

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF DECEMBER 14, 2021**  
**TO BE REPORTED OUT DECEMBER 15, 2021**

**A2021-169 (MAYORAL APPLICATION) ORDINANCE REFERRED (11-17-21)**

Reappointment of Lori E. Lightfoot, as member of Public Building Commission

**O2021-4892 (MAYORAL APPLICATION) ORDINANCE REFERRED (10-27-21)**

**PASS AS SUBSTITUTED**

Amendment of Municipal Code Chapters 4-232, 14A-4, 17-9, 17-10, 17-11, 17-13, 17-14, 17-16 regarding certificate of occupancy and zoning certification

**NO. A-8733 (2nd WARD) ORDINANCE REFERRED (10-25-21)**

**DOCUMENT #02021-4805**

**Common Address:** 1535 N Dayton St

**Applicant:** Alderman Brian Hopkins

**Change Request:** Residential Planned Development No. 1427 to C3-5 Commercial, Manufacturing and Employment District

**NO. A-8729 (10th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4152**

**Common Address:** 2863 E 93<sup>rd</sup> St

**Applicant:** Alderman Susan Sadlowski- Garza

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

**NO. A-8721 (17th WARD) ORDINANCE REFERRED (9-14-21)**

**DOCUMENT #02021-4127**

**Common Address:** 7301 S Leavitt St; 2205 W 71<sup>st</sup> St; 2150 W 73<sup>rd</sup> St

**Applicant:** Alderman David Moore

**Change Request:** RS2 Residential Single Unit (Detached House) District to a T Transportation District

**NO. A-8734 (25th WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-4982**

**Common Address:** 1810 S Allport St

**Applicant:** Alderman Byron Sigcho Lopez

**Change Request:** RT4 Residential, Two-Flat, Townhouse and Multi-Unit District to C1-3 Neighborhood Commercial District

**NO. A-8732 (26th WARD) ORDINANCE REFERRED (10-25-21)**

**DOCUMENT #02021-4814**

**Common Address:** 2440 W Division Street

**Applicant:** Alderman Roberto Maldonado

**Change Request:** B1-2 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

**NO. A-8730 (27th WARD) ORDINANCE REFERRED (10-14-21)**

**DOCUMENT #02021-4318**

**Applicant:** Alderman Walter Burnett

**Change Request:** To classify a segment of the West Fulton Market, West Fulton Street and West Randolph Street rights of way as a Pedestrian Street from

The centerline of North Elizabeth Street on the west and the centerline of North Halsted Street on the east along West Fulton Market; and,

The centerline of North Ogden Avenue on the west and the centerline of North Elizabeth Street on the east along West Fulton Street; and,

The centerline of North Ada Street on the west and the centerline of North Halsted Street on the east along West Randolph Street

**NO. 20871T1 (1st WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5076**

**Common Address:** 1516 N. Milwaukee Avenue

**Applicant:** 1516 Milwaukee, LLC

**Owner:** 1516 Milwaukee, LLC

**Attorney:** Chris A. Leach

**Change Request:** B3-2, Community Shopping District to C1-3, Neighborhood Commercial District

**Purpose:** To bring the existing building, tavern with an outdoor patio and retractable awning into compliance with the Chicago Zoning Code

**NO. 20876 (2nd WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5071**

**Common Address:** 1402 W. Chestnut Street

**Applicant:** 3219 N Elston, LLC

**Owner:** SME Construction, LLC

**Attorney:** Nicholas J. 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 develop the property with a new, four-story residential building that will contain three (3) dwelling units

**NO. 20854 (2nd WARD) ORDINANCE REFERRED (10-14-21)**

**DOCUMENT #02021-4579**

**PASS AS REVISED**

**Common Address:** 2032 N. Clybourn Avenue

**Applicant:** Annexation, LLC

**Owner:** Annexation, LLC

**Attorney:** Katie Jahnke Dale-DLA Piper LLP

**Change Request:** M1-2 Limited Manufacturing/Business Park District & M2-2 Light Industry District to B3-3, Community Shopping District then to a Residential-Business Planned Development

**Purpose:** Mandatory Planned Development pursuant to Section 17-8-0513 (Large Residential Developments). To permit the reuse of the existing 5-story building with 136 residential units, 8952 square feet of retail/office space, retail use, 87 accessory parking spaces, 44 bicycle parking spaces, together with accessory and incidental uses

**NO. 19496-T1 (2nd WARD) ORDINANCE REFERRED (1-17-18)**

**DOCUMENT #02018-124**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1400 N Paulina St

**Applicant:** Whittemore Properties LLC

**Owner:** Whittemore Properties LLC

**Attorney:** Daniel Lauer

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

**Purpose:** The applicant intends to rehab the existing two dwelling unit building with a basement. The applicant will be adding a second floor addition to the existing two dwelling unit building. The existing footprint of the building will not change. The building height shall be 25 feet high, as defined by code

**NO. 20872 (5th WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5075**

**Common Address:** 5700-5702 South Woodlawn Avenue

**Applicant:** Chabad of Hyde Park, an Illinois not-for-profit corporation

**Owner:** Chabad of Hyde Park, an Illinois not-for-profit corporation

**Attorney:** Lenny D. Asaro

**Change Request:** RM5, Residential Multi-Unit District to B1-2, Neighborhood Shopping District

**Purpose:** To allow for an addition to the existing structure in the rear yard setback of the property that will be for a community center use

**NO. 20877 (15th WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5067**

**Common Address:** 1907 West Garfield Boulevard

**Applicant:** Hamilton & Grove Properties, Inc.

**Owner:** Hamilton & Grove Properties, Inc.

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

**Change Request:** RT4, Residential Two-Flat, Townhouse District to RM4.5, Residential Multi-Unit District

**Purpose:** To permit the rehabilitation of the existing building, and the dwelling units located therein. The plan calls for the establishment and buildout of an additional dwelling unit within the basement of said building - for a total of four (4) dwelling units at the subject property. \*[The subject site is NOT located within a recognized Pilot Area, pursuant to the Additional Dwelling Unit (ADU) Ordinance.]

**NO. 20874T1 (21st WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5073**

**Common Address:** 1223 W. 87<sup>th</sup> Street

**Applicant:** Reverend Thomas A. Barclay

**Owner:** Progressive Beulah Pentecostal Church

**Attorney:** Dean T. Maragos

**Change Request:** B3-1, Community Shopping District to B3-5, Community Shopping District

**Purpose:** To allow for the construction of a 3-story building to create a new, mixed-use Community and Youth Center for public, civic-group use. The B3-5 zoning eliminates parking requirements that would prevent the youth center from being constructed.

**NO. 20881 (26th WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5153**

**Common Address:** 654 N. Talman Avenue

**Applicant:** Gustavo Siller, Jr.

**Owner:** Gustavo Siller, Jr.

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to rezone the subject property to allow sufficient density to bring the 2 existing residential units in the existing 2-story residential building into compliance. The applicant plans an interior renovation of the 2 dwelling units and renovation of the front facade; the footprint of the existing building will remain the same after all planned work is completed. The existing 2-car garage will remain with no changes

**NO. 20674 (28th WARD) ORDINANCE REFERRED (4-21-21)**

**DOCUMENT #02021-1502**

**PASS AS REVISED**

**Common Address:** 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 -213 S. Kedzie Ave.; 117- 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

**Applicant:** Preservation of Affordable Housing, Inc.

**Owner:** City of Chicago

**Attorney:** Carol D. Stubblefield c/o Neal & Leroy, LLC

**Change Request:** C1-3, Neighborhood Commercial District to a Planned Development

**Purpose:** Mandatory Planned Development per Section 17-8-0513-A

**NO. 20880 (29th WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5156**

**Common Address:** 1-31 North Central Avenue; 5500-5536 West Madison Street; 2-38 North Pine Street

**Applicant:** Westside Health Authority, an Illinois not-for-profit corporation

**Owner:** Westside Health Authority, an Illinois not-for-profit corporation

**Attorney:** Steven Friedland, Applegate & Thorne-Thomsen

**Change Request:** RT4, Residential Two-Flat, Townhouse District to B3-2, Community Shopping District

**Purpose:** To permit the redevelopment of the existing school building as a workforce training and work life preparedness center

**NO. 20873 (31st WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5074**

**Common Address:** 4832 W. Barry Avenue

**Applicant:** Ramiro Benitez

**Owner:** Ramiro Benitez

**Attorney:** Tristan & Cervantes

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

**Purpose:** To allow for the conversion from 2 to 3 dwelling units within the existing 2-story building

**NO. 20870T1 (33rd WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5078**

**Common Address:** 2900 W. Belmont Avenue & 3200-3210 N. Francisco Avenue

**Applicant:** Buse Acquisition, LLC

**Owner:** Buse Acquisition, LLC

**Attorney:** Chris A. Leach

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

**Purpose:** To meet the bulk and density requirements of the B3-3 zoning district in order to add an addition onto the rear of the existing building with an outdoor rooftop patio above the one-story portion of the addition accessory to the restaurant use

**NO. 20882T1 (33rd WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5151**

**Common Address:** 3024 West Irving Park Road

**Applicant:** Irving Park Ventures, LLC

**Owner:** Irving Park Ventures, LLC & 3024 W. Irving Park Condominium Association

**Attorney:** Law Offices of Mark J. Kupiec & Assoc.

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

**Purpose:** To comply with the minimum lot area and to revise previously approved Type 1 Plans to allow one additional dwelling unit within the existing multi-unit residential building, for a total of 5 dwelling units at the property.

**NO. 20699 (41st WARD) ORDINANCE REFERRED (5-26-21)**  
**DOCUMENT #02021-1953**

**PASS AS REVISED**

**Common Address:** 8535 West Higgins Road

**Applicant:** Glenstar O'Hare, LLC

**Owner:** Glenstar O'Hare, LLC; Central States, Southeast and Southwest Areas Health and Welfare Fund; and West Higgins Road Subdivision Master Association

**Attorney:** Peter Friedman & Liz Butler-Elrod Friedman, LLP

**Change Request:** Business Planned Development No. 44 to B3-2, Community Shopping District then to Business Residential Planned Development No. 44, as amended

**Purpose:** Mandatory Planned Development pursuant to Section 17-8-0513 (Large Residential Developments)

**NO. 20865T1 (41st WARD) ORDINANCE REFERRED (11-17-21)**  
**DOCUMENT #02021-5098**

**Common Address:** 5840-5856 N. Northwest Highway

**Applicant:** Katcor Properties, LLC

**Owner:** Katcor Properties, LLC

**Attorney:** Paul A. Kolpak

**Change Request:** M1-1, Limited Manufacturing/Business Park District to M2-1, Light Industry District

**Purpose:** To meet the use table and standards of the M2-1 Zone to allow the establishment of the applicant's business which is the storage of heating and air condition supplies not sold to the general public

**NO. 20883 (41st WARD) ORDINANCE REFERRED (11-17-21)**  
**DOCUMENT #02021-5150**

**PASS AS SUBSTITUTED**

**Common Address:** 6534-38 N. Milwaukee Avenue

**Applicant:** Krzysztof (Chris) Krawczyk

**Owner:** Krzysztof (Chris) Krawczyk

**Attorney:** Paul Kolpak

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to C2-1, Motor Vehicle-Related Commercial District

**Purpose:** To operate a commercial wholesale warehouse with indoor storage of cleaning supplies and equipment use. The subject business is a small cleaning supply business which primarily services other commercial businesses and doesn't supply cleaner products to the general public at large.

**NO. 20813 (44th WARD) ORDINANCE REFERRED (9-14-21)**  
**DOCUMENT #02021-3927**

**PASS AS REVISED**

**Common Address:** 524-628 W. Diversey Parkway/2801-2807 N. Broadway

**Applicant:** Lincoln Park Plaza Lofts, LLC

**Owner:** Lincoln Park Plaza, LLC

**Attorney:** Talar A. Berberian/Thompson Coburn, LLP

**Change Request:** Residential Business Planned Development 306, as amended to Residential Business Planned Development 306, as amended

**Purpose:** The applicant seeks to revise the existing plan for PD 306 by eliminating the permitted, proposed 8story residential building and replacing it with a single-story commercial development

**NO. 20878 (47th WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5066**

**Common Address:** 1838 W. Grace Street

**Applicant:** P3 Properties, LLC-1838 Grace

**Owner:** P3 Properties, LLC-1838 Grace

**Attorney:** Nicholas J. Ffikas, Law Offices of Samuel V.P. Banks

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

**Purpose:** The Applicant is proposing to develop the subject property with a new three-and-one-half story residential building that will contain six (6) dwelling units.

**NO. 20879 (49th WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5157**

**Common Address:** 1416-1420 W. Morse Avenue

**Applicant:** Galiyo, Inc.

**Owner:** Vama Properties, Inc.

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To rezone the property to a C1-3 to allow for packaged goods (liquor store) use. The building size will remain as existing. No change to the height, density or massing will occur.

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

<b>DOC#</b>	<b>WARD</b>	<b>LOCATION</b>	<b>PERMIT ISSUED TO</b>
Or2021-347	14	5559 S Kedzie Ave	Fitness International, Inc Db a Esporta Fitness
Or2021-346	14	5559 S Kedzie Ave	Fitness International, Inc Db a Esporta Fitness
Or2021-345	14	5559 S Kedzie Ave	Fitness International, Inc Db a Esporta Fitness
Or2021-344	14	5559 S Kedzie Ave	Fitness International, Inc Db a Esporta Fitness
Or2021-343	14	5559 S Kedzie Ave	Fitness International, Inc Db a Esporta Fitness
Or2021-342	14	5560 S Kedzie Ave	Fitness International, Inc Db a Esporta Fitness
Or2021-341	14	5560 S Kedzie Ave	Fitness International, Inc Db a Esporta Fitness
Or2021-340	14	4854-4856 S Pulaski Rd	Bahador Sedghi
TBD	14	4675 S Archer Ave	Anthony Kessell
Or2021-351	21	233 W 87 <sup>th</sup> St	Huntington Bank
Or2021-340	21	233 W 87 <sup>th</sup> St	Huntington Bank
Or2021-349	21	233 W 87 <sup>th</sup> St	Huntington Bank
Or2021-348	21	233 W 87 <sup>th</sup> St	Huntington Bank
Or2021-327	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-326	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-325	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-324	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-323	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-322	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-321	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-320	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-319	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-318	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-317	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-316	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-315	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-314	27	1001 W Chicago Ave	DSDCN LLC, Urban Market
Or2021-331	34	9718 S Halsted St	Christian Community Health Center
Or2021-299	44	3637 N Southport Ave	CVS
Or2021-298	44	3637 N Southport Ave	CVS
Or2021-297	44	3637 N Southport Ave	CVS
TBD	47	4732 N Lincoln Ave	Northwestern Medicine, Lincoln Square
Or2021-332	50	2516 W Devon Ave	United Metro Asian Services

**DIRECT INTRODUCTION**

A correction to Ordinance, SO2020-2375, for the property located at 3501-3519 North Halsted