

SUMMARY OF A MEETING
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF DECEMBER 13, 2022
TO BE REPORTED OUT DECEMBER 14, 2022

CODE AMENDMENTS

O2022-3777 (MAYORAL APPLICATION) ORDINANCE INTRODUCED (11-16-22)

Amendment of Municipal Code Titles 2, 4, 11, 14A, 14B, 17 and 18 and technical corrections to Journal of Proceedings of April 21, 2021 (Ordinance O2021-1193) and September 21, 2022 (Ordinance SO2022-2008) regarding Chicago Construction Codes

O2022-3729 ORDINANCE INTRODUCED (11-16-22)

Amendment of ordinance (O2022-1869) Zoning Reclassification Map No. 14-H at 1920-1924 W 59th St

MAP AMENDMENTS

NO. 22018 (5th & 20th WARDS) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3664

Common Address: 1500-1508 E. 59th St., 1501-1509 E. 59th St., 1450-1458 E. 60th St. and 1451- 1457 E. 60th St

Applicant: Metra Commuter Rail Division of the Regional Transportation

Owner: Metra Commuter Rail Division of the Regional Transportation

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

Change Request: RM6, Residential Multi-Unit District to a T, Transportation District

Purpose: To allow renovation of the existing train station platform

NO. 22008 (13th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3458

PASS AS SUBSTITUTED

Common Address: 5923 W. 63rd Street

Applicant: Eladio Montoya

Owner: Eladio Montoya

Attorney: Mark Kupiec

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

Purpose: To add limited manufacturing food production (ice cream) as a permitted use

NO. 22022T1 (25th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3668

Common Address: 225 W. Alexander Street

Applicant: Sally Mei

Owner: Sally Mei

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

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

Purpose: The existing building will be demolished. The property will be redeveloped with a new 3-story residential building containing 3 dwelling units.

NO. 22015 (26th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3661

Common Address: 1401 N. Avers Avenue

Applicant: Ana De Luna

Owner: Ana De Luna

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 2-story, 4 dwelling-unit residential building

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

DOCUMENT #02022-2629

PASS AS REVISED

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. 21079 (27th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2048

Common Address: 501-521 W Elm St, 500-520 W Hobble St, 501-521 W Hobbie St, 500-520 W Oak St, 1001 -1135 N Cambridge Ave and 1000-1134 N Cleveland Ave

Applicant: Parkside Associates, LLC

Owner: Chicago Housing Authority, Wayman Church

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: Planned Development No. 1006 to DR-3, Downtown Residential District

Purpose: To remove blocks 6 and 8 from the planned development to allow blocks 6 and 8 to be developed with residential uses

NO. 21080 (27th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2049

PASS AS REVISED

Common Address: 421-547 W Division St, 420-546 W Elm St, 529-547 W Elm St, 528-536 W Hobbie St, 529-547 W Hobbie St, 528-546 W Oak St, 1001- 1031 N Larrabee St, 1111-1175 N Larrabee St, 1000-1174 N Cambridge Ave, 1143-1175 N Cambridge Ave, 1142-1174 N Cleveland Ave, 1143-1175 N Cleveland Ave, 1142-1174 N Hudson Ave and 1143-1175 N Hudson Ave

Applicant: Parkside Associates, LLC

Owner: Chicago Housing Authority, Wayman Church, Parkside Four Phase II, Parkside Nine Phase II, Parkside Phase IIB

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: Planned Development No. 1006 to DX-3, Downtown Mixed-Use District then to Planned Development No. 1006, as amended

Purpose: To remove blocks 6 and 8 from the planned development

NO. 21081 (27th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2052

PASS AS REVISED

Common Address: 1101-1129 N. Cambridge; 500-520 W. Hobbie Street & 1100-1128 N. Cleveland Avenue

Applicant: Parkside Associates, LLC

Owner: Chicago Housing Authority

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: DR-3, Downtown Residential District to Residential Planned Development

Purpose: To permit the development of 93 dwelling units in three buildings

NO. 22016 (30th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3662

Common Address: 3415-17 N. Kostner Ave.

Applicant: Rafael Szymanski

Owner: Rafael Szymanski

Attorney: Paul A. Kolpak

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

Purpose: To allow the construction of a two-story, 4 dwelling-unit residential building with an on-site 4-car parking garage

NO. 22019 (32nd WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3665

Common Address: 2501 N. Damen Avenue/1880 W. Fullerton Ave/2417 N. Elston Ave.

Applicant: Vienna Beef, Ltd.

Owner: Vienna Beef, Ltd. and Exoho Associates Limited Partnership

Attorney: Paul Shadle-DLA Piper, LLP

Change Request: Waterway Planned Development No. 1471 to C3-3, Commercial, Manufacturing and Employment District

Purpose: The owners are seeking a rezoning to the C3-3 District as directed by the provisions of WPD No. 1471, Statement 17.

NO. 22017 (33rd WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3663

Common Address: 4922 N. Albany Ave.

Applicant: Tirf Robert

Owner: Tirf Robert, Remoh Robert, Jessica Robert, Bruno Robert

Attorney: Paul A. Kolpak

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

Purpose: To allow the construction of a full 4th floor addition and to legalize the conversion from 3 to 4 dwelling units within the existing 3-story residential building

NO. 22026T1 (33rd WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3724

Common Address: 3219 North Elston Avenue

Applicant: 46 Beacon, LLC (Ms. Karolina Bak)

Owner: 46 Beacon, LLC (Ms. Karolina Bak)

Attorney: Daniel Lauer

Change Request: C1-1, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a four-dwelling-unit and retail mixed-use building

NO. 22001 (34th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3449

PASS AS SUBSTITUTED

Common Address: 11946 South Halsted Street

Applicant: Precise Consulting Corp.

Owner: Precise Consulting Corp.

Attorney: Julia L. Barnhardt, Esq.

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

Purpose: To establish a small venue event banquet hall on the first floor

NO. 22013T1 (34th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3463

**PASS AS SUBSTITUTED
SUBSTITUTE NARRATIVE AND PLANS**

Common Address: 415 West 107th Street

Applicant: Mother Love Youth Connection, LLC

Owner: Mother Love Youth Connection, LLC

Attorney:

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-1, Neighborhood Commercial District

Purpose: To establish a 3,411.25 square foot small venue facility with accessory leased parking located at 410 West 107th Street

NO. 22020 (37th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3666

Common Address: 1744 N. LeClaire Ave.

Applicant: Xiomara Acevedo

Owner: Xiomara Acevedo

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

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

Purpose: To permit third floor and rear additions to the existing residential building to comply with the bulk and density standards of the RM4.5 zoning district

NO. 21177 (42nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3368

PASS AS REVISED

Common Address: 201-221 E Erie St, 631-649 N St. Clair St and 200-212 E Ontario Street

Applicant: Northwestern Memorial Healthcare

Owner: Chicago Title Land Trust Co. as Trustee under Trust Number 121309-02

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

Change Request: Planned Development No. 468, as amended to Planned Development No. 468, as amended

Purpose: Technical amendment to PD 468 to add medical service as a permitted use

NO. 21068 (43rd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1894

Common Address: 2222 N. Halsted Street

Applicant: Dresden Development Company, LLC

Owner: Dresden Development Company, LLC

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

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM5, Residential Multi-Unit District

Purpose: To permit the rehabilitation and renovation of the existing (non-conforming) improvements, the programming for which includes the erection of a one-story partial addition above the 3rd floor. The proposed Zoning Map Amendment will also bring the existing non-conforming conditions into compliance under the current Zoning Ordinance.

NO. 22024T1 (44th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3670

Common Address: 2943 N. Halsted Street

Applicant: 19 Wabash One, LLC

Owner: 19 Wabash One, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: RM4.5, Residential Multi-Unit District to RM5, Residential Multi-Unit District

Purpose: To convert the existing building from three dwelling units into four dwelling units

NO. 22025T1 (44th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3723

Common Address: 3710 N. Kenmore Avenue

Applicant: 3710 N. Kenmore, LLC

Owner: 3710 N. Kenmore, LLC

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

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

Purpose: To redevelop the property into a 4-story residential building with 4 dwelling units (including one unit on the ground floor) and 3 parking spaces

NO. 22021T1 (44th WARD) ORDINANCE REFERRED (11-16-22)

DOCUMENT #02022-3667

Common Address: 1040-1042 W. Waveland Avenue

Applicant: 1040 Waveland, LLC

Owner: Chicago Title Land Trust Company, Trust No. 19025

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

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

Purpose: To develop the subject property with a new five-story, nine-unit residential building

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

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
<u>Or2022-348</u>	<u>11</u>	<u>3700 S Morgan St</u>	<u>IDI Logistics</u>
<u>Or2022-349</u>	<u>11</u>	<u>3700 S Morgan St</u>	<u>IDI Logistics</u>
<u>Or2022-356</u>	<u>28</u>	<u>513 S Damen Ave</u>	<u>The Lydian</u>
<u>TBD</u>	<u>43</u>	<u>667 W Diversey Parkway</u>	<u>Trader Joes</u>
<u>TBD</u>	<u>43</u>	<u>625 W Diversey Parkway</u>	<u>Dentalogie</u>