

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JANUARY 26, 2021

Pursuant to applicable law, the Chairman has determined that an in-person meeting is not practical or prudent. Accordingly, attendance at this meeting will be by remote means only. Instructions for how to attend this meeting and participate in oral public comment will be provided on the Chicago City Clerk's website [<http://www.chicityclerk.com/>]

DOC# O2020-4590 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-9-20)

Amendment of Municipal Code Title 17 regarding requirements associated with manufacturing in Planned Manufacturing Districts

NO. 20541 (3rd WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5625

Common Address: 319 - 331 E. 43rd Street and 4300-4318 S. Calumet Avenue

Applicant: 43 Green JV, LLC

Owner: City of Chicago

Attorney: Scott R. Borstein/Neal and Leroy, LLC

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

Purpose: This is a mandatory planned development to allow a mixed-use residential project in excess of 40 units and 80' in height.

NO. 20554T1 (12th WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5693

Common Address: 3723-53 S. Archer Ave./3728- 3904 S. Western Ave.

Applicant: 3798 S Western, LLC

Owner: Vereit Real Estate, L.P.

Attorney: Rolando Acosta

Change Request: M2-2, Light Industry District C1-1 Neighborhood Commercial District

Purpose: To allow for the construction of two new, one-story commercial buildings.

NO. 20547T1 (22nd WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5654

Common Address: 3925 W. 31st Street

Applicant: NAS CORPORATION

Owner: NAS CORPORATION

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

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

Purpose: To comply with the parking requirement and the maximum floor area ratio requirement; to build a 2nd story addition to the existing building and to establish medical services.

NO. 20478 (27th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4562

Common Address: 1330-1364 W Washington/100-138 N Ada/1349-1389 W Randolph Street

Applicant: Chicago Title Land Trust Co Trust 15408 & Chicago Journeymen Plumbers Local 130, UA

Owner: Chicago Title Land Trust Co Trust 15408 & Chicago Journeymen Plumbers Local 130, UA

Attorney: William Banks, Schain Banks

Change Request: C1-3, Neighborhood Commercial District to DX-3, Downtown Mixed-Use District and then to a Planned Development

Purpose: To create a planned development. Sub Area A is a 502 space parking garage that will be 85' in height, 272,318 SF with 14,726 SF commercial space on the ground floor. Sub Area B will require a separate amendment to the Planned Development for any future development. Sub Area C is existing and will remain with no changes.

NO. 20479 (27th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4578

Common Address: 1465-1483 N Kingsbury St/835-919 W Blackhawk St/1450-1472 N Dayton St

Applicant: The Shops at Big Deahl, LLC

Owner: The Shops at Big Deahl, LLC

Attorney: Katriina S. McGuire - Thompson Coburn LLP

Change Request: Business Planned Development #1292 (C3-5, Commercial, Manufacturing & Employment District) to C2-5, Motor Vehicle-Related Commercial District to Residential Business Planned Development #1292, as amended

Purpose: The PD will be amended to permit multi-family dwelling units in 3 mixed use structures, open space and a sports/recreation facility.

NO. 20492T1 (27th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4566

Common Address: 1352 West Lake Street

Applicant: 1352 W. Lake Restaurant, LLC

Owner: Randolph RR, LLC; Randolph MT, LLC; Randolph DF, LLC; Randolph GN, LLC; Randolph BT, LLC; 1352 W. Lake Street GF, LLC

Attorney: Thomas R. Raines

Change Request: M2-3, Light Industry District to DS-3, Downtown Service District

Purpose: Conversion of building to an eating & drinking establishment - General Restaurant with an outdoor patio at grade.

NO. 20543 (27th WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5629

Common Address: 311-15 N. Sangamon St./901-25 W. Wayman St./310-314 N. Peoria St.

Applicant: MRR 311 N. Sangamon, LLC

Owner: MRR 311 N. Sangamon, LLC and MRR Palmer Square, LLC

Attorney: Michael Ezgur

Change Request: DX-3, Downtown Mixed-Use District and C1-1, Neighborhood Commercial District to DX-5, Downtown Mixed-Use District then to Business Planned Development

Purpose: To construct a new 296 key hotel in place of the current two-story restaurant building

NO. 19927 (28TH WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-280

Common Address: 1100-1118 South Western Avenue

Applicant: 1100 S Western LLC

Owner: 1100 S Western LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change to permit two (2) new four-story, residential buildings. Each building will contain twenty-one (21) residential units. Onsite garage parking for twenty-one (21) cars will be provided in each building. Each of the two (2) new four-story residential building will be masonry in construction and measure 48.0' in height.

NO. 20510 (40th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4548

Common Address: 6300 North Ridge Avenue/1925 West Thome Avenue

Applicant: Misericordia Home

Owner: The Catholic Bishop of Chicago and Misericordia Home

Attorney: Joseph P. Gattuso / Taft Stettinius & Hollister LLP

Change Request: Planned Development #253 and RS3, Residential Single-Unit (Detached House) District to Planned Development #253, as amended

Purpose: Addition of 1925 West Thome to PD #253 which will expand the boundaries of PD #253 and to add 16 new intermediate care facility buildings

NO. 20345 (46th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-782

Common Address:1038-1054 W Wilson Ave, 4600-4608 N Kenmore Ave and 4600-4612 N Winthrop Ave

Applicant: 1050 Wilson Partners LLC

Owner: 1050 Wilson Partners LLC

Attorney: DLA Piper

Change Request: Residential Business Planned Development No. 1329 to Residential Business Planned Development No. 1329, as amended

Purpose: The Applicant requests a rezoning of the subject property from Residential-Business Planned Development No. 1329 to Residential-Business Planned Development No. 1329. As amended, to create two subareas and to allow for venue as a permitted use to permit a theater use in the existing building located on the property. No other changes are proposed to the existing approved planned development.

NO. 20494T1 (47th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4561

Common Address: 1800-1808 W Berenice Ave /3834-44 N Ravenswood Ave

Applicant: 1800 Berenice, LLC Owner: 1800 Berenice, LLC

Attorney: Katriina S. McGuire/Thompson Coburn, LLP

Change Request: B2-1.5, Neighborhood Mixed-Use District and M1-2, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a six-story mixed use building with two floors of office space on floors two and three, 39 residential units on the fourth through sixth floors, and 34 parking spaces on the ground floor.

NO. 20440 (48th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3707

Common Address: 5051 North Broadway

Applicant: 5050 North Broadway Property, LLC

Owner: 5050 North Broadway Property, LLC

Attorney: Katie Jahnke Dale - DLA Piper LLP

Change Request: Residential-Business Planned Development No. 1347 to Residential-Business Planned Development No. 1347, as amended.

Purpose: Amendment to existing planned development.