

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF NOVEMBER 29, 2022
TO BE REPORTED OUT DECEMBER 14, 2022

A-8785 (4th WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #O2022-2627

Common Address: 757-773 E Oakwood Blvd

Applicant: Alderwoman Sophia King

Change Request: B3-2 Community Shopping District to RM5 Residential Multi-Unit District

A-8786 (19th WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #O2022-2626

Common Address: 10813 S Homan Ave

Applicant: Alderman Matt O'Shea

Change Request: RS-2 Residential Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

A-8793 (44th WARD) ORDINANCE REFERRED (11-7-22)

DOCUMENT #O2022-3653

Common Address: 835 W Addison St

Applicant: Alderman Tom Tunney

Change Request: B1-3 Neighborhood Shopping District to RM-6 Residential Multi-Unit 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. 21197 (2nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3442

Common Address: 1423 West Cortez Street

Applicant: Cortez Ventures, LLC

Owner: Cortez Ventures, LLC

Attorney: Sara K. Barnes, 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 bring the existing, non-conforming three-story (with basement) four-unit residential building into compliance under the current Zoning Ordinance, particularly with regards to density

NO. 21198 (2nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3443

Common Address: 1432 West Cortez Street

Applicant: Cortez Ventures, LLC

Owner: Cortez Ventures, LLC

Attorney: Sara K. Barnes, 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 bring the existing, non-conforming three-story (with basement) four-unit residential building into compliance under the current Zoning Ordinance, particularly with regards to density

NO. 21199 (2nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3444

Common Address: 1503 West Cortez Street

Applicant: Cortez Ventures, LLC

Owner: Cortez Ventures, LLC

Attorney: Sara K. Barnes, 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 bring the existing, non-conforming three-story (with basement) four-unit residential building into compliance under the current Zoning Ordinance, particularly with regards to density

NO. 22000 (2nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3447

Common Address: 1528 West Cortez Street

Applicant: Cortez Ventures, LLC

Owner: Cortez Ventures, LLC

Attorney: Sara K. Barnes, 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 bring the existing, non-conforming three-story (with basement) four-unit residential building into compliance under the current Zoning Ordinance, particularly with regards to density

NO. 22014T1 (2nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3464

Common Address: 1433 West Cortez Street

Applicant: Daniel Mihalescu

Owner: William Bettiga, Jr.

Attorney: Daniel G. Lauer, Esq.

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

Purpose: To permit the construction of a three-story (with partial 4th floor) three dwelling-unit building with (3) off-street parking spaces

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

DOCUMENT #02022-2669

PASS AS REVISED

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. 21194 (5th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3435

Common Address: 6601 S. Drexel Avenue

Applicant: Community Revitalization Project, LLC 6601-03 S. Drexel Ave.

Owner: Community Revitalization Project, LLC 6601-03 S. Drexel Ave.

Attorney: Mark Kupiec

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

Purpose: To comply with the MLA and FAR to build a residential building with a total of 8 dwelling units

NO. 22005 (5th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3455

Common Address: 1035 E. Marquette Road

Applicant: 929 Legacy Holdings, LLC

Owner: 929 Legacy Holdings, LLC

Attorney: Mark Kupiec

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

Purpose: To comply with the MLA and FAR to build a residential building with a total of 8 dwelling units

NO. 22007 (5th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3457

Common Address: 6659 S. Greenwood Avenue

Applicant: 3MS Community Opportunity for Growth, LLC

Owner: 3MS Community Opportunity for Growth, LLC

Attorney: Mark Kupiec

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

Purpose: To comply with the MLA and FAR to build a residential building with a total of 8 dwelling units

NO. 21196 (6th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3440

Common Address: 6932 S. Wentworth Avenue

Applicant: Marda Jackson, The Rebound Foundation

Owner: Christina Ford

Attorney: Lamar C. Brown

Change Request: C1-2, Neighborhood Commercial District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To establish a domestic violence group residence within the existing 2-story residence with basement

NO. 21188 (11th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3425

Common Address: 700 W. 43rd Street

Applicant: Racing Muffler & Brakes, Inc.

Owner: Racing Muffler & Brakes, Inc.

Attorney: Siobhan C. Murray/Murray Law Group, PC

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

Purpose: To correct the zoning to meet the Use Table and Standards of the C1-1 to continue to operate as a motor vehicle repair shop

NO. 22010 (11th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3460

Common Address: 3226 S. Carpenter Street

Applicant: Giedre Vencius

Owner: Giedre Vencius

Attorney: Thomas S. Moore

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

Purpose: To add a second story to a 1-story single family residence

NO. 21182 (12th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3416

Common Address: 2142 South Fairfield Avenue

Applicant: 2142 S FAIRFIELD BUYERS, LLC

Owner: 2142 S FAIRFIELD BUYERS, LLC

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 convert the front building from three to six dwelling units with the rear building to remain unchanged

NO. 21183T1 (12th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3419

Common Address: 2127 South Marshall Boulevard/2866-80 West 21st Place

Applicant: 2127 S. Marshall, LLC

Owner: 2127 S. Marshall, LLC

Attorney: Ximena Castro, Acosta Ezgur, LLC

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-5, Neighborhood Mixed-Use District

Purpose: To convert the front building from six to nine dwelling units and to convert the rear building from two to three dwelling units and to eliminate any required parking under the ETSL provisions

NO. 22002 (24th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3451

Common Address: 801-825 South Kilpatrick Avenue, 4607-4659 West Polk Street, 4606-4658 West Arthington Street

Applicant: K Town Business Centre, LLC, K Town Business Centre 2, LLC, and Stephen L. Davis

Owner: K Town Business Centre, LLC, K Town Business Centre 2, LLC, and Stephen L. Davis

Attorney: Montel M. Gayles

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

Purpose: To comply with zoning use standards in order to operate light industry to accommodate moderate impact manufacturing, whole sales, warehousing, and distribution uses including storage and work-related activities that occur outside of our enclosed building

NO. 22003 (24th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3452

Common Address: 4607-4659 W. Arthington St., 4606-4610 W. Fifth Ave., 901-911 S. Kilpatrick St.

Applicant: K Town Business Centre. LLC. K Town Business Centre 2, LLC, and Stephen L. Davis

Owner: K Town Business Centre. LLC. K Town Business Centre 2, LLC, and Stephen L. Davis

Attorney: Montel M. Gayles

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

Purpose: To comply with zoning use standards in order to operate light industry to accommodate moderate impact manufacturing, whole sales, warehousing, and distribution uses including storage and work-related activities that occur outside of our enclosed building

NO. 22004 (24th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3453

Common Address: 4614-4658 W Fifth Ave and 915-923 S Kilpatrick Ave

Applicant: K Town Business Centre, LLC, K Town Business Centre 2, LLC, and Stephen L. Davis

Owner: K Town Business Centre, LLC, K Town Business Centre 2, LLC, and Stephen L. Davis

Attorney: Montel M. Gayles

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

Purpose: To comply with zoning use standards in order to operate light industry to accommodate moderate impact manufacturing, whole sales, warehousing, and distribution uses including storage and work-related activities that occur outside of our enclosed building

NO. 21181T1 (25th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3372

Common Address: 2332-2344 S. Princeton Avenue/301-309 W. 23rd Place

Applicant: Shengs Hautin, LLC

Owner: Shengs Hautin, LLC

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

Change Request: B2-5, Neighborhood Mixed-Use District and RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-5, Neighborhood Mixed-Use District

Purpose: To construct a new, approximately 58,375 square foot mixed-use building with 32 dwelling units and approximately 19,500 square feet of commercial space

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

DOCUMENT #02022-2808

PASS AS REVISED

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. 21180 (27th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3371

Common Address: 1361 W. Chicago Avenue

Applicant: Ali Manesh

Owner: Ali Manesh

Attorney:

Change Request: B1-2, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

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

NO. 22006 (28th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3456

Common Address: 722 South Laffin Street

Applicant: Joseph Anthony Palos

Owner: Joseph Anthony Palos

Attorney: Roberto M. Martinez

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

Purpose: To allow for a total of 5 dwelling units within an existing 3 1/2 story brick building

NO. 22009T1 (28th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3459

Common Address: 3450 West Lake Street

Applicant: SkyART NFP

Owner: 3335 W. Carroll, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: M1-3, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District

Purpose: To permit the applicant to occupy the property with a children's play center

NO. 21179 (29th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3370

Common Address: 747-757 South Laramie Avenue, 746-756 South Leamington Avenue

Applicant: Thind Properties Chicago, LLC

Owner: Thind Properties Chicago, LLC

Attorney: Dean T. Maragos

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to M2-2, Light Industry District

Purpose: To operate a contractor/construction storage yard, specifically a scaffolding company

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. 21131 (32nd WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #02022-2635

PASS AS REVISED

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. 21048 (32nd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1840

PASS AS REVISED

Common Address: 2416-2520 N. Elston Ave., 2000-2050 W. Fullerton Ave., 2425-2455 N. Elston Ave., 2418-2518 N. Damen Ave., 2463-2497 N. Leavitt St.

Applicant: Tennis Corporation of America d/b/a Midtown Athletic Club

Owner: Columbia Equities Limited Partnership

Attorney: John J. George and Kate Duncan, Akerman LLP

Change Request: Planned Development No. 1222, then C3-3, Commercial, Manufacturing and Employment District and then to Planned Development No. 1238, as amended

Purpose: To add a new parcel into the boundaries of Planned Development No. 1238

NO. 21186 (37th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3422

Common Address: 1830 N. Lamon Avenue

Applicant: UHCC 1830 N Lamon, LLC

Owner: Aaron Tiram

Attorney: Rolando R. Acosta

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

Purpose: To authorize the use of the building for a cannabis craft grow, infuser and/or processor facility

NO. 21187T1 (40th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3423

Common Address: 5113-15 North Lincoln Avenue

Applicant: LINCOLN 5113, LLC

Owner: RWC3209, LLC; SERIES A; 5113-15 N. LINCOLNAVE

Attorney: Rolando R. Acosta-Acosta Ezgur, LLC

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

Purpose: To demolish existing improvements and allow construction of a new four-story building with ground floor commercial space, nine residential units above ground floor, five bicycle spaces, and an attached garage with nine parking spaces

NO. 21184 (41st WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3420

Common Address: 6008-16 North Northwest Highway

Applicant: 1017 West Busse Brothers, LLC

Owner: 1017 West Busse Brothers, LLC

Attorney: Rolando R. Acosta-Acosta Ezgur, LLC

Change Request: C1-1, Neighborhood Commercial District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To allow outdoor storage of trucks (U-Haul) on the property

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

DOCUMENT #02022-2630

PASS AS REVISED

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. 21189 (44th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3427

Common Address: 3829 N. Southport Avenue

Applicant: Southport Properties, LLC

Owner: Southport Properties, LLC

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

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

Purpose: To permit the conversion of the vacant commercial unit, on the 1st Floor of the existing four-story, mixed-use building, into a single dwelling unit. The conversion would result in a total of four (4) dwelling units within the existing building. The Zoning Amendment is required to support the 4th dwelling unit (MLA) and to allow for a residential use below the 2nd Floor.

NO. 22012T1 (44th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3462

Common Address: 2821 N. Orchard Avenue

Applicant: Estate of Kathy A. Poczatek, Jeff Poczatek executor

Owner: Estate of Kathy A. Poczatek, Jeff Poczatek executor

Attorney: Thomas S. Moore

Change Request: RM5, Residential Multi-Unit District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a 5-story, 5-dwelling unit residential building

NO. 21190 (44th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3429

Common Address: 3346 N. Lakewood

Applicant: Michael Nicolas

Owner: Michael Nicolas

Attorney: Meg George and Chris Leach

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant seeks to remove the Type 1 zoning designation in order to construct a new single-family home, which will be in conformance with the RT3.5 district

NO. 21195T1 (46th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3436

Common Address: 1106 W. Lawrence Avenue/4800-4822 N. Winthrop Avenue

Applicant: Aragon Real Estate, LLC

Owner: Aragon Real Estate, LLC

Attorney: Steven J. Gray

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District/B3-5, Community Shopping District to B3-3, Community Shopping District

Purpose: To correct the split zone and unify the two zoning districts and continue the theatre use

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

DOCUMENT #02022-2736

PASS AS REVISED

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

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	2	2233 W Division	Ascension
Or2022-337	27	1574 N Kingsbury St	Backcountry
Or2022-358	28	513 S Damen Ave	The Lydian
Or2022-357	28	513 S Damen Ave	The Lydian
Or2022-344	42	1 E Pearson ST	Loyola University Chicago (Arrupe College)
Or2022-343	42	615 S Wabash Ave	Extra Space Storage
Or2022-342	42	1 N Wacker	One North Wacker LLC
Or2022-340	44	331 W Surf St	Ascension
Or2022-339	44	331 W Surf St	Ascension
Or2022-338	44	331 W Surf St	Ascension
Or2022-346	44	331 W Surf St	Ascension
Or2022-345	44	331 W Surf St	Ascension
Or2022-347	44	2900 N Lake Shore Dr	Ascension
Or2022-361	47	3501N Western Ave	Lucas Tires
Or2022-360	47	3501N Western Ave	Lucas Tires
Or2022-355	48	6041 N Clark St	Old National Bancopr
Or2022-336	50	2536 W Devon Ave	Mian Sehib DBA Serena Restaurant