

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

Chicago City Clerk - Council Div.  
2022 DEC 14 AM 9:43  
MTRC

**CODE AMENDMENTS**

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

**PASS AS SUBSTITUTED**

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 Flikas, 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 Flikas, 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 –**

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
<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>