

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF NOVEMBER 16, 2021
TO BE REPORTED OUT NOVEMBER 17, 2021

*Please note that items on this Summary appear in reverse numerical order

TEXT AMENDMENT

O2021-4706 (27th & 35th WARDS) ORDINANCE REFERRED (10/14/21)

Amendment of Municipal Code Sections 17-6-0403-F and G regarding permitted by right and special use approval for eating and drinking establishments within Planned Manufacturing District Numbers 4A and 14

NO. A-8726 (45th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3673

Common Address: 5330-5338 W Argyle Ave

Applicant: Alderman James Gardiner

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

NO. A-8725 (44th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3969

Common Address: 3504 N Clark St

Applicant: Alderman Tom Tunney

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

NO. A-8724 (35th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3725

Common Address: 3335 W Fullerton Ave

Applicant: Alderman Carlos Ramirez-Rosa

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

NO. A-8722 (18th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3673

Common Address: 2850 W Columbus Ave

Applicant: Alderman Derrick Curtis

Change Request: Manufacturing Planned Development No. 776, as amended to Manufacturing Planned Development No. 776, as amended

PASS AS REVISED

NO. A-8719 (4th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-3667

Common Address: 4644-4658 S Drexel Blvd; 832-850 E 47th St

Applicant: Alderman Sophia King

Change Request: B1-1 Neighborhood Shopping District to RM5 Residential Multi-Unit District

NO. A-8711 (1st WARD) ORDINANCE REFERRED (2-26-21)

DOCUMENT #02021-685

Common Address: 1576 N Milwaukee Ave

Applicant: Alderman Daniel La Spata

Change Request: C2-2 Motor Vehicle Related Commercial District to B2-2 Neighborhood Mixed Use District

NO. 20849 (47th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4548

Common Address: 3350 N. Ashland Avenue

Applicant: 3350 N Ashland, LLC

Owner: 3350 N Ashland, 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: To permit the construction of a new four-story (with basement) eight-unit residential building, with an attached garage and exterior surface parking pad at the subject property

NO. 20802T1 (47th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3197

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2042-2046 W. Irving Park Road

Applicant: 2042 W Irving, LLC

Owner: Rosemary Eleanor M. Banks Trust, Dated September 12, 2008

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

Change Request: B1-1, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to raze the existing non-conforming structures and to redevelop the site, in its entirety, with a new four-story, twenty-two-unit residential building.

NO. 20855T1 (40th WARD) ORDINANCE REFERRED (10-14-21)
DOCUMENT #02021-4594

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 4927 N. Claremont Avenue

Applicant: 4927 N. Claremont, Inc.

Owner: 4927 N. Claremont, Inc.

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to establish a qualifying transit-served location in order to allow the conversion of the existing vacant former convent building with basement into a 16 dwelling unit residential building. With the exception of an addition to the attic, there are no planned changes to the exterior of the existing building, the footprint will remain the same; the conversion to residential use will require an internal build-out, including conversion of the basement and attic into habitable space

NO. 20493T1 (40th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4564

SUBSTITUTE NARRATIVE AND PLANS
PASS AS SUBSTITUTED

Common Address: 6542-58 North Clark Street/1637-49 West Albion Avenue

Applicant: MNM Clark, LLC

Owner: MNM Clark, LLC

Attorney: Michael Ezgur

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

Purpose: To allow for construction of a new, mixed-use five-story residential storage warehouse building as an addition to the existing, five-story residential storage warehouse building with ground floor commercial space, two loading berths, and eight parking spaces.

NO. 20860 (38th WARD) ORDINANCE REFERRED (10-14-21)
DOCUMENT #02021-4586

Common Address: 4149 N. Austin Avenue

Applicant: Ewa Piotrowska

Owner: Ewa Piotrowska

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

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

Purpose: To permit a third residential unit within the existing multi-unit residential building

NO. 20848T1 (34th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4549

Common Address: 501 to 517 West 119th Street

Applicant: West Pullman Apartments, LLC

Owner: City of Chicago

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

Change Request: B1-1, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To allow for the development of a 36-unit affordable housing development

NO. 20863 (32nd WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4581

PASS AS SUBSTITUTED

Common Address: 1860 N. Milwaukee Avenue

Applicant: 1860 N. Milwaukee Comet, LLC

Owner: 1860 N. Milwaukee Comet, LLC

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

Change Request: B3-3, Community Shopping District to M1-2, Limited Manufacturing/Business Park District

Purpose: The prior Type I Zoning Ordinance has lapsed. As such, the Applicant is seeking to amend the previously ratified Type 1 Zoning Ordinance, in order to revert the zoning for the subject property back to the original underlying classification, to allow for the rehabilitation and adaptive reuse of the existing one-story building as a fulfillment center (warehouse) for an online grocery delivery company; Pursuant to and in compliance with the Air Quality Ordinance, the proposed fulfillment center (warehouse) will not be open to the public - i.e., there will be no customer-accessible sales area onsite.

NO. 20845 (31st WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4577

Common Address: 3108-12 North Central Avenue

Applicant: Eat Clean Chicago, LLC

Owner: Lo Realty Company

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

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

Purpose: To re-establish a banquet hall and a catering business within the existing commercial building located at the property

NO. 20677T1 (31st WARD) ORDINANCE REFERRED (4-21-21)

DOCUMENT #02021-1632

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 4014 West Parker Avenue

Applicant: Earle Johnson

Owner: Earle Johnson

Attorney: Gordon and Pikarski Chartered

Change Request: M1-1, Limited Manufacturing/Business Park District to C2-2, Motor Vehicle-Related Commercial District

Purpose: The applicant seeks to permit the use of the existing building as a ground floor warehouse/workshop and a second-floor residential dwelling unit.

NO. 20861 (29th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4584

Common Address: 7150-60 West Grand Avenue

Applicant: GL & Y, LLC

Owner: Hamid Rusef

Attorney: Joseph P. Gattuso/Taft Stettinius & Hollister, LLP

Change Request: B1-2, Neighborhood Shopping District to C2-2, Motor Vehicle-Related Commercial District

Purpose: The Applicant's proposed cannabis craft grower facility is not a permitted use in the existing B1-2 District.

NO. 20712 (27th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2002

PASS AS REVISED

Common Address: 400 N. Elizabeth

Applicant: Mark Goodman & Associates, Inc.

Owner: Peppercorn 400, LLC

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

Change Request: C3-3, Commercial, Manufacturing & Employment District to DX-5, Downtown Mixed-Use District then to a Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0514 (Bonus Floor Area) and Section 17-8-0512 (Tall Buildings)

NO. 20707 (27th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1972

PASS AS REVISED

Common Address: 315 N. May Street/1112 W. Carroll Avenue

Applicant: Trammel Crow Chicago Development, inc.

Owner: May Associates, L.L.C and : 1112 W. Carrol, L.L.C.

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

Change Request: DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0514 (Bonus Floor Area)

NO. 20840T1 (27th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-4142

PASS AS REVISED
PASS AS SUBSTITUTED

Common Address: 1521-1525 N. Elston Avenue

Applicant: 1521-25 Elston Adventures, LLC

Owner: 1521-25 Elston Adventures, LLC

Attorney: Tim Barton

Change Request: M2-3, Light Industry District to C3-3, Commercial, Manufacturing and Employment District

Purpose: To meet the bulk, density and use tables standards of the C3-3. To allow office use exceeding 9000 sq. ft. In a six-story building under construction

NO. 20858 (26th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4590

Common Address: 820 N. California Avenue

Applicant: Yaroslav Kot

Owner: Yaroslav Kot

Attorney: John Fritchey, F4 Consulting, Ltd.

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

Purpose: To allow for the establishment of ground-floor residential use

NO. 20749-T1 (26th WARD) ORDINANCE REFERRED (6-23-21)

DOCUMENT #02021-2448

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3518-3556 W Division Street

Applicant: O'Reilly Auto Enterprises, LLC

Owner: Peter Cacciatore- Jos. Cacciatore & Co Real Estate

Attorney:

Change Request: M2-1 Light Industry District to C2-1 Motor Vehicle Related District

Purpose: To comply with new land use standards within the existing commercial building to allow a new auto supply and accessory sales use

NO. 20564 (25th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6232

PASS AS REVISED

Common Address: 1930-2050 S Jefferson Street; 1927-2051 S Des Plaines Street; 2020-50 S Des Plaines Street; 2037-51 S Ruble Street; 563-571 W Cullerton Street

Applicant: New Chan LLC

Owner: New Chan LLC

Attorney: Tyler Manic, Schain Banks

Change Request: Planned Development No. 1123 to B2-3 Neighborhood Shopping District

Purpose: To return the zoning to the B2-3 Neighborhood Shopping District according to Statement 17 of PD 1123 because of no commencement of construction for 6 years of approval of PD 1123

NO. 20657 (22nd WARD) ORDINANCE REFERRED (3-24-21)

DOCUMENT #02021-1201

PASS AS REVISED

Common Address: 4210 - 4258; 4300 - 4358; 4400 - 4458 S. Cicero Ave.; 4800 - 4926; 4801 - 4959 W. 44th St.; 4301 - 4359 S. LaPorte Ave.; 4800 - 4958 W. 45th St.; and 4401 -4435; 4441 - 4459 S. Lavergne Ave.

Applicant: Chicago Housing Authority

Owner: Chicago Housing Authority

Attorney: Carol D. Stubblefield, Neal & Leroy, LLC

Change Request: RS3, Residential Single-Unit (Detached House) District to B3-3, Community Shopping District then to a Planned Development

Purpose: Mandatory Planned Development to establish multi-unit residential development and commercial uses Section 17-8-0513-A

NO. 20846T1 (25th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4576

Common Address: 554 W. Cullerton Street

Applicant: 554 W Cullerton, LLC

Owner: 554 W Cullerton, LLC

Attorney: Acosta Ezgur, LLC- Rolando R. Acosta

Change Request: M2-3, Light Industry District to B2-2, Neighborhood Mixed-Use District

Purpose: Construction of a new two-story residential building with two dwelling units

NO. 20862 (18th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4582

Common Address: 7737-39 South Kedzie Avenue

Applicant: Abimael Galvan

Owner: Abimael Galvan

Attorney: Gordon and Pikarski Chartered

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

Purpose: The Applicant seeks to use the existing building as a hand car wash

NO. 20710 (18th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1974

PASS AS REVISED

Common Address: 3100 West 77th Street and 7600 South Kedzie Avenue

Applicant: Abe Holdings, LLC

Owner: Abe Holdings, LLC

Attorney: Rolando Acosta-Acosta Ezgur, LLC

Change Request: Planned Development No. 776 & M2-2, Light Industry District to M2-2, Light Industry District then to a planned development.

Purpose: Development of a container storage facility west of Kedzie

NO. 20819 (17th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-3976

PASS AS SUBSTITUTED
PASS AS AMENDED TO TYPE 1

Common Address: 1414-1416 W. 69th Street

Applicant: Belle Lucre, LLC

Owner: Belle Lucre, LLC

Attorney: Acosta Ezgur, LLC- Rolando R. Acosta

Change Request: RS3, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District

Purpose: To establish a commercial/office use in the existing building

NO. 20857T1 (8th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4591

Common Address: 823-833 E. 87th Street

Applicant: Jackie Jackson Birthrights, Inc.

Owner: Jackie Jackson Birthrights, Inc.

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

Change Request: B3-2, Community Shopping District and RS3, Residential Single-Unit (Detached House) District to B3-2, Community Shopping District

Purpose: The Applicant is proposing to adapt and reuse the existing retail building and permit site improvements to support a quick service general restaurant at the subject site.

NO. 20856T1 (2nd WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4593

Common Address: 1545 West Thomas Street

Applicant: EZMB, LLC

Owner: Jose P. Vasquez, Sr. And Beatriz Vasquez

Attorney: Daniel G. Lauer, Esq.

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

Purpose: To construct a three-story, three-dwelling-unit building with a basement and a detached carport

NO. 20740 (2nd WARD) ORDINANCE REFERRED (6-23-21)

DOCUMENT #02021-2452

PASS AS REVISED

Common Address: 171 W Oak St

Applicant: Morningside South Affordable LLC

Owner: Morningside South Affordable LLC

Attorney: Steve Friedland

Change Request: Residential Planned Development No. 156, as amended to DX-5 Downtown Mixed Use District and then to Residential Planned Development No. 156, as amended

Purpose: To permit the residential units in the building to be occupied as multi-unit residential dwelling units

NO. 20859 (1st WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4589

Common Address: 2546 W. Haddon Avenue

Applicant: 2546 West Haddon Avenue Condominium Association

Owner: James Halley

Attorney:

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

Purpose: To allow the renovation of the existing, unfinished 4th floor attic to interior living space

LANDMARK FEE WAIVER

Or2021-286 (3rd WARD) ORDINANCE REFERRED (10/25/21)

Historical landmark fee waiver for property at 1936 S Michigan Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2021-290	1	2432 N Milwaukee Ave	Taco Bell/ Neil Borkan
Or2021-291	1	2606 N Elston Ave	Reyes Holdings
TBD	2	1 W Chicago Ave	Lifetime Fitness
TBD	2	1 W Chicago Ave	Lifetime Fitness
TBD	2	1 W Chicago Ave	Lifetime Fitness
TBD	2	1 W Chicago Ave	Lifetime Fitness
TBD	2	3 W Chicago Ave	Whole Foods Market
TBD	2	3 W Chicago Ave	Whole Foods Market
TBD	2	3 W Chicago Ave	Whole Foods Market
TBD	2	3 W Chicago Ave	Whole Foods Market
TBD	2	3 W Chicago Ave	Whole Foods Market
TBD	2	1000 W North Ave #D102	Burrito Beach
Or2021-277	3	2300 S State St	Southbridge
Or2021-278	3	2300 S State St	Southbridge
Or2021-279	3	2300 S State St	Southbridge
Or2021-264	8	9110 S Stony Island Ave	O'Reilly Auto Parts
TBD	17	7051 S Western Ave	Roux
Or2021-272	21	125 W 87 th St	Floor and Décor
Or2021-280	27	215 N Peoria	Calamos Investments
Or2021-281	27	215 N Peoria	Calamos Investments
TBD	27	1155 W Fulton Market	Kimberly Clark Corporation
Or2021-276	31	4039 W Diversey Ave	Petco
Or2021-267	42	110 N Wacker Dr.	110 N Wacker Title Holder LLC
Or2021-268	42	110 N Wacker Dr.	110 N Wacker Title Holder LLC
Or2021-269	42	110 N Wacker Dr.	110 N Wacker Title Holder LLC
Or2021-270	42	300 N Michigan	300 N Michigan LLC