

SUMMARY OF A MEETING
OCTOBER 12, 2021
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
TO BE REPORTED OUT OCTOBER 14, 2021

A-2021-158 APPOINTMENT REFERRED (9-14-21)

Appointment of Carlos Pineiro as member of Chicago Plan Commission

O2021-4134 ORDINANCE REFERRED (9-14-21)

Amendment of Municipal Code Chapter 18-29, Articles 1 through 15, regarding plumbing provisions, effective dates of implementation and coordinating amendments

NO. A-8717 (10th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #O2021-3669

Common Address: 13231 S Burley Ave

Applicant: Alderman Susan Sadlowski-Garza

Change Request: RS3 Residential Single Unit (Detached House) District to B3-1 Community Shopping District

NO. A-8728 (27th & 28th WARDS) ORDINANCE REFERRED (3-13-19)

DOCUMENT #O2019-1502

Common Address: The Illinois Medical District, Also known as the area bounded by: The north line of West Congress Parkway; South Ashland Ave; the alley next south of West 15th St; South Paulina St; West 15th St; South Wood St; West 14th St; South Damen Ave; the north line of the Chicago and Northwestern Railroad right-of-way; and South Oakley Boulevard

Applicant: Alderman Walter Burnett and Alderman Jason Ervin

Change Request: Institutional Planned Development No. 30 and C1-2 Neighborhood Commercial District to Institutional Planned Development No. 30, as amended

NO. A-8715 (28th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #O2021-3083

Applicant: Alderman Jason Ervin

Change Request: To classify a segment of the West Taylor right of way from the centerline of South Racine Ave on the east and the Centerline of South Loomis Street on the west as a pedestrian street

NO. A-8718 (32nd WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #O2021-3724

Common Address: 1540 W North Ave

Applicant: Alderman Scott Waguespack

Change Request: C1-2 Neighborhood Commercial District to B1-2 Neighborhood Shopping District

NO. 20844T1 (1st WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4146

Common Address: 1733-35 W. Potomac Avenue

Applicant: William and Jennifer Benton

Owner: William and Jennifer Benton

Attorney: Joy Pinta

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

Purpose: To meet the bulk and density requirements of the RT4 Zoning District, specifically to allow the expansion of the existing two (2) story building with a new addition and the installation of solar panels to the existing single family residence building.

NO. 20642-T1 (1st WARD) ORDINANCE REFERRED (3-24-21)
DOCUMENT #02021-1087

AMENDED TO TYPE 1

Common Address: 1535 N. Maplewood Ave.

Applicant: 1535 N. Maplewood Apartments, LLC

Owner: 1535 N. Maplewood Apartments, LLC

Attorney: Gerald S. McCarthy

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

Purpose: In order to establish a 4 dwelling-unit building

NO. 20837T1 (2nd WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4070

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1954-1958 W. North Avenue

Applicant: North 19, LLC

Owner: 1954-1958 W. North Avenue, LLC

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

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

Purpose: The Applicant is proposing an adaptive reuse and additions to the existing building. The proposal will retain commercial space on the ground floor and a total of nine (9) residential units above.

NO. 20783 (2nd WARD) ORDINANCE REFERRED (7-21-21)
DOCUMENT #02021-3097

PASS AS REVISED

Common Address: 1546-1556 N. Clark St, 101-129 W. North Ave, and 1555-1565 N. LaSalle St

Applicant: 1550 North Clark (Chicago) Owner, LLC

Owner: 1550 North Clark (Chicago) Owner, LLC

Attorney: John J. George/Chris A. Leach

Change Request: Residential Business Planned Development No. 1272 to Residential Business Planned Development No. 1272, as amended

Purpose: To add "Animal Services-Veterinary" as a permitted use within Sub-Area A

NO. 20820 (4th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3977

Common Address: 4341-4343 S. Cottage Grove Avenue

Applicant: Lillian Marcie Center QOZB, LLC

Owner: Lillian Marcie Center QOZB, LLC

Attorney: Acosta Ezgur, LLC- Rolando R. Acosta

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

Purpose: To authorize redevelopment of the existing building for a theatre.

NO. 20839 (6th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4122

Common Address: 7310 S. Halsted Street

Applicant: Ron Shields

Owner: Percy Billings

Attorney: Lewis W. Powell, III

Change Request: B1-2, Neighborhood Shopping District to M1-1, Limited Manufacturing/Business Park District

Purpose: In order to redevelop the existing property as a warehouse and distribution facility.

NO. 20804 (6th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3831

Common Address: 745 East 75th Street

Applicant: The Social Network, LLC

Owner: The Social Network, LLC

Attorney: Tamara A. Walker

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

Purpose: In order to establish a general restaurant with outdoor patio on the second floor.

NO. 20805 (6th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3832

Common Address: 7207 S. Champlain Avenue

Applicant: Lawler & Hamlin Properties, LLC

Owner: Lawler & Hamlin Properties, 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, two-story (with partially above-grade basement), three-unit residential building - at the subject site- into compliance under the current Zoning Ordinance, in particular, with regard to density.

NO. 20808 (9th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3835

Common Address: 10701 S. Martin Luther King Drive

Applicant: Rose Café, LLC

Owner: Maher Hamad

Attorney: James Stola

Change Request: RT4, Residential Two-Flat, Townhome and Multi-Unit District to B3-2, Community Shopping District

Purpose: To open a coffee shop restaurant, to comply with use table and standards, to allow the establishment of a general restaurant use.

NO. 20131 (11th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5617

Common Address: 505-507 W. Root Street

Applicant: Bracken Management, Inc.

Owner: Bracken Management, Inc.

Attorney: Storm Saponaro/ Richard A. Toth; Daley & Georges, Ltd.

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-1.5, Neighborhood Commercial District

Purpose: Banquet hall and entertainment venue uses and licensing for community and charity events. No dwelling units. Approximately 8 parking spaces. Any additional required parking will be provided by a separate application for a special use. One-story high, 3,472 sf brick building.

NO. 20834T1 (11th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3975

Common Address: 2745 S. Princeton Avenue

Applicant: 2745 S. Princeton, LLC

Owner: 2745 S. Princeton, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RM5.5 Residential Multi-Unit District

Purpose: To comply with the minimum lot area and the maximum floor area to obtain a permit for the existing 7 dwelling-unit residential building.

NO. 20829T1 (12th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-3962

Common Address: 3900 S. Western Avenue

Applicant: Pingree 2000 Real Estate Holdings, LLC

Owner: Debra Wolf

Attorney: Amy Kurson, Reyes Kurson, Ltd.

Change Request: B3-1, Community Shopping District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To comply with use table and standards of the required C2 zone to permit outdoor vehicle sales, rental, and service of both light and heavy equipment, specifically

NO. 20832T1 (12th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-3971

Common Address: 2720 W. Cermak Road

Applicant: Florin and Claudia Pavel

Owner: Florin and Claudia Pavel

Attorney: Acosta Ezgur, LLC- Rolando R. Acosta

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

Purpose: A mandatory Type-1 zoning change to reduce any required parking through the Transit Served Location guidelines in the Chicago Zoning Ordinance; to allow a revised set of plans to convert from 4 D.U.'s to 6 D.U.'s, with ground floor commercial space, and to seek the TSL parking reduction.

NO. 20806 (19th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-3833

Common Address: 9049-9059 S. Western Avenue/2346-2358 W. 91st Street

Applicant: Shehab Haleem

Owner: Jimmy Garcia and Jorge Garcia

Attorney: Omar I. Younis

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

Purpose: To comply with the Use Table and Standards of the B3-1 zoning district to allow for a motor vehicle repair shop.

NO. 20825 (24th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4063

Common Address: 4011 W. Lexington Street

Applicant: Sequoia Properties, LLC

Owner: Sequoia Properties, LLC

Attorney: Acosta Ezgur, LLC- Michael Ezgur

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

Purpose: To construct a dwelling unit in the basement

NO. 20828 (25th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3961

Common Address: 911-913 S. Miller Street

Applicant: 911 S. Miller, LLC

Owner: 911 S. Miller, LLC

Attorney: Acosta Ezgur, LLC-Ximena Castro

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

Purpose: To add two additional residential dwelling units for a total of eight residential dwelling units on the property

NO. 20812T1 (25th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3924

Common Address: 2004 S. Throop Street

Applicant: Joel Putnam & Architect

Owner: Joel Putnam & Architect

Attorney:

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

Purpose: To meet the bulk and density of the RM5 to allow for the construction of a new 4 dwelling-unit building

NO. 20836T1 (27th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4069

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 215 N. Green Street

Applicant: 215 North Green, LLC

Owner: 215 North Green, LLC

Attorney: Tyler Manic

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

Purpose: To adaptively reuse the existing building, add a fourth story and add a second dwelling unit. After rezoning, the building will contain 3,754 sf of commercial space on the first 2 floors. The 3rd floor will contain a dwelling unit and the fourth floor will contain a second dwelling unit for a total of 2 dwelling units on the property. The height of the building will be 50'4" to the top of the fourth floor and 55' to the top of the penthouse stairway. 2 indoor parking spaces will be provided.

NO. 20835T1 (27th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4068

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1002 N. Drake Avenue

Applicant: Lago Dulce Properties, LLC--1002

Owner: Lago Dulce Properties, LLC--1002

Attorney: Tyler Manic

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

Purpose: To allow the conversion from 2 DU to 3 DU; to obtain a building permit for an existing dwelling unit on the garden level. After rezoning, the property will have a total of 3 dwelling units. No changes are being proposed to the size and massing of the existing building. The height of the building will remain at 27 feet. The existing 2 parking spaces will remain. There will be no commercial space.

NO. 20631 (27th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-631

PASS AS REVISED

Common Address: 160 N. Morgan St./180 N. Morgan St.

Applicant: 160 N. Morgan, LLC

Owner: Joo Joo, Chick & Boz, LLC

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

Change Request: C1-2, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0512 (Tall Buildings), 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area)

NO. 20702 (28th WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-1955

PASS AS REVISED

Common Address: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue; 1400-1554 West Harrison Street; 501-531 South Ashland Avenue

Applicant: Rush University Medical Center

Owner: Rush University Medical Center

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

Change Request: Institutional Planned Development #168, as amended to C3-5, Commercial, Manufacturing & Employment District then to Institutional Planned Development #168, as amended

Purpose: Mandatory Planned Development Review and Approval per Chicago Zoning Ordinance Sections 17-8-0515-A; 17-13-0611-A & B; 17-13-0602 through 17-13-0610

NO. 20751 (28th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2450

PASS AS REVISED

Common Address: 5050-98 and 5093-5099 W Jackson Blvd; 235-313 South Leamington Ave; 5043-5099 W Quincy

Applicant: Chicago Jesuit Academy

Owner: Christ the King Jesuit College Preparatory High School, Michael and Sharee Chance Lawson, Connie and Michael Edmonds, and Otis and Joann Fields

Attorney: Michael Ezgur

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

Purpose: Development of additional accessory parking spaces

NO. 20823T1 (30th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4060

Common Address: 5416-5424 W. Belmont Avenue

Applicant: Midwest Kitchen and Bath, LLC

Owner: Midwest Kitchen and Bath, LLC

Attorney: Acosta Ezgur, LLC- Rolando R. Acosta

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

Purpose: To add residential use to the building and to renovate the existing building so to add two additional floors to the existing building and include thirteen total residential dwelling units. The ground-floor will retain commercial use.

NO. 20807 (30th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3834

Common Address: 2419-2425 N. Central Avenue

Applicant: 2430 N. Central, LLC

Owner: 2430 N. Central, LLC

Attorney: Acosta Ezgur, LLC- Rolando R. Acosta

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-1, Neighborhood Mixed-Use District

Purpose: To construct an accessory, non-required parking lot for use by a commercial restaurant located across the street at 2430 North Central Avenue

NO. 20809 (30th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3836

Common Address: 3746-3756 N. Cicero Avenue

Applicant: 3750 North Cicero, LLC

Owner: 3750 North Cicero, LLC

Attorney: Jordan Matyas/Max A. Stein

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

Purpose: Allow for contractor's storage of construction equipment and/or supplies in enclosed portions of the property.

NO. 20755-T1 (32nd WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2629

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1601 N Western Ave

Applicant: GW North & Western LLC

Owner: GW North & Western LLC

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: B3-2 Community Shopping District to B3-2 Community Shopping District

Purpose: To amend the previously approved Type 1 application to permit the construction of 2 new one story commercial retail buildings and a surface parking lot

NO. 20824 (32nd WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4061

Common Address: 2120 West Armitage Avenue

Applicant: Bucktown Condo, LLC

Owner: Bucktown Condo, LLC

Attorney: Acosta Ezgur, LLC-Ximena Castro

Change Request: B3-2, Community Shopping District to RT4, Residential Two-Flat, Townhome and Multi-Unit District

Purpose: To legalize the ground-floor, legal non-conforming unit for a total of two residential dwelling units on the property.

NO. 20838T1 (33rd WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4120

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 4132-4134 N. Francisco Avenue

Applicant: Progreso Properties, LLC-4132

Owner: Progreso Properties, LLC-4132

Attorney: Tyler Manic

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

Purpose: To obtain a building permit to establish in the City's records 2 long-existing nonconforming garden-level DU's. The existing building currently contains 6 DUs of which the City has only records of building permits establishing 4 DUs. After rezoning, the property will contain 6 dwelling units with 5 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. The existing building's size and massing will remain the same.

NO. 20830T1 (33rd WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3963

Common Address: 2913-2915 W. Belmont Avenue

Applicant: Noonan Properties, LLC, 2913-15 Belmont Series

Owner: Edgar Gallo

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

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

Purpose: The applicant would like to redevelop the property with a new 4-story, mixed-use building containing 2 commercial spaces, 6 dwelling units and on-site parking for 6 cars at the rear of the property.

NO. 20821T1 (36th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3994

Common Address: 4614-4620 W. Armitage Avenue

Applicant: Keane Management, LLC, 4616-18 Armitage Series

Owner: Keane Management, LLC, 4616-18 Armitage Series

Attorney: Acosta Ezgur, LLC-Ximena Castro

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

Purpose: To build a 1 ½ story commercial building with office use with eight surface parking spaces

NO. 20827T1 (39th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4065

Common Address: 3919-3925 W. Cullom Ave/4251-4257 N. Harding Ave/4271 N. Elston Ave

Applicant: 4251 N. Harding Ave, LLC

Owner: 4251 N. Harding Ave, LLC

Attorney: Acosta Ezgur, LLC-Ximena Castro

Change Request: C1-1, Neighborhood Commercial District to B3-3, Community Shopping District

Purpose: To allow the addition of a second floor to include two residential dwelling units

NO. 20574 (40th WARD) ORDINANCE REFERRED (12-16-20)
DOCUMENT #02020-6226

PASS AS REVISED

Common Address: 2645-2759 W Foster Ave, 2716-2760 W Foster Ave, 2801-2859 W Foster Ave, 2826-2836 W Foster Ave, 5101-5159 N Francisco Ave, 5100-5158 N California Ave, 2724-2758 W Winona Ave, 2739-2759 W Winona Ave, 2800-2858 W Winona Ave and 2801-2850 W Winona Ave

Applicant: Swedish Covenant Health dba Swedish Hospital

Owner: Swedish Covenant Health dba Swedish Hospital

Attorney: Graham Grady

Change Request: RS3 Residential Single Unit (Detached House) to C1-5 Neighborhood Commercial District and C1-5 Neighborhood Commercial District to Residential-Institutional Planned Development No. 92, as amended and designated as Subarea B; and designating as Sub Area A, a portion Residential-Institutional Planned Development No. 92 found in Map No. 13-1

Purpose: There are no proposed changes to the applicant's Medical campus which is located within existing PD No. 92 (Subarea A). Once the Subject Property is included within existing PD No. 92's boundaries, it will be developed with a new 8-story building, which will include a) approximately 2,500 sq. ft. of retail space at grade; b) seventy (70) interior, on-site parking spaces within (the 2nd - 4th floors; c) medical outpatient facilities within the 5th - 8th floors, consisting of a total of approximately 52,000 s.f.. The proposed overall building height is 124 ft. and the proposed development includes a 9,250 s.f. green roof.

NO. 20833T1 (43rd WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3974

Common Address: 650 W. Wrightwood Avenue

Applicant: DTLYKVA, LLC

Owner: DTLYKVA, LLC

Attorney: Paul Kolpak

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

Purpose: To allow for a 2-story upper addition to the existing 2-story, 2-dwelling units to create a new four story, 3-unit building with outdoor parking spaces. Floors 3&4 will be duplexed into 1 unit.

NO. 20843 (47th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4145

Common Address: 3830 N. Ashland Avenue

Applicant: EP 3826-30 Ashland, LLC

Owner: EP 3826-30 Ashland, LLC

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

Change Request: B3-2, Community Shopping District to RM4.5, Residential Multi-Unit District

Purpose: The Applicant is proposing to permit a detached coach house at the rear of the subject zoning lot, pursuant to the Additional Dwelling Unit Ordinance.

NO. 20842 (47th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4144

Common Address: 3826 N. Ashland Avenue

Applicant: EP 3826-30 Ashland, LLC

Owner: EP 3826-30 Ashland, LLC

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

Change Request: B3-2, Community Shopping District to RM4.5, Residential Multi-Unit District

Purpose: The Applicant is proposing to permit a detached coach house at the rear of the subject zoning lot, pursuant to the Additional Dwelling Unit Ordinance.

NO. 20817 (47th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3959

Common Address: 2308-2316 W. Leland Avenue/4710-4714 N. Lincoln Avenue

Applicant: T.M.K. Enterprises, Inc.

Owner: Nicholas N. Menengas & Penelope J. Menengas

Attorney: Acosta Ezgur, LLC- Michael Ezgur

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

Purpose: To construct a wine bar on the ground floor at 2314 West Leland Avenue

NO. 20816 (47th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3935

Common Address: 4613 N. Damen Avenue

Applicant: Megan Wade & David Schroeder

Owner: Megan Wade & David Schroeder

Attorney:

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-1.5, Neighborhood Mixed-Use District

Purpose: To re-legalize the use of the storefront for commercial purposes and to maintain the 3 residential units - 2 residential units are on the 2nd floor, 1 residential unit is on the first floor at the rear of the building.

NO. 20815T1 (47th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3930

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1744-1754 W. Addison Street/3601-3613 N. Ravenswood Avenue

Applicant: 3601 N. Ravenswood, LLC

Owner: Ahmed Ayyad Administrative Trust, Nabeel Ayyad & Hala Ayyad Living Trust

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

Change Request: C1-2, Neighborhood Commercial District & RS3, Residential Single-Unit (Detached House) District to B3-3, Community Shopping District

Purpose: To allow for the development of a 52-unit, mixed-use, transit-oriented development. Applicant is seeking MLA reduction as per 17-3-0402-B: floor area and height increase as per Section 17-3-0403-C with 100% of the required affordable units on site.

NO. 20757-T1 (47th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2620

Common Address: 2250-2258 W Irving Park Road

Applicant: Landrosh Holdings LLC

Owner: Chicago Title and Trust Co. as Trustee of the Albert Rompza Land Trust

Attorney: Katriina McGuire

Change Request: B2-3 Neighborhood Mixed-Use District and B1-1 Neighborhood Shopping District to B3-3 Community Shopping District

Purpose: To develop the site with a mixed use development building

NO. 20831 (50th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3965

Common Address: 6334-6356 N. Whipple Avenue/3035-3047 W. Devon Avenue

Applicant: Congregation Shaarei Tfilo Bnez Ruven Nusach Hoan

Owner: Congregation Shaarei Tfilo Bnez Ruven Nusach Hoan

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

Change Request: B3-2, Community Shopping District & RT4, Residential Two-Flat, Townhome and Multi-Unit District to B3-2, Community Shopping District

Purpose: The existing 1-story school building will remain, while the 3 residential buildings will be demolished. The reason for this change was to build a 2-story addition to the existing school building

HISTORICAL LANDMARK DESIGNATIONS

O2021-3928 (4TH WARD) ORDINANCE REFERRED (9-14-21)

Historical landmark designation for the Muddy Waters House located at 4339 S Lake Park Ave

O2021-3830 (11TH WARD) ORDINANCE REFERRED (9-14-21)

Historical landmark designation for the Monastery of the Holy Cross Building located at 3101-3111 S Aberdeen St

O2021-3581 (43rd WARD) ORDINANCE REFERRED (9-14-21)

Historical landmark designation for the Halsted Willow Group of four buildings located at 1800 N Halsted St, 1732 N Halsted St, 1727-1729 N Halsted St, and 1733 N Halsted St

LANDMARK FEE WAIVER

Or2021-239 (4TH WARD) ORDINANCE REFERRED (9-14-21)

Historical landmark fee waiver for property at 523-529 S Plymouth Ct

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2021-237	4	4720 S Cottage Grove Ave	Walmart
Or2021-236	4	4720 S Cottage Grove Ave	Walmart
Or2021-200	8	9421 S Stony Island Ave	Huddle House
Or2021-238	11	3000 S Halsted St	Circuit Associates LLC
Or2021-235	22	3501 S Pulaski Rd	Target
Or2021-226	27	100 S Halsted St	Food Ventures North America, Inc.
Or2021-241	28	2551 W Cermak Rd	Walmart
Or2021-234	38	5333 W Irving Park Rd	Mike Anderson Chevrolet
Or2021-232	41	7220 W Foster Ave	Pet Supplies Plus
Or2021-231	42	444 N Wabash Ave	Kitchen & Kocktails
Or2021-230	42	444 N Wabash Ave	Kitchen & Kocktails
Or2021-258	44	2844 N Broadway	Walmart
Or2021-227	45	4211 N Cicero Ave	Cicero Investment Associates
Or2021-228	45	4211 N Cicero Ave	Cicero Investment Associates