

**MEETING  
OF THE  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING  
STANDARDS  
TUESDAY, OCTOBER 25, 2022  
AT 10:00 A.M.**

**Pursuant to applicable law, the Chairman has determined that an in-person meeting is not practical or prudent. Accordingly, attendance at this meeting will be by remote means only. Instructions for how to attend this meeting and participate in oral public comment will be provided on the Chicago City Clerk's website [<http://www.chicityclerk.com/>].**

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at [nicole.wellhausen@cityofchicago.org](mailto:nicole.wellhausen@cityofchicago.org) and [raymond.valadez@cityofchicago.org](mailto:raymond.valadez@cityofchicago.org).

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

**NO. A-8779 (47th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #O2022-2465**

**Common Address:** 3357-3361 N Lincoln Ave

**Applicant:** Alderman Matt Martin

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

**NO. A-8780 (47th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #O2022-2464**

**Common Address:** 3226-3228 N Lincoln Ave

**Applicant:** Alderman Matt Martin

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

**NO. A-8781 (47th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #O2022-2463**

**Common Address:** 4157 N Lincoln Ave

**Applicant:** Alderman Matt Martin

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

**NO. A-8782 (47th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #O2022-2462**

**Common Address:** 1753 W Cornelia Ave

**Applicant:** Alderman Matt Martin

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

**NO. A-8783 (47th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #O2022-2461**

**Common Address:** 2159 W Addison St

**Applicant:** Alderman Matt Martin

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

**NO. A-8784 (47th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #O2022-2460**

**Common Address:** 1757 W School St

**Applicant:** Alderman Matt Martin

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

**NO. 21114 (48th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #O2022-2689**

**Common Address:** 6036 N. Broadway

**Applicant:** 6036 Broadway, LLC

**Owner:** 6036 Broadway, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** To allow the tavern to apply for a permanent outdoor patio license

**NO. 21167 (48th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #O2022-2918**

**Common Address:** 5940 N. Sheridan Road

**Applicant:** Valwork Properties, LLC

**Owner:** Valwork Properties, LLC

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

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

**Purpose:** To permit the establishment of a co-working office space, a banquet facility with onsite kitchen and catering (food and incidental alcohol sales and service) and other uses allowed within the B3 zoning district

**NO. 21168 (48th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #O2022-2920**

**Common Address:** 6341 N. Clark Street

**Applicant:** Randall's Pub, LLC

**Owner:** Flor Braimis

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

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

**Purpose:** To allow for a tavern use located on the ground floor

**NO. 21122 (47th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2736**

**Common Address:** 4651-4719 N Western Ave., 2320-2332 W Leland Ave. and 2323-2333 W Leland Ave.

**Applicant:** The Community Builders, Inc.

**Owner:** City of Chicago

**Attorney:** Paul Shadle and Mariah DiGrino-DLA Piper, LLP

**Change Request:** B3-2, Community Shopping District to B3-3, Community Shopping District and then to Residential-Business Planned Development

**Purpose:** To permit the construction of a six-story building containing approximately 84,000 square feet of floor area, 63 affordable residential dwelling units, ground floor commercial and amenity space, 36 parking spaces, and accessory and incidental uses

**NO. 21163 (44th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2896**

**Common Address:** 3242 N. Sheffield Avenue

**Applicant:** Robert J. Castillo

**Owner:** Robert J. Castillo

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

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

**Purpose:** To legalize the two existing illegal units so the building may include a total of four residential dwelling units on the subject property

**NO. 21130 (42nd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2630**

**Common Address:** 369 West Grand Avenue

**Applicant:** Omni Grand Limited Partnership

**Owner:** Omni Grand Limited Partnership

**Attorney:** Edward J. Kus/Taft Stettinius & Hollister, LLP

**Change Request:** Planned Development No. 1428 to Planned Development No. 1428, as amended

**Purpose:** Addition of daycare as a permitted use

**NO. 21150 (40th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2803**

**Common Address:** 5832-5858 N. Western Avenue and 2401-2411 W. Thorndale Avenue

**Applicant:** Carol and Stephen Napleton

**Owner:** 5822 N Western, LLC

**Attorney:** John J. George/Kathleen A. Duncan, Akerman, LLP

**Change Request:** C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

**Purpose:** To allow for outdoor storage of vehicles

**NO. 21158 (39th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2811**

**Common Address:** 6248 W. Hyacinth Street

**Applicant:** Gelacio Rivas

**Owner:** Gelacio Rivas

**Attorney:** Lisa Duarte

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

**Purpose:** To allow the increase of FAR for a building addition to the existing single-family residence

**NO. 21121 (37th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2735**

**Common Address:** 1255-57 N. Central Avenue

**Applicant:** Igor Goncharko

**Owner:** Igor Goncharko

**Attorney:** Gordon and Pikarski, Chartered

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

**Purpose:** To increase the density of the existing building by 3 additional residential dwelling units by converting the existing basement to living space, to convert from 6 to 9 residential dwelling units. No expansion of the existing footprint is proposed.

**NO. 21139 (37th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2744**

**Common Address:** 3833-3859 W Chicago Ave, 739-757 N Springfield Ave and 746-756 N Avers Ave

**Applicant:** 548 Development, LLC

**Owner:** 548 Development, LLC and City of Chicago

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

**Change Request:** C1-1, Neighborhood Commercial District to B3-2, Community Shopping District then to a Residential-Business Planned Development

**Purpose:** The Applicant will request City of Chicago approval to rezone the Property for the purpose of constructing a new multi-unit, mixed-use, residential 4-story building that will be approximately 75,180 square feet. The development will include 48 affordable units and 12 market rate units and will provide approximately 48 parking spaces. The project will include a roof top amenity space that will provide indoor/outdoor space for gathering and entertainment, an open space plaza, Community Center, Retail Sales, Accessory Parking and Accessory Uses. The building height will be approximately 60 feet tall.

**NO. 21149 (36th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2802**

**Common Address:** 2948 N. Narragansett Avenue

**Applicant:** Jesus Villafane

**Owner:** Jesus Villafane

**Attorney:**

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

**Purpose:** To allow a two-dwelling-unit building

**NO. 21154T1 (35th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2807**

**Common Address:** 3811-3813 West Montrose Avenue

**Applicant:** Montrose One, LLC

**Owner:** Montrose One, LLC

**Attorney:** Matthew Allee, Schain Banks

**Change Request:** B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To legalize the two ground-floor dwelling units that were established without City-issued permits prior to the Applicant's ownership of the property

**NO. 21171T1 (35th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2926**

**Common Address:** 3545 W. Belmont Avenue

**Applicant:** Kazimierz Dojka

**Owner:** Kazimierz Dojka

**Attorney:** Daniel G. Lauer, Esq.

**Change Request:** B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To allow the construction of a new 4-story, mixed-use building with 814 square feet of ground floor retail, one duplex dwelling unit at the rear and three residential units, for a total of four (4) dwelling units above, with a three-car garage (one parking space reduced under 17-3-0308-B)

**NO. 21174 (35th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2939**

**Common Address:** 3959 West Fullerton Avenue

**Applicant:** Fullerton & Pulaski Property, LLC

**Owner:** Fullerton & Pulaski Property, LLC

**Attorney:** Mark Kupiec

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

**Purpose:** To remodel gas station building to meet the use table and standards requirement of the B3 Zoning District to legalize the existing 1-story gas station and allow an addition to expand the accessory retail mini-mart building

**NO. 21132 (33rd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2636**

**Common Address:** 3051 W. Irving Park Road

**Applicant:** The Red Dog, LLC

**Owner:** The Red Dog, 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:** The Applicant is proposing to develop the subject property with a new three-story building that will contain retail space at grade and a total of three residential units above.

**NO. 21118T1 (33rd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2732**

**Common Address:** 2924 W. Nelson

**Applicant:** Joseph Martin

**Owner:** Joseph Martin

**Attorney:**

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

**Purpose:** Completion of a rooftop deck to include the proposed roof top stair enclosure addition along with new roof deck and roof top pergola over an existing 4-story, 3 dwelling unit residential building

**NO. 21131 (32nd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2635**

**Common Address:** 2501 N. Elston Avenue

**Applicant:** Delta Real Estate Holdings, LLC

**Owner:** Delta Real Estate Holdings, LLC and Columbia Equities Limited Partnership

**Attorney:** Mariah DiGrino and Rich Klawiter-DLA Piper, LLP

**Change Request:** Waterway-Business Planned Development No. 1222 to C3-3, Commercial, Manufacturing, and Employment District then to Waterway-Business Planned Development No. 1222, as amended

**Purpose:** Amendment to existing Planned Development to remove property from its boundaries

**NO. 21134T1 (32nd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2725**

**Common Address:** 1905 W. Fullerton Avenue

**Applicant:** CorEtt Builders Corp.

**Owner:** CorEtt Builders Corp.

**Attorney:** Corine A. O'Hara

**Change Request:** B2-2, Neighborhood Mixed-Use District to B2-2, Neighborhood Mixed-Use District

**Purpose:** Mandatory zoning change to continue the B2-2 Neighborhood Mixed-Use District and alter the drawings for redesign and use to construct a new 4-Story building with commercial on the ground floor and two dwelling units above.

**NO. 21166T1 (32nd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2916**

**Common Address:** 2525 N. Milwaukee Avenue

**Applicant:** 2525 Milwaukee, LLC

**Owner:** 2525 Milwaukee, LLC

**Attorney:** Paul A. Kolpak

**Change Request:** C2-2, Motor Vehicle-Related Commercial District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To bring the property into zoning compliance and permit residential use; to allow a conversion of a multi-unit SRO use to a 27-dwelling-unit, mixed-use building which includes two commercial spaces on the ground floor

**NO. 21148T1 (31st WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2795**

**Common Address:** 2453 N. Cicero Avenue

**Applicant:** 2453 N. Cicero, Inc.

**Owner:** 2453 N. Cicero, Inc.

**Attorney:** Dean T. Maragos

**Change Request:** B1-1, Neighborhood Shopping District to C2-1, Motor Vehicle-Related Commercial District

**Purpose:** To establish a new antique auto storage and "car-wrapping" facility. "Car wrapping" is the customized application of vinyl graphics directly on a vehicle.

**NO. 21147 (30th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2794**

**Common Address:** 3457-59 North Milwaukee Avenue

**Applicant:** E & O Builders, Inc.

**Owner:** E & O Builders, Inc.

**Attorney:** Law Office of Mark J. Kupiec and Assoc.

**Change Request:** C1-1, Neighborhood Commercial District to B2-2, Neighborhood Mixed-Use District

**Purpose:** To redevelop this property with a new residential building with 7 dwelling units

**NO. 21116 (29th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2730**

**Common Address:** 6134-38 W. North Avenue

**Applicant:** Geraldine W. Bryant

**Owner:** Geraldine W. Bryant

**Attorney:** Thomas S. Moore

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

**Purpose:** To establish a general restaurant with accessory liquor on the ground floor of the mixed-use, 2-story building

**NO. 21137 (29th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2742**

**Common Address:** 6214 West North Avenue

**Applicant:** JMLL Investment, LLC

**Owner:** JMLL Investment, LLC

**Attorney:** Dean T. Maragos

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

**Purpose:** To operate a pawn shop on the ground floor

**NO. 21140T1 (29th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2750**

**Common Address:** 5852-58 W. Augusta Boulevard

**Applicant:** Verastine Wardlaw

**Owner:** Verastine Wardlaw

**Attorney:** Dean T. Maragos

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

**Purpose:** To receive the proper licenses from all governmental agencies, including DCFS, to operate an educational facility in a community center

**NO. 21133 (27th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2637**

**Common Address:** 415 N. Sangamon

**Applicant:** Fortem Voluntas Partners, LLC

**Owner:** WTF Reserve, LLC

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

**Change Request:** M2-3 Light Industry District to DX-7, Downtown Mixed-Use District then to a Business Planned Development

**Purpose:** To permit the construction of an approximately 17-story, mixed-use commercial building containing approximately 267,249 square feet of office, approximately 9,804 square feet of ground floor commercial/retail/office, approximately 20 parking spaces, and accessory and incidental uses. The overall FAR will be 11.5.

**NO. 21135 (27th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2648**

**Common Address:** 3300 W. Franklin Blvd.

**Applicant:** Grand Properties Franklin, LLC

**Owner:** Grand Properties Franklin, LLC

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

**Change Request:** M1-2, Limited Manufacturing/Business Park District to M2-2 Light Industry District

**Purpose:** To allow for the establishment of cannabis businesses within the existing building located at the subject property

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

**DOCUMENT #02022-2733**

**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. 21123 (27th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2737**

**Common Address:** 1338 West Lake Street

**Applicant:** Acquisitions Commons, LLC

**Owner:** LSH Real Estate, LLC

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

**Change Request:** M2-3 Light Industry District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

**Purpose:** To permit the construction of a 26-story building with up to 271 residential dwelling units, 7,300 sf of retail space, and 217 parking spaces together with accessory and incidental uses. The overall FAR will be approximately 11.5 and the property is located within 2,640' of the Ashland/Morgan CTA stations.

**NO. 21124 (27th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2738**

**Common Address:** 1200-34 West Randolph Street/146-62 North Racine Avenue

**Applicant:** 1234 West Randolph Developer, LLC

**Owner:** A New Dairy Company, 1200 Randolph, LLC and City Winery Real Estate Holdings, LLC

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

**Change Request:** Business Planned Development No. 1458 to DX-7, Downtown Mixed-Use District then to Residential-Business Planned Development No. 1458, as amended

**Purpose:** To allow for construction of a new residential building and retention of the existing City Winery building and uses

**NO. 21155T1 (27th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2808**

**Common Address:** 1356-66 W. Lake Street

**Applicant:** Ephemeral Solutions, Inc.

**Owner:** 1356 Lake Street, LLC

**Attorney:** Jordan Matyas/Alexander R. Domanskis

**Change Request:** M2-3 Light Industry District to DS-3, Downtown Service District

**Purpose:** To allow for use of Property as a Body Art business (tattoo studio) within the approximately 5,400 square feet of one existing commercial space at 1356 W. Lake Street

**NO. 21127 (27th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2741**

**Common Address:** 833-855 W Madison St, 832-854 W Monroe St, 1-39 S Peoria St and 2-40 S Green St

**Applicant:** 845 West Madison Street Owner, LLC

**Owner:** 845 West Madison Street Owner, LLC

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

**Change Request:** Planned Development No. 1377 to Planned Development No. 1377, as amended

**Purpose:** Technical amendment to PD 1377 to permit certain specific public and civic uses and certain commercial uses in the DX District

**NO. 21129 (27th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2629**

**Common Address:** 643-741 W Chicago Ave, 641-739 N Halsted St, 632-740 W Erie St, 627-661 W Erie St, 501-531 N Desplaines St and 524-630 W Grand Ave

**Applicant:** Bally's Chicago Operating Company, LLC

**Owner:** IL-777 West Chicago Avenue, LLC

**Attorney:** Meg George & Chris A. Leach, Akerman, LLP

**Change Request:** Air Rights Waterway Business Residential Planned Development No. 1426 to Air Rights Waterway Business Residential Planned Development No. 1426, as amended

**Purpose:** To develop an indoor sports and recreation facility within the approved mixed-use community

**NO. 21113 (26th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2686**

**Common Address:** 2600 West Superior Street

**Applicant:** Leo Arias

**Owner:** Leo Arias

**Attorney:** Thomas S. Moore

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

**Purpose:** To allow the construction of a three-unit residential building with two parking spaces. The existing one and two-story building to remain unchanged.

**NO. 21175 (26th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2942**

**Common Address:** 2106-08 North Sawyer Avenue

**Applicant:** Elio DeArrudah

**Owner:** Elio DeArrudah

**Attorney:** Mark Kupiec

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

**Purpose:** To allow one additional dwelling unit within the lower level of the existing building for an increase from 6 to 7 total dwelling units

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

**DOCUMENT #02022-2755**

**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. 21159 (25th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2812**

**Common Address:** 1931-33 South Jefferson Street

**Applicant:** Kymm La Rosa

**Owner:** Kymm La Rosa

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

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

**Purpose:** To sub-divide the zoning lots into two lots and to construct a three-story residential building with three dwelling units and a detached three car garage on each lot

**NO. 21170T1 (25th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2923**

**Common Address:** 2334-2336 South Hoyne Avenue

**Applicant:** Diamond Properties Group, LLC

**Owner:** Diamond Properties Group, LLC

**Attorney:** Daniel G. Lauer, Esq.

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

**Purpose:** To allow the sub-division of one improved zoning lot measuring 49' x 104.50' into two zoning lots measuring 24' x 104.50' and 25' x 104.50.' This will allow the new construction of a 3- story 3 flat and allow the existing building to remain in compliance with bulk and density requirements of the B2-3.

**NO. 21173T1 (25th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2933**

**Common Address:** 1956-58 West 21st Place/2115-25 South Damen Avenue

**Applicant:** 2111 DAMEN, LLC

**Owner:** 2111 DAMEN, LLC

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

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

**Purpose:** To allow ground floor commercial use and the ability to add one additional dwelling unit on the ground floor, if the owner deems feasible. To eliminate any required parking under the Type 1 Amendment guidelines of the Zoning Ordinance for properties within a Transit Served Location pursuant to section 17-10-0102-B.

**NO. 21143T1 (24th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2757**

**Common Address:** 3413 West Harrison Street

**Applicant:** Vargas Properties, LLC

**Owner:** Vargas Properties, LLC

**Attorney:** Agnes Plecka/Jaffe & Berlin

**Change Request:** M1-3, Limited Manufacturing/Business Park District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To obtain a permit to allow the existing dwelling unit within the basement area to continue (for a total of three dwelling units at the property)

**NO. 21120 (23rd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2734**

**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, 3635 will be improved with a new single-family residence.

**NO. 21165 (22nd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2913**

**Common Address:** 2549 South Hamlin Avenue

**Applicant:** Oscar Martinez

**Owner:** Oscar Martinez

**Attorney:** Rolando R. Acosta

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

**Purpose:** To make the beauty parlor use conforming

**NO. 21138 (21st WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2743**

**Common Address:** 320 W. 83rd Street

**Applicant:** Hammad Ahmad

**Owner:** Charles Levy

**Attorney:** Dean T. Maragos

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

**Purpose:** To establish a cannabis business use

**NO. 21115 (19th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2729**

**Common Address:** 1931-35 W. 95th Street

**Applicant:** Bijou Body Spa, LLC

**Owner:** Winchester Ninety Five, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** Expanding services to include Lymphatic Therapies-clinical massage establishment as-of-right

**NO. 21157T1 (19th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2810**

**Common Address:** 9517-35 S. Western Avenue

**Applicant:** Medical Management International, Inc.

**Owner:** VLand Chicago 95th, LLC

**Attorney:** Bridget O'Keefe and Janet Stengle of Daspin & Aument, LLP

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

**Purpose:** To permit a veterinary use

**NO. 21117 (18th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2731**

**Common Address:** 2449 W. 79th Street

**Applicant:** Gallery LKC, LLC

**Owner:** Gallery LKC, LLC

**Attorney:**

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

**Purpose:** To allow a catering and banquet hall use along with the existing art gallery

**NO. 21146 (12th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2793**

**Common Address:** 2026 S. Washtenaw Avenue

**Applicant:** 2026 S. Washtenaw Ave SPE, LLC

**Owner:** 2026 S. Washtenaw Ave SPE, LLC

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

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

**Purpose:** The Applicant is proposing to bring the existing grade level residential unit into compliance with the Chicago Zoning Ordinance

**NO. 21160 (12th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2813**

**Common Address:** 2244 South Sawyer Avenue

**Applicant:** SAWYER 2244, LLC

**Owner:** SAWYER 2244, LLC

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

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

**Purpose:** To add one additional dwelling unit for a total of four dwelling units on the subject property

**NO. 21161T1 (12th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2842**

**Common Address:** 2435 South California Boulevard

**Applicant:** Cloud Property Management, LLC, 2435 Series

**Owner:** Cloud Property Management, LLC, 2435 Series

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

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM6, Residential Multi-Unit District

**Purpose:** To allow two additional residential units in the front building for a total of eight residential units on the subject property.

**NO. 21162 (12th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2843**

**Common Address:** 2719 West 24th Street

**Applicant:** Cloud Property Management, LLC, 2719 Series

**Owner:** Cloud Property Management, LLC, 2719 Series

**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 legalize the three existing illegal units and add one additional residential unit for a total of six residential units on the property

**NO. 21164 (12th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2911**

**Common Address:** 3239 West 23rd Street

**Applicant:** 3239 W. 23rd Street, LLC

**Owner:** 3239 W. 23rd Street, LLC

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

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

**Purpose:** To add one additional dwelling unit in the front building for a total of four dwelling units on the subject property

**NO. 21172 (12th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2931**

**Common Address:** 2542 South Albany Avenue

**Applicant:** 2542 S. Albany, LLC

**Owner:** 2542 S. Albany, LLC

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

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

**Purpose:** To add one additional dwelling unit for a total of four dwelling units on the subject property

**NO. 21111T1 (11th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2675**

**Common Address:** 928 W. 37th Place

**Applicant:** Ning Wei & Hong Hu

**Owner:** Ning Wei & Hong Hu

**Attorney:**

**Change Request:** M1-2, Limited Manufacturing/Business Park District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To allow the legalization and conversion from a single-family residence to two dwelling units

**NO. 21112 (10th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2677**

**Common Address:** 8800 S. Mackinaw

**Applicant:** Mackinaw Holdings, LLC

**Owner:** Mackinaw Holdings, LLC

**Attorney:** Stephen Brown

**Change Request:** RS2, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

**Purpose:** To establish a business on the ground floor, specifically a clinical massage school use, with one dwelling unit on the 2nd floor

**NO. 21169 (9th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2922**

**Common Address:** 8857 S. State Street

**Applicant:** Antonio Greer and Jessica Greer

**Owner:** Antonio Greer and Jessica Greer

**Attorney:** Charles J. Holley

**Change Request:** RS2, Residential Single-Unit (Detached House) District to B1-1, Neighborhood Shopping District

**Purpose:** To rezone the property to allow for professional office suites in the first-floor space

**NO. 21126 (9th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2740**

**Common Address:** 756 E. 111th Street (Subarea B of PD No. 1167, as amended+)

**Applicant:** Cup O' Joe Coffee, LLC

**Owner:** North Pullman 111th, Inc., Pullman Park Development 2 LLC and Barpull Company LLC

**Attorney:** Mariah DiGrino-DLA Piper

**Change Request:** Planned Development No. 1167, as amended to Planned Development No. 1167, as amended to

**Purpose:** The Applicant seeks an amendment to the PD to permit the addition of food and beverage production uses in Subarea B in order to permit development of a two-story, approximately 16,800 square foot coffee roastery and beer brewing facility with accessory retail sales, restaurant, and tavern uses, including approximately 56 on-site accessory parking spaces and one loading space.

**NO. 21144 (8th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2758**

**Common Address:** 8035 S. Dobson

**Applicant:** Ankido Tamras

**Owner:** Ankido Tamras

**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 permit a fourth residential unit in the basement/garden level of the existing building

**NO. 21142 (5th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2756**

**Common Address:** 7108 S. Greenwood

**Applicant:** Shareef Capital Management, LLC

**Owner:** Shareef Capital Management, LLC

**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 build a new 3-unit residential building

**NO. 21151T1 (4th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2804**

**Common Address:** 4644-4658 S. Drexel Blvd. & 832-850 E. 47th Street

**Applicant:** Chicago, IL (4644-4658 S Drexel) LLC

**Owner:** Chicago, IL (4644-4658 S Drexel) LLC

**Attorney:** Meg George/Chris A. Leach

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

**Purpose:** To allow a new medical clinic to operate at the subject property

**NO. 21152T1 (4th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2805**

**Common Address:** 641-647 East 47th Street

**Applicant:** Two Fish Crab Shack Co.

**Owner:** Two Fish Crab Shack Co.

**Attorney:** Matthew Allee, Schain Banks

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

**Purpose:** To facilitate a newly constructed mixed-use building with a total of eight new dwelling units dispersed on floors two through five

**NO. 21156 (4th WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2809**

**Common Address:** 4731-59 South Cottage Grove Avenue

**Applicant:** Milhouse Development, LLC

**Owner:** City of Chicago

**Attorney:** Graham C. Grady c/o Taft, Stettinius & Hollister, LLP

**Change Request:** RM5, Residential Multi-Unit District to B3-3, Community Shopping District

**Purpose:** To develop the subject property with a new 4-story commercial building (64,400 sf) which will contain i) retail/commercial uses within the first three (3) floors of the proposed building and ii) the fourth (4) floor will be open air for use and enjoyment by building patrons.

**NO. 21136 (3rd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2669**

**Common Address:** 2222 S. Michigan Avenue

**Applicant:** Hudson Michigan Avenue Owner, LLC

**Owner:** Hudson Michigan Avenue Owner, LLC

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

**Change Request:** DS-3 and DS-5 Downtown Service Districts to DX-5, Downtown Mixed-Use District then to a Residential-Business Planned Development

**Purpose:** To allow for residential use

**NO. 21145T1 (3rd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2771**

**Common Address:** 2635 S. Wabash

**Applicant:** Wabash Southloop Partners, LLC

**Owner:** Wabash Southloop Partners, LLC

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

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

**Purpose:** To adapt and add onto the existing building and convert it to a mixed-use building containing retail space at grade and fifty-four (54) residential units above

**NO. 21125 (3rd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2739**

**Common Address:** 45-79 East 18th Street; 1801-1809 South Wabash; 1800-1806 S. Michigan Avenue

**Applicant:** Mercy Housing, Inc.

**Owner:** 18th & Wabash Corp.

**Attorney:** Steven Friedland, Applegate & Thorne-Thomsen

**Change Request:** DX-5, Downtown Mixed-Use District and DR-3, Downtown Residential District to DR-5, Downtown Residential District then to a Residential Planned Development

**Purpose:** To redevelop the existing 6-story building at 1801 S. Wabash with 80 dwelling units and to build a new 5-story building on the parking lot at 1800 S. Michigan containing 50-dwelling units.

**NO. 21128 (2nd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2628**

**Common Address:** 2031-2033 N. Kingsbury Street

**Applicant:** Alloy Property Company 2, LLC

**Owner:** Alloy Property Company 2, LLC

**Attorney:** Katie Jahnke Dale/Rich Klawiter-DLA Piper

**Change Request:** M2-2 Light Industry District to B3-5, Community Shopping District then to a Residential-Business Planned Development

**Purpose:** To permit the construction of a 15-story building consisting of 359 dwelling units, 205 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 5.0.

**NO. 21153T1 (2nd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2806**

**Common Address:** 1321-1323 N. Ashland Avenue

**Applicant:** SRD Holdings, LLC Series 2131 Ohio, LLC

**Owner:** SRD Holdings, LLC Series 2131 Ohio, LLC

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To develop two separate zoning lots; 1321-1323 N Ashland: New mixed-use, 4-story building with approximately 1,209 SF of ground floor commercial space and 9 DU's with 7 indoor parking spaces; 1319 N Ashland: Preserve existing 3-story mixed use building containing 5 DU's with app 1,000 SF of commercial space and 3 surface parking spaces in a transit served location