

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF JANUARY 17, 2023  
TO BE REPORTED OUT JANUARY 18, 2023**

**APPOINTMENTS**

**A2022-166 (MAYORAL APPLICATION) INTRODUCED 12/14/22**

Designation of Brian H. Sanchez as Chair and continuing member of Zoning Board of Appeals concurrent with his current term as a member, effective immediately

**A2022-168 (MAYORAL APPLICATION) INTRODUCED 12/14/22**

The re-appointment of Andre Brumfield as member of Chicago Plan Commission for a term effective immediately and expiring January 25, 2028

**A2022-169 (MAYORAL APPLICATION) INTRODUCED 12/14/22**

The re-appointment of Sarah E. Lyons as member of Chicago Plan Commission for a term effective immediately and expiring January 25, 2028

**CODE AMENDMENTS**

**O2022-3941 (MAYORAL APPLICATION) INTRODUCED 12/14/22**

Amendment of Application No. 21090 to correct the boundary description regarding the zoning reclassification located at 2833 W 47th St, 2749-2757, 2749-2745 W 47th St and 4717-4723 S California Ave

**O2022-3785 (MAYORAL APPLICATION) INTRODUCED 11/16/22**

Amendments to Ordinance No. SO2022-2000

**PASS AS SUBSTITUTED**

**ZONING MAP AMENDMENTS**

**NO. A-8789 (27th WARD) ORDINANCE REFERRED (10/26/22)**

**DOCUMENT #O2022-3226**

**PASS AS SUBSTITUTED**

**Common Address:** 452-466 N Artesian Ave; 2429-2439 W Grand Ave

**Applicant:** Alderman Walter Burnett

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-8794 (27th WARD) ORDINANCE REFERRED (11/17/22)**

**DOCUMENT #O2022-3686**

**Common Address:** 646-654 Ridgeway Ave

**Applicant:** Alderman Walter Burnett

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

**NO. A-8791 (42nd WARD) ORDINANCE REFERRED (10/26/22)**

**DOCUMENT #O2022-3599**

**Common Address:** 39-65 E Huron St; 671- 679 N Wabash Ave, 664-678 N Rush

**Applicant:** Alderman Brendan Reilly

**Change Request:** Residential Business Institutional Planned Development #889 to DX-12 Downtown Mixed Use District

**NO. 22051T1 (1st WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #O2022-3915**

**Common Address:** 1912 W. 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:** To correct a prior boundary description error

**NO. 22059T1 (1st WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3902**

**Common Address:** 1863 W. Race Avenue

**Applicant:** Michael D' Aquila

**Owner:** Michael D' Aquila

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

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

**Purpose:** To develop the subject property with a new three-story single-family home. The proposed RT3.5 zoning district will support the proposed home's floor area total.

**NO. 22027T1 (3rd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3831**

**Common Address:** 5021 S. Wabash Avenue

**Applicant:** Urban Equities, Inc.

**Owner:** City of Chicago

**Attorney:** Fisher Cohen, Waldman Shapiro, LLP

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-3, Community Shopping District

**Purpose:** The property needs to be re-zoned for commercial uses.

**NO. 22046T1 (4th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3904**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 601 - 625 East 47th Street, 4701 -4711 South St. Lawrence Avenue and 4700 -4710 South Champlain Avenue

**Applicant:** Bella Noir, LLC

**Owner:** Bella Noir, LLC, Skyward Holding Trust and City of Chicago

**Attorney:** Carol D. Stubblefield, Neal and Leroy, LLC

**Change Request:** B1-1, Neighborhood Shopping District to B3-3, Community Shopping District

**Purpose:** To rezone the property to allow the construction of a mixed-use development

**NO. 22047T1 (11th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3905**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 831 W. 33rd Street

**Applicant:** Samantha Chuskas

**Owner:** Samantha Chuskas

**Attorney:** Frederick E. Agustin, Law Offices of Agustin & Associates, LLC

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

**Purpose:** To repair the front building by establishing the front building's rear 3-story addition, and by meeting the bulk and density of the RM5 District to legalize a total of 5 dwelling units on the property

**NO. 22055 (11th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3922**

**Common Address:** 3000-3048 S. Halsted Street

**Applicant:** Circuit Associates, LLC

**Owner:** Circuit Associates, LLC

**Attorney:** Warren E. Silver, Silver Law Offices PC

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

**Purpose:** To allow updating of existing legal, non-conforming signage by replacing the main shopping center sign, that is 25' 9" tall x 14'4" wide, with a new smaller main sign that is 24' 0" tall by 13' 0" wide, reducing total sign area from 1,523 square feet (with existing sign) to 1,419 square feet (with new sign)

**NO. 22028T1 (11th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3832**

**Common Address:** 3301-3305 South Wallace Street

**Applicant:** Tuhao, LLC

**Owner:** Tuhao, LLC

**Attorney:** Stephen R. Patterson, Esq.

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B1-2, Neighborhood Shopping District

**Purpose:** To establish dental, medical and professional offices on the ground floor while continuing the residential rental units above the 1st floor

**NO. 22057 (12th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3900**

**Common Address:** 3632 South Winchester Avenue

**Applicant:** Tyler Moench and Kathryn Moench

**Owner:** Tyler Moench and Kathryn Moench

**Attorney:** Ximena Castro, Acosta Ezgur, LLC

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

**Purpose:** To convert the building from one to two dwelling units

**NO. 21108T1 (20th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #02022-2471**

**Common Address:** 1515-1525 West 47th Street and 4701-4711 South Justine Street

**Applicant:** New City Redevelopment Limited Partnership

**Owner:** City of Chicago

**Attorney:** Amy Kurson

**Change Request:** B3-2, Community Shopping District to B3-5, Community Shopping District

**Purpose:** To develop a new six-story, mixed-use, multi-family development as part of the United Yards Invest South/West initiative

**NO. 21109T1 (20th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #02022-2474**

**Common Address:** 1641 West 47th Street

**Applicant:** Celadon Properties, LLC

**Owner:** Celadon Properties, LLC

**Attorney:** Amy Kurson, Reyes Kurson

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

**Purpose:** To allow the use of the property as a brewery, tavern and event space with rooftop patio.

**NO. 22035 (23rd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3844**

**Common Address:** 3635-37 West 59th Place

**Applicant:** Margarita Bekstiene

**Owner:** 3637 John Alexander Carchipulla Navia/ 3635 -Margarita Bekstiene

**Attorney:** Gordon and Pikarski Chartered

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

**Purpose:** To subdivide the zoning lot into two zoning lots; 3637 will maintain the existing single-family residence and 3635 will be improved with a new single-family residence

**NO. 22053 (24th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3920**

**Common Address:** 1132-1144 S. Pulaski Road, 4001-4059 W. Grenshaw Street and 1133-1145 South Karlov Avenue

**Applicant:** Chicago Board of Education

**Owner:** Public Building Commission, in trust for the use of schools

**Attorney:** Scott R. Borstein c/o Neal and Leroy, LLC

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

**Purpose:** To rezone the property to unify the existing split zoning districts of B3-2 and RT-4 to an RT-4 designation, so the property is properly zoned for a school use; to allow renovations to the existing school building and parking lot

**NO. 22058 (25th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3901**

**Common Address:** 2127 West 18th Street

**Applicant:** 2127 W. 18TH ST BUYERS, LLC

**Owner:** 2127 W. 18TH ST BUYERS, 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 convert the building from four to seven dwelling units

**NO. 21141T1 (25th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2755**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1600 South Laflin Street

**Applicant:** Fox Pilsen 3, LLC

**Owner:** Fox Pilsen 3, LLC

**Attorney:** Mark Kupiec

**Change Request:** M1-2, Limited Manufacturing/Business Park District and M1-3, Limited Manufacturing/Business Park District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To convert an old industrial building to residential use

**NO. 21119T1 (27th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2733**

**PASS AS REVISED**

**Common Address:** 1226 W. Augusta Blvd.

**Applicant:** ChiSai Properties, LLC

**Owner:** ChiSai Properties, LLC

**Attorney:** Louis Weinstock

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

**Purpose:** To allow for the construction of a new 3-story, 3-unit residential building

**NO. 22048 (28th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3909**

**Common Address:** 4225-29 West Madison Street

**Applicant:** John Gardner

**Owner:** John Gardner

**Attorney:**

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

**Purpose:** To construct a three-story mixed-use building with dog grooming and shelter/boarding kennel, ground floor use for a dog grooming and day care business and eight residential units above the ground floor

**NO. 22029 (29th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3833**

**Common Address:** 6004 W. North Avenue

**Applicant:** 6004 WEST N LLC

**Owner:** 6004 WEST N LLC

**Attorney:**

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

**Purpose:** To convert vacant space from retail clothing to a new general restaurant space with a new rooftop deck patio within an existing 1-story commercial building

**NO. 22042 (38th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3881**

**Common Address:** 3339 North Ottawa Avenue

**Applicant:** Royal Millennium, LLC-3339 Ottawa Series One of Royal Millennium, LLC

**Owner:** Royal Millennium, LLC-3339 Ottawa Series One of Royal Millennium, LLC

**Attorney:** Tyler Manic/Matthew Allee, Schain Banks

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

**Purpose:** To allow for the new-construction development of a two-story residential building with two dwelling units and two off-street parking spaces

**NO. 22040 (40th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3879**

**Common Address:** 1742-54 W. Balmoral Avenue

**Applicant:** Nobody's Darling, Inc.

**Owner:** Steven Felsenthal

**Attorney:** Gordon and Pikarski Chartered

**Change Request:** B1-1, Neighborhood Shopping District to C1-2, Neighborhood Commercial District

**Purpose:** To expand the existing tavern located in the existing space at 1744 into the existing space at 1746

**NO. 22041 (42nd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3880**

**Common Address:** 125-143 E Van Buren St; 126-148 E Balboa Dr

**Applicant:** Metra

**Owner:** Metra, City of Chicago, Chicago Park District

**Attorney:** Scott Saef

**Change Request:** DX-16 Downtown Mixed Use District to T Transportation District

**Purpose:** Metra is leading a rehabilitation by Metra and the Northern Indiana Commuter Transportation District ("NICTD") of the Van Buren commuter rail station, which, within the area to be rezoned, includes extended platforms with canopies, accessibility improvements and related unenclosed crew/railroad improvements. There are no dwelling units.

**NO. 22039T1 (43rd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3878**

**Common Address:** 2573-2581 North Lincoln Avenue

**Applicant:** Marigrow, Inc.

**Owner:** Lincoln Avenue Properties Group, LLC

**Attorney:** Ashley W. Brandt -Tucker Ellis, LLP

**Change Request:** B3-3, Community Shopping District to C2-3, Motor Vehicle-Related Commercial District

**Purpose:** To establish a cannabis business, specifically a new cannabis dispensary use within the existing 1-story vacant commercial building which was formerly a restaurant

**NO. 22056T1 (44th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3923**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 453-55 W. Briar Place

**Applicant:** Briar Street 453, LLC

**Owner:** Briar Street 453, LLC

**Attorney:** Thomas S. Moore

**Change Request:** RM5, Residential Multi-Unit District to RM6, Residential Multi-Unit District

**Purpose:** To construct a 6-story, 8 dwelling-unit multi-family residential building

**NO. 22060T1 (45th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3925**

**Common Address:** 5940-5960 W. Lawrence Avenue

**Applicant:** 5960 Lawrence Inc. (Dba 5960 Wash U Coin Laundry)

**Owner:** 5960 Lawrence Inc. (Dba 5960 Wash U Coin Laundry)

**Attorney:** Paul A. Kolpak

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

**Purpose:** To allow a coin-operated laundromat at the site

**NO. 22036T1 (46th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3849**

**Common Address:** 4642 N. Magnolia Avenue

**Applicant:** Lakeview Property Rentals, LLC, REO Series

**Owner:** Lakeview Property Rentals, LLC, REO Series

**Attorney:** Warren E. Silver

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

**Purpose:** To allow for construction of a 3-story residential apartment building containing six dwelling units and six outdoor parking spaces

**NO. 22049 (47th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3913**

**Common Address:** 4861 N. Hermitage Avenue

**Applicant:** Longford Group, LLC Hermitage Series

**Owner:** Longford Group, LLC Hermitage Series

**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 construct a 4-story, 8 dwelling-unit residential building

**NO. 22054 (49th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3921**

**Common Address:** 7319 N. Rogers Avenue

**Applicant:** The Manderly Group I, LLC, Series 7319 N Rogers

**Owner:** The Manderly Group I, LLC, Series 7319 N Rogers

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

**Change Request:** B1-3, Neighborhood Shopping District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To allow the conversion of the one commercial unit into one residential dwelling unit, for a total of 16 dwelling units and no commercial units

**NO. 22052 (50th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3916**

**Common Address:** 6801 N. California Avenue

**Applicant:** Lubavitch Mesivta of Chicago, an Illinois not for profit, DBA Yeshivas Ohr Eliyahu

**Owner:** Lubavitch Mesivta of Chicago, an Illinois not for profit, DBA Yeshivas Ohr Eliyahu

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

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

**Purpose:** To redevelop the subject property with a new three-story building that will be used as a high school

**NO. 22045 (50th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3903**

**Common Address:** 3701 W. Devon Avenue

**Applicant:** Kollal Ohel Torah, an Illinois not for profit corporation

**Owner:** Kollal Ohel Torah, an Illinois not for profit corporation

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

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

**Purpose:** To redevelop the subject property with a new Jewish synagogue building

**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>
Or2022-363	11	810 W 31 <sup>st</sup> St	Valvoline
Or2022-364	14	5825 S Kedzie Ave	Metro Smiles
Or2022-380	23	5230 S Cicero Ave	Unilogic
Or2022-366	27	345 N Morgan St	Havi Global Solutions
Or2022-365	27	345 N Morgan St	Havi Global Solutions
Or2022-384	42	115 E Riverwalk South	Mercury Skyline Yacht Charters Inc
Or2022-369	45	4445 W Irving Park Rd	Northwestern Medicine
Or2022-368	45	4445 W Irving Park Rd	Northwestern Medicine
Or2022-367	45	4445 W Irving Park Rd	Northwestern Medicine