

**SUMMARY COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF MARCH 22, 2022
TO BE REPORTED OUT MARCH 23, 2022**

NO. A-8737 (17th & 18th WARDS) ORDINANCE REFERRED (1-26-22)

DOCUMENT #O2022-413

Common Address: 7101-7358 S Bell Avenue

Applicant: Alderman David Moore and Derrick Curtis

Change Request: RS-2 Residential Single Unit (Detached House) District and M1-1 Limited Manufacturing District to T Transportation District

NO. A-8739 (27th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #O2022-492

Common Address: 606-636 W Blackhawk St, 1500-1530 N Larrabee St, 1545 N Larrabee St, 1500-1525 N Frontier St, and 625-643 W Weed St

Applicant: Alderman Walter Burnett Jr

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to POS-1 Parks and Open Space District

NO. A-8738 (38th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #O2022-481

Common Address: 5555 W Irving Park Road

Applicant: Alderman Nick Sposato

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

NO. 20957T1 (1st WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #O2022-630

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2516 W. Thomas Street

Applicant: Make It Beautiful, LLC

Owner: Make It Beautiful, LLC

Attorney: Richard A. Toth, Georges & Synowiecki, Ltd.

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

Purpose: The applicant proposes to convert the existing 2-dwelling-unit building into a 3-dwelling-unit residential building and to make related renovations.

NO. 20947T1 (1st WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-579

Common Address: 1637 W. Huron Street

Applicant: Huron Urban, LLC

Owner: Huron Urban, LLC

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

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

Purpose: To increase FAR to allow for the addition of an attic dwelling unit and to convert from six to seven dwelling units pursuant to Section 17-9-0131. Conversion Unit within the Additional Dwelling Unit Allowed Area.

NO. 20946 (1st WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-578

AMENDED TO T1

Common Address: 1509 West Fry Street

Applicant: Howard Coleman

Owner: Howard Coleman

Attorney: Gordon and Pikarski Chartered

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

Purpose: The applicant seeks to rehab and expand the existing building, with a rooftop deck and access penthouse. The existing building exceeds allowable floor area ratio.

NO. 20942T1 (1st WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-573

Common Address: 1228-30 N. Milwaukee Avenue/1210-14 N. Ashland Avenue

Applicant: Green & Foster, LLC

Owner: 1212 Ashland, LLC

Attorney: Thomas J. Murphy

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

Purpose: To meet the Use Table and Standards of the C1-3 district to establish a new cannabis dispensary use within the existing 2-story vacant commercial building

NO. 20949 (16th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-581

Common Address: 5927 S. California Avenue

Applicant: Mario Ledesma Zarate

Owner: Mario Ledesma Zarate

Attorney: Robert Martinez

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

Purpose: Intent to use the basement as a third unit

NO. 20950 (16th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-632

Common Address: 2504 W. 63rd Street

Applicant: BRINSWOP II, LLC

Owner: BRINSWOP II, LLC

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

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

Purpose: To permit a portion of the ground floor commercial space to be occupied with a use permitted in a C1 district

NO. 20952T1 (17th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-634

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 747-757 West 79th Street; 7901-7909 S. Halsted Street

Applicant: Evergreen Imagine JV, LLC

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne -Thomsen

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

Purpose: To permit the development 30 dwelling units with 14 parking spaces

NO. 20944 (21st WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-576

Common Address: 8532 S. Ashland Avenue

Applicant: Belle Images Salon, Inc.

Owner: Belle Images Salon, Inc.

Attorney: Dean T. Maragos

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

Purpose: To meet the Use Table and Standards of the B3-2 to establish an Entertainment Spectators Sports use, specifically a small venue less than 149 persons for banquet/meeting hall use

NO. 20941 (24th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-572

Common Address: 4556 West Roosevelt Road

Applicant: Chicagoland Materials, LLC

Owner: D & D Properties Group, LLC

Attorney: Tim Barton- Thomas R. Raines, Attorney at Law, LLC

Change Request: M2-2, Light Industry District to M3-2, Heavy Industry District

Purpose: To establish a recycling facility Class V operation in conjunction with its current wholesale and retail landscape materials business

NO. 20847 (25th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4557

Common Address: 1930 W. 21st Street

Applicant: Anna Byun-Hogan

Owner: Anna Byun-Hogan

Attorney: Gordon and Pikarski Chartered

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

Purpose: The applicant seeks to renovate the existing building and increase the density to four residential dwelling units

NO. 20955 (25th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-625

Common Address: 401 S. Wacker Drive/301 W. Van Buren Street

Applicant: 401 South Wacker Associates, LLC

Owner: 401 South Wacker Associates, LLC and Centrio Energy

Attorney: Richard F. Klawiter and Katie Jahnke Dale –DLA Piper, LLP

Change Request: Planned Development No. 579 to DC-16, Downtown Core District

Purpose: To rezone the current planned development to the underlying zoning district

NO. 20911 (26th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-277

PASS AS REVISED

Common Address: 2933 W. Division Street

Applicant: Humboldt Park Health

Owner: Humboldt Park Health

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

Change Request: RS3, Residential Single-Unit (Detached House) District and Institutional Planned Development No. 599 to C1-2, Neighborhood Commercial District then to Planned Development No. 599, as amended

Purpose: Amendment to existing planned development

NO. 20853 (27th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #S02021-4578

PASS AS REVISED

Common Address: 360 N. Green Street

Applicant: 360 N. Green, LLC

Owner: 360 N. Green, LLC

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

Change Request: Business Planned Development No. 1407 to Business Planned Development No. 1407, as amended

Purpose: Amendment to existing planned development

NO. 20786 (27th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3110

PASS AS REVISED

Common Address: 1353 W. Fulton Street/220 N. Ada Street

Applicant: 1353 Partners, LLC

Owner: 1353 Partners, LLC

Attorney: Katie Jahnke Dale-DLA Piper LLP

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

Purpose: Mandatory planned development pursuant to Sections 7-8-0514 (Bonus Floor Area) and 17-8-0512 (Tall Buildings)

NO. 20945 (29th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-577

Common Address: 3114-3120 N. Olcott Avenue

Applicant: Aleksander Czarny

Owner: Aleksander Czarny

Attorney: Dean T. Maragos

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

Purpose: To allow the subdivision of one zoning lot into two zoning lots. The Applicant will build two (2) two-story single-family houses with a basement in each building. There will be a 2-car parking garage on each lot. The building height is 25 feet per building.

NO. 20041 (32nd WARD) ORDINANCE REFERRED (5-29-19)

DOCUMENT #02019-4022

PASS AS REVISED

Common Address: 3150 N Racine

Applicant: Belray Limited Partnership

Owner: Belray Limited Partnership

Attorney: Steve Friedland

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed Use District, and then to a Planned Development

Purpose: Applicant proposes to construct an addition to the existing building to provide a total of 105 SRO units, provided that up to three of those units may be one-bedroom dwelling units. No parking spaces will be provided. The height of the building will be 48'3".

NO. 20953 (35th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-635

AMENDED TO T-1

Common Address: 3821 W. Montrose Avenue

Applicant: 3821 W. Montrose, LLLP

Owner: 3821 W. Montrose, LLLP

Attorney: Frederick E. Agustin, Maurides Foley Tabangay Turner & Agustin, LLC

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

Purpose: Ther Applicant uses the commercial space as its interior office for its general contracting business. The Applicant would like to build a rear, 1-story addition in order to expand the office space for an existing business.

NO. 20958 (36th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-631

Common Address: 6847-51 West Belmont Avenue

Applicant: 2315 Kenneth, LLC

Owner: 6849 W. Belmont, LLC

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

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

Purpose: To build two new residential buildings with 4 units in each building, for a total of 8 units

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. 20915T1 (47th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-282

Common Address: 4624-28 N. Ashland Avenue

Applicant: 4626 Ashland, LLC

Owner: 4626 Ashland, LLC

Attorney: Liz Butler & Lucy Prather-Elrod Friedman, LLP

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

Purpose: To comply with the bulk and density requirements of the RT4 bringing the existing, non-conforming floor area of the building into conformance with zoning and to allow the reconstruction of an existing rear building addition to facilitate interior and exterior renovations and allow the conversion from 6 to 7 dwelling units within the existing building

DEMOLITION

Or2022-40 (1ST WARD) ORDER REFERRED (2-23-22)

Demolition of A non-contributing building in the East Village Landmark District located at 843 N Wolcott Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2022-39	4	300 S State St	University of Chicago
TBD	17	7535 S Ashland Ave	Walmart
Or2022-41	42	42 S State St	Five Below
Or2022-6	42	150 N Dearborn St	150 Restaurant LLC