

SUMMARY
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF OCTOBER 25, 2022
TO BE REPORTED OUT OCTOBER 26, 2022

APPOINTMENTS

A2022-116 (MAYORAL APPOINTMENT) ORDINANCE REFERRED (9-21-22)

Appointment of Adam Rubin as member of Commission on Chicago Landmarks for a term effective immediately and expiring March 11, 2023 to complete the unexpired term of Paola D. Aguirre Serrano, who has resigned

MAP AMENDMENTS

NO. A-8741 (21st WARD) ORDINANCE REFERRED (2/23/22)

DOCUMENT #O2022-644

PASS AS REVISED

Common Address: 8147 S Vincennes Ave, 8134-8158 S Vincennes Ave and 442-450 W 82nd St

Applicant: Alderman Howard Brookins

Change Request: M1-1 Limited Manufacturing District, RS3 Residential Single Unit (Detached House) District, and Institutional Planned Development No 783 to Institutional Planned Development No 783, as amended

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-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. 21153T1 (2nd WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #O2022-2806

SUBSTITUTE NARRATIVE AND PLANS

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

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

DOCUMENT #O2022-2771

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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 20987T1 (25th WARD) ORDINANCE REFERRED (3-23-22)

DOCUMENT #02022-824

Common Address: 2100-02 West 18th Place/1814-24 South Hoyne Avenue

Applicant: 2100 18TH PARTNERS, LLC

Owner: 2100 18TH PARTNERS, 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 the construction of a four-story residential building with eight residential dwelling units

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. 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. 21086 (27th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2059

PASS AS REVISED

Common Address: 301-323 S. Green Street & 815-823 W. Jackson Blvd.

Applicant: 301 S. Green, LLC

Owner: 309 South Green Partnership and 315 Green, LLC

Attorney: John J. George/Chris A. Leach

Change Request: DS-3, Downtown Service District to DX-7, Downtown Mixed-Use District then to a Residential Planned Development

Purpose: To redevelop the property with a new residential building

NO. 21043 (27th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1837

PASS AS REVISED

Common Address: 708-732 W. Hubbard /456-476 N. Milwaukee /461-483 N. Milwaukee /448-470 N. Union /449-467 N. Union

Applicant: MH Building, LLC

Owner: MH Building LLC, M478A LLC, 709 WGA LLC, 456 Union Owner LLC, CT Owner LLC & U461C LLC

Attorney: Katie Jahnke Dale - DLA Piper LLP

Change Request: M2-3 Light Industry District/CI-5 Neighborhood Commercial District to DX-7 Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To permit the construction of a multi-building planned development consisting of 1,159 dwelling units, 175 parking spaces, commercial and retail uses with accessory and incidental uses. The overall FAR will be 11.5.

NO. 20993 (27th WARD) ORDINANCE REFERRED (4-27-22)

DOCUMENT #02022-1113

PASS AS REVISED

Common Address: 330 W. Chestnut Street

Applicant: DK Chestnut, LLC

Owner: 863 N Orleans, LLC

Attorney: Katie Jahnke Dale & Rich Klawiter –DLA Piper

Change Request: C1-5, Neighborhood Commercial District to DX-5, Downtown Mixed-Use District then to a Residential Planned Development

Purpose: To allow the construction of a nine-story residential building containing approximately 129 dwelling units and 13 parking spaces

NO. 21049 (27th WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1841

PASS AS REVISED

Common Address: 500-520 N. Des Plaines Street/509 N. Union Street

Applicant: SA East Owner, LLC

Owner: SA West Owner, LLC

Attorney: Katie Jahnke Dale - DLA Piper LLP

Change Request: C1-5, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: To permit the construction of a multi-building planned development consisting of 1,110 dwelling units, 141 hotel rooms, 145 parking spaces, commercial and retail uses with 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. 21127 (27th WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #02022-2741

PASS AS REVISED

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. 21089 (28th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2062

PASS AS REVISED

Common Address: 5050-5098 and 5091-5099 W Jackson Blvd/235-313 S Leamington Ave/5043-5099 W Quincy St

Applicant: Chicago Jesuit Academy

Owner: Christ the King Jesuit College Preparatory High School

Attorney: Michael Ezgur-Acosta Ezgur, LLC

Change Request: Institutional Planned Development No. 1103 and RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District then to Institutional Planned Development No. 1103, as amended

Purpose: Development of additional accessory parking spaces

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. 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. 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. 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. 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. 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. 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. 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. 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. 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. 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

PASS AS REVISED

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. 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. 21106T1 (43rd WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2456

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1900 N. Maud Avenue

Applicant: Lauren Lambe

Owner: Fenton C. Booth & Susan E. Booth

Attorney: Thomas S. Moore

Change Request: M1-2, Limited Manufacturing/Business Park District to RM4.5, Residential Multi-Unit District

Purpose: To convert a four-unit residential property into a single-family residence

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. 21114 (48th WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #02022-2689

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 #02022-2918

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 #02022-2920

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

HISTORICAL LANDMARK FEE WAIVER

Or2022-264 (2ND WARD) ORDINANCE REFERRED (9-21-22)

Permit fee waiver for historical landmark property located at 2028-2062 N Clybourn Ave

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	2	1111 N Clark	Volkswagon Downtown Chicago
TBD	2	1641-43 W North Ave	Jodi Kirsch
TBD	2	2233 W Division St	Ascension
TBD	2	60 W Walton St	The Newberry Library
TBD	2	60 W Walton St	The Newberry Library
TBD	2	60 W Walton St	The Newberry Library
TBD	2	60 W Walton St	The Newberry Library
Or2022-243	4	2525 S Michigan Ave	Insight Chicago Inc.
Or2022-242	4	2525 S Michigan Ave	Insight Chicago Inc.
Or2022-230	11	4121 S Packers Ave	Lakeshore Recycling Systems
TBD	14	4374 S Archer Ave	Brighton Park Community Bank
TBD	19	2304 W 95 th St	UChicago Medicine
Or2022-254	23	5700 S Cicero Ave	The Orange Line – Midway
Or2022-258	25	1100 S Canal St	Five Below
Or2022-257	25	1602 W Cermak Road	1602 W Cermak Inc
Or2022-256	25	1602 W Cermak Road	1602 W Cermak Inc
Or2022-255	25	1602 W Cermak Road	1602 W Cermak Inc
TBD	26	1116 N Kedzie	Association House of Chicago High School
Or2022-238	27	1307 N Clybourn Ave	Boardwalk Capital
Or2022-237	27	1301 W Fulton St	Farmers Business Network

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2022-229	27	1352 W Lake St	Small Cheval
Or2022-240	32	2604 N Elston Ave	Pep Boys
Or2022-225	35	3390 N Avondale Ave	Northeastern IL University
Or2022-234	37	4905 W North Ave	Five Below
Or2022-259	39	4001 W Devon Ave	Medical Gear LLC
Or2022-265	41	11601 W Touhy Ave	AGI
TBD	41	11601 W Touhy Ave	AGI
Or2022-278	42	10 E Grand Ave	Hilton Garden Inn/ Grand Ave VII LLC
Or2022-277	42	10 E Grand Ave	Hilton Garden Inn/ Grand Ave VII LLC
Or2022-276	42	10 E Grand Ave	Hilton Garden Inn/ Grand Ave VII LLC
Or2022-275	42	10 E Grand Ave	Hilton Garden Inn/ Grand Ave VII LLC
Or2022-274	42	600 N State St	Embassy Suites
Or2022-273	42	600 N State St	Embassy Suites
Or2022-272	42	600 N State St	Embassy Suites
Or2022-271	42	900 N Michigan	900 N Michigan LLC
Or2022-270	42	900 N Michigan	900 N Michigan LLC
Or2022-269	42	111 N Canal St	Intelsat S.A.
Or2022-268	42	111 N Canal St	Intelsat S.A.
Or2022-267	42	42 S State	Five Below
Or2022-266	42	145 S Wells St	145 South Wells Holdings LLC – Reveal
Or2022-236	45	3936 N Milwaukee Ave	Advocate Medical Group
TBD	45	3936 N Milwaukee Ave	Advocate Medical Group
TBD	47	5025 N Paulina St	Thoerk Memorial Hospital