

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF MARCH 14, 2023  
TO BE REPORTED OUT MARCH 15, 2023**

**CODE AMENDMENTS**

**DOC# O2021-2131 (47<sup>TH</sup> WARD) ORDINANCE REFERRED 6-25-21**

**PASS AS SUBSTITUTED**

Amendment of Municipal Code Chapters 17-3 and 17-9 by modifying Section 17-3-0304-A and adding new Section 17-9-0131 regarding general district standards for indoor and outdoor operations and use standards for outdoor walk-up service windows

**HISTORICAL LANDMARK DESIGNATION**

**DOC# O2023-58 (26<sup>th</sup> WARD) ORDINANCE INTRODUCED (1-18-23)**

Historical landmark designation for Pioneer Arcade located at 1535 N Pulaski Rd

**MAP AMENDMENTS**

**NO. 22092 (T-1) (1<sup>st</sup> WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-918**

**AMENDED TO TYPE 1**

**Common Address:** 2175 N. Maplewood Avenue

**Applicant:** 2175 N. Maplewood, LLC

**Owner:** 2175 N. Maplewood, LLC

**Attorney:** Rolando Acosta-Acosta Ezgur, LLC

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

**Purpose:** To allow the front principal building conversion from 2 to 3 dwelling units and rear building to remain with no changes as a 1 dwelling unit for a total of 4 dwelling units at the property

**NO. 22094T1 (1st WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-920**

**Common Address:** 1416 N. Maplewood Avenue

**Applicant:** 1416 Maplewood, LLC

**Owner:** 1416 Maplewood, LLC

**Attorney:** Rolando Acosta-Acosta Ezgur, LLC

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

**Purpose:** To add one additional dwelling unit for a total of four dwelling units. Also, to increase the bulk and density of the existing building, specifically the building square feet, height and minimum lot area.

**NO. 22091 (2nd WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-917**

**Common Address:** 1617 N. Wells Street

**Applicant:** 1617 Wells, LLC

**Owner:** 1617 Wells, LLC

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

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

**Purpose:** To permit the reactivation of the 1st floor of each of the existing buildings with a new general restaurant

**NO. 22096 (5th WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-923**

**Common Address:** 1650 E. 71st Street

**Applicant:** AREC 9, LLC

**Owner:** AREC 9, LLC

**Attorney:**

**Change Request:** C2-2, Motor Vehicle-Related Commercial District & RT4, Residential Two-Flat, Townhouse and Multi-Unit District to C2-2, Motor Vehicle-Related Commercial District

**Purpose:** U-Haul intends to unify the split zones under a single zone (C2-2) in order to obtain a building permit to add two additional floors to the existing building. Each new additional floor will have a floor area of 26,169.60-SQ.FT. The new height of the building (50-FT.) & the increase in total floor area will be in compliance with the zoning requirements of the C2-2 zone.

**NO. 22095 (10th WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-922**

**Common Address:** 10358 S. Ewing Avenue

**Applicant:** Martin Rosas

**Owner:** Martin Rosas

**Attorney:** Victor Cerda esq., Victory Legal Ltd.

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B2-1, Neighborhood Mixed-Use District

**Purpose:** To establish a retail coffee shop with 1 rear apartment to remain within the existing 1 1/2 story mixed-use building

**NO. 22098 (17th WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-981**

**Common Address:** 3055 W. 63rd Street

**Applicant:** Blue Tin Production, LLC

**Owner:** Blue Tin Production, LLC

**Attorney:** Renee C. Hatcher, Community Enterprise & Solidarity Economy Clinic

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

**Purpose:** To establish the following uses: a community center, offices, accessory uses and to continue the small sewing factory

**NO. 22097T1 (19th WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-980**

**Common Address:** 10019 S. Western Avenue

**Applicant:** Griffin-Burress Holdings, LLC

**Owner:** Griffin-Burress Holdings, LLC

**Attorney:** Bruce B. Jackson-Anthony J. Madonia & Associates, Ltd.

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

**Purpose:** To permit the redevelopment of the property for use as a Manufacturing, Production and Industrial Services-Limited Shared Kitchen establishment with the sole purpose of Commercial Kitchen Rental

**NO. 21094 (26th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #02022-2412**

**Common Address:** 2429 West Superior Street

**Applicant:** Jennifer Cushman

**Owner:** Jennifer Cushman

**Attorney:** Matthew Allee

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

**Purpose:** To rezone the property to RM4.5 to add a garden dwelling unit in the existing two-story, two-dwelling-unit building, for a total of three dwelling units and two parking spaces

**NO. 22099T1 (30th WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-993**

**PASS AS SUBSTITUTED  
SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3254 North Kilbourn Avenue

**Applicant:** Intrinsic Schools

**Owner:** Zaba Investment Partners

**Attorney:** Katie Jahnke-Dale-DLA Piper, LLP

**Change Request:** M1-1, Limited Manufacturing/Business Park District to RS3, Residential Single-Unit (Detached House) District

**Purpose:** To allow for Intrinsic Schools to use the space as additional learning and office space for the existing staff and students at its 4540 West Belmont campus

**NO. 22093T1 (30th WARD) ORDINANCE REFERRED (2-1-23)**

**DOCUMENT #02023-919**

**Common Address:** 3248-56 North Pulaski Road/4001-11 West School Street

**Applicant:** Ski School, LLC

**Owner:** Ski School, LLC

**Attorney:** Rolando Acosta-Acosta Ezgur, LLC

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

**Purpose:** To add five residential units to the ground floor of a building that includes 33 efficiency units and two dwelling units with ground floor commercial space

**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>                          |
|-------------|-------------|-----------------------|--|
| TBD         | 2           | 26 W Division St      | The Original Mothers                             |
| Or2023-31   | 3           | 3300 S Michigan Ave   | Illinois Institute of Technology (Illinois Tech) |
| TBD         | 26          | 3450 W Division St    | O'Reilly Auto Parts                              |
| TBD         | 46          | 4611 N Broadway       | Uptown 4601 Owner LLC                            |
| TBD         | 46          | 3501 N Halsted St     | Howard Brown Health Halsted                      |
| TBD         | 46          | 3501 N Halsted St     | Howard Brown Health Halsted                      |
| TBD         | 47          | 4701 N Ravenswood Ave | Extra Space Management, Inc                      |
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