

**SUMMARY OF A MEETING  
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS  
MEETING OF 6-21-22  
TO BE REPORTED OUT 6-22-22**

**CODE AMENDMENTS**

**O2022-1746 (29<sup>TH</sup> WARD) ORDER REFERRED (5-25-22)**

Amendment of Municipal Code Section 17-6-0403-F to permit non-accessory parking and RVs or boat storage within Planned Manufacturing District No. 15

**O2022-1753 (49<sup>TH</sup> WARD) ORDER REFERRED (5-25-22)**

**PASS AS SUBSTITUTED**

Amendment of Municipal Code Section 14X-8-803.2 by modifying cooling requirements for nursing homes and senior housing facilities

**MAP AMENDMENTS**

**NO. A-8749 (11<sup>th</sup> WARD) ORDINANCE REFERRED (5/23/22)**

**DOCUMENT #O2022-1558**

**Common Address:** 2108-48 S Halsted St; 801-09 W 21st St; 800-810 W Cermak Road

**Applicant:** Alderwoman Nicole Lee

**Change Request:** B3-3 Community Shopping District, C1-2 Neighborhood Commercial District, and M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

**NO. A-8747 (22<sup>nd</sup> WARD) ORDINANCE REFERRED (3/23/22)**

**DOCUMENT #O2022-910**

**Common Address:** 3425 W 31<sup>st</sup> St

**Applicant:** Alderman Michael Rodriguez

**Change Request:** M1-2 Limited Manufacturing/ Business Park District and M3-3 Heavy Industry District to M1-1 Limited Manufacturing District

**NO. A-8751 (29<sup>th</sup> WARD) ORDINANCE REFERRED (4-27-22)**

**DOCUMENT #O2022-1233**

**Common Address:** 5050-5064 W Harrison St

**Applicant:** Alderman Christopher Taliaferro

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two Flat, Townhouse and Multi Unit District

**NO. A-8752 (33rd WARD) ORDINANCE REFERRED (4/27/22)**

**DOCUMENT #O2022-1179**

**Common Address:** 2621 W Belmont Ave

**Applicant:** Alderwoman Rossana Rodriguez Sanchez

**Change Request:** RM5 Residential Multi-Unit District to M1-2 Limited Manufacturing/ Business Park District

**NO. A-8772 (44th WARD) ORDINANCE REFERRED (5-2-22)**

**DOCUMENT #TBD**

**Common Address:** 835 W Addison

**Applicant:** Alderman Tom Tunney

**Change Request:** RM5 Residential Multi Unit District to B1-3 Neighborhood Shopping District

**NO. 21036 (1st WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #O2022-1331**

**Common Address:** 1433 N. Fairfield Avenue

**AMENDED TO TYPE 1**

**Applicant:** Robert Bihlman II

**Owner:** Robert Bihlman II

**Attorney:** Ximena Castro, Acosta Ezgur, LLC

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

**Purpose:** To add one additional dwelling unit in the basement to convert the building from three to four dwelling units

**NO. 20867 (2nd WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #O2021-5077**

**Common Address:** 1967 N. Kingsbury

**PASSED AS REVISED**

**Applicant:** Alloy Property Company 2, LLC

**Owner:** Alloy Property Company 2, LLC

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

**Change Request:** B3-1, Community Shopping District then to Business Planned Development No. 646, as amended

**Purpose:** Amendment to an existing planned development

**NO. 21032 (3rd WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1327**

**Common Address:** 5036-5058 South Prairie; 224-232 E. 51st Street

**PASSED AS SUBSTITUTED**

**Applicant:** 5050 Prairie, LLC

**Owner:** The City of Chicago & Karry Young

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

**Change Request:** RM5, Residential Multi-Unit District, B3-3, Community Shopping District and C2-3, Motor Vehicle-Related Commercial District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To construct a 4-story, 49-unit building with ground floor commercial space

**NO. 20961 (10th WARD) ORDINANCE REFERRED (3-23-22)**

**DOCUMENT #02022-767**

**PASSED AS REVISED**

**Common Address:** 3211 to 3227 E. 92nd Street; 9200 to 9242 South Burley Avenue

**Applicant:** SACRED Apartments Developer, LLC

**Owner:** City of Chicago and Cook County Land Bank

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

**Change Request:** B2-2, Neighborhood Mixed-Use District and RS2, Residential Single-Unit (Detached House) District to Residential-Business Planned Development

**Purpose:** Elective planned development

**NO. 21029 (12th WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1324**

**Common Address:** 2538 S. Troy Street

**Applicant:** LV 2538 Troy, LLC

**Owner:** LV 2538 Troy, LLC

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To meet the use table and standards of the RT4 to allow the conversion of the existing commercial use to a three-dwelling-unit residential building

**NO. 20992 (20th WARD) ORDINANCE REFERRED (4-27-22)**

**DOCUMENT #02022-1111**

**PASSED AS REVISED**

**Common Address:** 835-61 East 63<sup>rd</sup> Street/6301-25 South Maryland Avenue

**Applicant:** 63<sup>rd</sup> Maryland, LLC

**Owner:** City of Chicago

**Attorney:** Graham C. Grady c/o Taft, Stettinius & Hollister, LLP

**Change Request:** Residential-Business Planned Development No. 1518 to Residential-Business Planned Development No. 1518, as amended

**Purpose:** To correct prior boundary description error in pervious map amendment

**NO. 21042T1 (24th WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1529**

**Common Address:** 3601 W. Harrison Street

**Applicant:** Emmluc, LLC-3600 W. Harrison, LLC

**Owner:** Emmluc, LLC-3600 W. Harrison, LLC

**Attorney:** Tim Barton-Thomas R. Raines, Attorney at Law, LLC

**Change Request:** M1-3, Limited Manufacturing/Business Park District to C1-3, Neighborhood Commercial District

**Purpose:** To meet the use table and bulk standards of the C1-3 to allow a mixed-use, 2-story commercial and 1 dwelling-unit building

**NO. 21041 (25th WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1528**

**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 lot 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. 20948T1 (25th WARD) ORDINANCE REFERRED (2-23-22)**

**DOCUMENT #02022-580**

**Common Address:** 1026-44 West Jackson Boulevard

**SUBSTITUTE NARRATIVE AND PLANS**

**Applicant:** 1026 Jackson, LLC

**SUBSTITUTE ORDINANCE**

**Owner:** G & J Realty, LLC and 1042 Jackson, LLC

**Attorney:** Michael Ezgur-Acosta Ezgur, LLC

**Change Request:** DS-3, Downtown Service District to DX-7, Downtown Mixed-Use District

**Purpose:** To meet the bulk and density standards of the DX-7 to allow for a new residential development

**NO. 21040T1 (25th WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1527**

**Common Address:** 931 W. 19th Street

**Applicant:** Mural Park, LLC

**Owner:** Mural Park, LLC

**Attorney:** Katriina S. McGuire, Thompson Coburn, LLP

**Change Request:** M1-2, Limited Manufacturing/Business Park District to C3-5, Commercial, Manufacturing and Employment District

**Purpose:** To permit uses consistent with the C3 District and to reduce the required parking ratio for future uses

**NO. 21038T1 (27th WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1333**

**Common Address:** 215 N. Green Street

**Applicant:** 215 N Green, LLC

**Owner:** 215 N Green, LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** DX-3, Downtown Mixed-Use District to DX-3, Downtown Mixed-Use District

**Purpose:** To substitute new Type-1 plans from the plans previously approved on October 14, 2021, SO2012-4069

**NO. 20868 (27th WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5087**

**Common Address:** 210-220 N. Morgan Street

**PASSED AS REVISED**

**Applicant:** Solar Junkyard, LLC

**Owner:** Solar Junkyard, LLC

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

**Change Request:** C1-1, 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) and 17-8-0513 (Large Residential Developments). To permit the construction of a 30-story building with 204 residential units and 50 vehicular parking spaces above approximately 4000 square feet of ground-floor commercial uses.

**NO. 20864 (27th WARD) ORDINANCE REFERRED (10-14-21)**

**DOCUMENT #02021-4633**

**Common Address:** 512-528 S. California Avenue

**Applicant:** Northern Asteri Property Management, LLC

**Owner:** Northern Asteri Property Management, LLC

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

**Change Request:** B2-3, Neighborhood Mixed-Use District to C1-1, Neighborhood Commercial District

**Purpose:** To develop the subject property with a gas station, accessory retail convenience store, and a single lane automatic car wash tunnel

**NO. 21037 (28th WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1332**

**Common Address:** 4225-29 West Madison Street

**Applicant:** John Gardner

**Owner:** John Gardner

**Attorney:** Ximena Castro, Acosta Ezgur, LLC

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

**Purpose:** To construct a three-story, mixed-use building with commercial ground floor space and eight residential units above the ground floor

**NO. 21033T1 (32nd WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1328**

**Common Address:** 1741-1749 North Damen Avenue

**Applicant:** Kensington Bucktown Building, LLC

**Owner:** Repak Bucktown Partners 2, LLC and Albany Bank & Trust Agreement No. 11-5603, Dated November 29, 1999

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

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

**Purpose:** To permit the redevelopment and reactivation of the site, in its entirety, with a new three-story building. Such building will be occupied and operated by a daycare facility.

**NO. 21030 (33rd WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1325**

**Common Address:** 4200 North Sacramento Avenue

**Applicant:** Chris Kaplon

**Owner:** Chris Kaplon

**Attorney:** Matthew Allee, Schain Banks

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

**Purpose:** To convert from storefront and 3 dwelling units to 4 dwelling units with interior alterations to the storefront only

**NO. 21031 (34th WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1326**

**Common Address:** 1956 and 1957 W. 115th Street

**Applicant:** Metra Commuter Rail Division of the Regional Transportation

**Owner:** Metra Commuter Rail Division of the Regional Transportation

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

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

**Purpose:** To rezone the property to allow renovation of the existing train station platform

**NO. 21027 (37th WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1322**

**PASSED AS REVISED**

**Common Address:** 5202-5224 West Chicago Avenue; 802-812 North Laramie Avenue; 803-813 North Latrobe Avenue

**Applicant:** Austin United Alliance Development Company, LLC

**Owner:** City of Chicago, 5208-5218 West Chicago Ave., Inc and County of Cook D/B/A Cook County Land Bank Authority

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

**Change Request:** B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District and then to a Planned Development

**Purpose:** To construct a 6-story, 78-unit building and to redevelop the Laramie Bank building with office and commercial uses.

**NO. 21039 (38th WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1334**

**Common Address:** 5824 W. Montrose Avenue

**Applicant:** SIC TOO, LLC

**Owner:** SIC TOO, LLC

**Attorney:** Tim Barton-Thomas R. Raines, Attorney at Law, LLC

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

**Purpose:** To meet the bulk and density requirements to comply with the RM4.5 district, to allow the conversion of an existing 5-unit building by the addition of a 6th unit

**NO. 20890 (40th WARD) ORDINANCE REFERRED (12-15-21)**

**DOCUMENT #02021-5717**

**Common Address:** 5435 N. Wolcott Avenue

**PASSED AS REVISED**

**Applicant:** Smylie Brothers Brewing Company, LLC

**Owner:** 5435 N Wolcott, Inc.

**Attorney:** Thomas S. Moore

**Change Request:** M2-2, Light Industry District to C3-3, Commercial, Manufacturing and Employment District

**Purpose:** The applicant wishes to rezone the property to allow for a proposed outdoor patio (beer garden) in the open yard space to the east and south of the existing 1- and 2-story brewery building at the property. The existing parking lot will be reconfigured to allow for food truck parking adjacent to the proposed outdoor patio. An interior renovation is planned for the brewery building; there are no planned changes to the exterior of the existing building.



**NO. 21034 (42nd WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1329**

**Common Address:** 151-183 N. Michigan Avenue

**Applicant:** Pristine, LLC

**Owner:** Millennium Park Plaza, LLC

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

**Change Request:** Residential-Business Planned Development No. 186 as amended to DX-16, Downtown Mixed-Use District

**Purpose:** The applicant seeks to rezone the property to make it eligible for an administrative adjustment under Section 17-4-1008 of the Chicago Zoning Ordinance to increase the floor area by not more than 5% of the FAR existing in 2016. This application will not permit any Increase in FAR.

**NO. 21028 (47th WARD) ORDINANCE REFERRED (5-23-22)**

**DOCUMENT #02022-1323**

**Common Address:** 4649 North Damen Avenue

**Applicant:** Sherbel Properties, LLC

**Owner:** Sherbel Properties, LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B3-1.5, Community Shopping District

**Purpose:** To place the property in a conforming mixed-use zoning district in order to activate the ground floor with a commercial use

**NO. 21000 (47th WARD) ORDINANCE REFERRED (4-27-22)**

**DOCUMENT #02022-1038**

**Common Address:** 4333 N. Western Avenue

**Applicant:** Nikola Delic and Ivana Zunic

**Owner:** Nikola Delic and Ivana Zunic

**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 construction of a new four-story, four-unit residential building, with off-street parking for four vehicles at the subject site.

**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>
Or2022-139	1	1431 N Claremont Ave	Ascension
TBD	26	1044 N Francisco	Humboldt Park Health
TBD	26	1044 N Francisco	Humboldt Park Health
TBD	26	1044 N Francisco	Humboldt Park Health
TBD	26	1044 N Francisco	Humboldt Park Health
Or2021-365	27	325 S Paulina St	Teamsters 705
Or2022-138	27	167 N Green St	CCC intelligent solution
Or2022-143	27	315 W Walton St	Hartshorne Plunkard Architecture
Or2022-136	32	2775 N Elston Ave	Jim Christopoulos
Or2022-135	36	2150 N Cicero Ave	Paisans Pizzeria
Or2022-134	36	2150 N Cicero Ave	Paisans Pizzeria
TBD	39	5035 W Lawrence	7-11
Or2022-144	42	651 W Washington Blvd	CA Fortune