Manufacturing/Business Park District and M3-3, Heavy Industry District to T, Transportation District

Purpose: Applicant seeks to rezone the property to allow renovation of the existing train station platform

NO. 20259 (14th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8492

PASS AS REVISED

Common Address: 4100-4230 West Ann Lurie Place / 4044-4210 South Karlov Avenue

Applicant: Greater Chicago Food Depository

Owner: Greater Chicago Food Depository

Attorney: Mariah DiGrino & Liz Butler-DLA Piper LLP (US)

Change Request: M2-3 Light Industry District to an Industrial Institutional Planned Development

Purpose: To authorize the construction and operation of a meal preparation facility, with accessory office, food and beverage service, medical service, educational, community, volunteer and outreach uses; Mandatory Planned Development pursuant to Section 17-8-0511 (Large Industrial Developments)

NO. 20965 (23rd WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-771

Common Address: 7050 W. 63rd Street

Applicant: 560 South Vermont, LLC

Owner: 560 South Vermont, LLC

Attorney: Noah Hamant

Change Request: Planned Development No. 1010 to C2-2, Motor Vehicle-Related Commercial District

Purpose: To establish retail or restaurant use on the property and to allow the adjacent property that is located to the east to use off-site outdoor storage of building materials and accessory truck storage

NO. 20981 (24th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-788

Common Address: 3801-3803 W. Roosevelt Road

Applicant: 3803 Roosevelt, LLC

Owner: 3803 Roosevelt, LLC

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

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

Purpose: The Applicant is proposing to remodel and expand the existing accessory retail building located at the subject site

NO. 20964T1 (25th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-770

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1800-1802 W. 17th Street/1614-1626 S. Wood Street

Applicant: SBSS Holdings, LLC

Owner: Andrew S. Kligerman and June M. Rogznica

Attorney: Tyler Manic, Schain Banks

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

Purpose: To allow for construction of a four-story, eight-dwelling-unit residential building with eight parking spaces

NO. 20912 (26th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-279

PASS AS REVISED

Common Address: 1800-1840 N. Hamlin, 1821-1857 N. Hamlin, 3735-3759 W. Cortland, 1820-1856 N. Ridgeway

Applicant: Encuentro Square I, LP and Encuentro Square II, LP

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: M1-1, Limited Manufacturing/Business Park District and M1-2, Limited Manufacturing/Business Park District to RM6, Residential Multi-Unit District then to a Planned Development

Purpose: To permit the development of up to 187 dwelling units in 3 residential buildings

NO. 20989T1 (26th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-841

SUBSTITUTE NARRATIVE AND PLANS

PASS AS AMENDED

Common Address: 2117 W. Grand Avenue

Applicant: Icarus Investment Group, LLC

Owner: Icarus Investment Group, LLC

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

Change Request: C3-1, Commercial, Manufacturing and Employment District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To bring the existing mixed-use building into compliance with the Chicago Zoning Ordinance

NO. 20784 (27th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3101

PASS AS REVISED

Common Address: 1215-1265 W. Division Street, 1030-1178 N. Elston Avenue, 1200-1212 W. Cortez Street

Applicant: LCP Division I. LP

Owner: The Peoples Gas Light and Coke Company (c/o WEC Business Services, LLC)

Attorney: Paul Shadle/Mariah DiGrino-DLA Piper LLP

Change Request: Planned Manufacturing Development No. 2 to a Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0511-C (Warehousing, wholesaling, and freight movement on PMD-zoned land on 10 acres or more)

NO. 20910 (27th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-276

PASS AS REVISED

Common Address: 170 North Green Street

Applicant: 170 Green Owner, LLC

Owner: Bridgford Foods Corporation

Attorney: Katie Jahnke Dale & Rich Klawiter –DLA Piper, LLP

Change Request: Residential-Business Planned Development No. 1354 to DX-7, Downtown Mixed-Use District then to PD 1354, as amended

Purpose: Amendment to existing planned development

NO. 20940 (27th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-571

PASS AS REVISED

Common Address: 1100-1152 W Blackhawk St, 1400-1460 N. Cherry Ave., 1407-1451 N. Cherry Ave. and 1055-1067 W. Weed Street

Applicant: Wm. Wrigley Jr. Company

Owner: Mars IS US, LLC

Attorney: John J. George, Akerman LLP

Change Request: Planned Development No. 847 and PMD No. 3 to Planned Development No. 847, as amended

Purpose: Applicant seeks to construct a new pilot plant on existing parking. Applicant also is seeking to incorporate property outside of the boundaries of PD 847 to serve as required parking for PD 847.

NO. 20974 (30th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-781

Common Address: 3735 W. Belmont Avenue

Applicant: LTS Real Estate, LLC 3735 Belmont

Owner: LTS Real Estate, LLC 3735 Belmont

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

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

Purpose: The Applicant is proposing to develop the subject property with a new four-story mixed-use building that will contain retail space at grade and twelve (12) residential units above.

NO. 20979T1 (35th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-786

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2414 N. Sawyer Avenue

Applicant: P3 Properties, LLC—2414 Sawyer

Owner: P3 Properties, LLC—2414 Sawyer

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

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: To develop the subject property with a new three-story, ten (10) unit residential building

NO. 20973 (36th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-780

Common Address: 6708 W. Belmont Avenue

Applicant: Milada Chlubnova

Owner: Milada Chlubnova

Attorney:

Change Request: B1-1, Neighborhood Shopping District to B3-2, Community Shopping District

Purpose: To allow the first-floor connection and expansion from 6708 into 6710 W. Belmont within existing general restaurant use for additional seating, storage and office use

NO. 20990 (44th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-855

Common Address: 1457 W. Roscoe Street

Applicant: 1457 West Roscoe, LLC

Owner: 1457 West Roscoe, LLC

Attorney: Thomas S. Moore

Change Request: RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: The existing building is non-conforming, dilapidated and in need of repair

NO. 20976 (44th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-783

Common Address: 3221 N. Clark Street

Applicant: Sit Social, LLC

Owner: Vijulima, LLC

Attorney: Thomas S. Moore

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

Purpose: To allow day care and boarding of dogs

NO. 20822 (45th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-3995

Common Address: 5016 W. Lawrence Avenue

Applicant: Abbasi Real Estate, LLC

Owner: Abbasi Real Estate, LLC

Attorney: Acosta Ezgur, LLC-Ximena Castro

Change Request: C1-1, Neighborhood Commercial District to RT4, Residential Two-Flat, Townhome and Multi-Unit District

Purpose: To allow for the conversion of the building from three to four residential dwelling units in the existing building

NO. 20978 (47th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-785

Common Address: 1747 W. Henderson Street

Applicant: Nicholas and Margaret Puglisi

Owner: Nicholas and Margaret Puglisi

Attorney:

Change Request: RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To meet the bulk and density requirements to comply with the RT3.5, to allow a renovation to the existing 3-story SFR building

NO. 20977 (47th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-784

Common Address: 1845 W. Waveland Avenue

Applicant: Waveland, LLC

Owner: Michael Fogarty

Attorney: Thomas S. Moore

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

Purpose: To meet the bulk and density of the RT4 requirements. The existing building is in severe need of repair. The Applicant seeks to replace the existing building with a new brick 3-flat to allow the construction of a new 3-story, 3-dwelling-unit residential building

NO. 20960T1 (47th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-766

Common Address: 3528 N. Ashland Avenue

Applicant: Corine O'Hara, member of CorEtt, LLC 3528 N. Ashland Series

Owner: CorEtt, LLC 3528 Ashland Series

Attorney: Corine A. O'Hara

Change Request: C1-2, Neighborhood Commercial District to C1-3, Neighborhood Commercial District

Purpose: To comply with the bulk and density of the C1-3 to allow the construction of one commercial space and three residential dwelling units

NO. 20959 (47th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-765

Common Address: 4137-4139 North Western Avenue

Applicant: 4137 Western LLC and 4139 Western LLC

Owner: 4137 Western LLC and 4139 Western LLC

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

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

Purpose: The Applicants are seeking a Zoning Map Amendment in order to raze the existing structures and to redevelop the site, in its entirety, with a new four-story, eight-unit residential building, with off-street parking for eight vehicles.

NO. 20971 (49th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-778

Common Address: 1952 W. Morse Avenue

Applicant: 1952 W. Morse, LLC

Owner: 1952 W. Morse, LLC

Attorney:

Change Request: RS2, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

Purpose: To meet the bulk and density of the RS3, to allow a sub-division of one zoning lot measuring 50' X 171' into two zoning lots, will demolish the existing buildings and allow the construction of two single family homes with accessory 2-car private garages on two separate zoning lots

LANDMARK DESIGNATION

O2022-857 (2nd WARD) ORDINANCE REFERRED (3-23-22)

Historical landmark designation for Ludlow Typograph Company building at 2028-2062 N Clybourn Ave

HISTORICAL LANDMARK FEE WAIVER

Or2022-67 (9th WARD) ORDER REFERRED (3-23-22)

Historical landmark fee waiver for property at 11114-11116 S Champlain Ave

DEMOLITION

Or2022-89 (27th WARD) ORDER REFERRED (3-23-22)

Demolition of a portion of the building at 210-218 N Aberdeen St in the Fulton-Randolph Market Landmark District Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2022-75	1	1341 N Paulina St	Jewel Osco
Or2022-69	14	5648 S Archer Ave	Chicago Alternative Healthcare Holdings LLC
Or2022-68	14	5648 S Archer Ave	Chicago Alternative Healthcare Holdings LLC
Or2022-86	23	5320 S Pulaski Rd	Jewel Osco
Or2022-95	27	2934 W Lake St	Covenant House Illinois
Or2022-94	27	2934 W Lake St	Covenant House Illinois
Or2022-72	27	800 W Fulton Market	The Aspen Group
Or2022-71	27	1620 W Harrison St	Rush University Medical Center
Or2022-70	27	1620 W Harrison St	Rush University Medical Center
Or2022-66	34	801 W 119th St	Cititrends
Or2022-93	41	838 N Patton Dr	WFS
Or2022-92	41	838 N Patton Dr	WFS
Or2022-91	41	11601 W Touhy Ave	Maestro International Cargo
Or2022-82	42	333 W Wolf Point Plaza	Salesforce.com Inc
Or2022-81	42	19 S Wabash Ave	Iwan Ries & Co.
Or2022-80	42	19 S Wabash Ave	Iwan Ries & Co.
Or2022-79	42	19 S Wabash Ave	Iwan Ries & Co.
Or2022-78	42	19 S Wabash Ave	Iwan Ries & Co.
Or2022-77	42	15 S Wabash Ave	Diamonds on Wabash
Or2022-65	45	4715 W Irving Park Rd	Clarendale at Portage Park, LLC