

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF SEPTEMBER 8, 2020
TO BE REPORTED OUT SEPTEMBER 9, 2020**

MA-2006 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-21-20)
DOC NO. O2020-3978

Amendment of Municipal Code Section 17-13-0610 regarding planned development ordinance review processes and fees

MA-2007 (MAYORAL APPLICATION) ORDINANCE REFERRED (9-8-20)
DOC NO. O2020-4101

AMENDED

An ordinance authorizing temporary zoning uses in response to COVID-19.

NO. A-8506 (28th WARD) ORDINANCE REFERRED (11-26-19)

DOCUMENT #02019-9272

Common Address: 2401-2547 W Congress St, 2410-2546 W Harrison St, 2400-2538 W Flournoy St, 2400-2534 W Lexington St, and various additional addresses

Applicant: Alderman Jason C. Ervin

Change Request: RT4, Residential Two-Flat Townhouse and Multi-Unit District, RM4.5, Residential Multi-Unit District, RM5, Residential Multi-Unit District, and B2-2, Neighborhood Mixed-Use District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

NO. 20462T1 (1st WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3886

Common Address: 1914-1924 West Chicago Avenue

Applicant: BHB Real Estate, LLC

Owner: BHB Real Estate LLC

Attorney: John Fritchey, F4 Consulting Ltd.

Change Request: B3-2, Community Shopping District/RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to C2-3, Motor Vehicle-Related Commercial District

Purpose: To meet bulk and density requirements for expansion of existing commercial space and to allow for additional prospective commercial use.

NO. 20073-T1 (2nd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5520

**PASS AS SUBSTITUTED
PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

Common Address: 1162 North Milwaukee Avenue

Applicant: WPA 13, LLC

Owner: WPA 13, LLC

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to rezone the property in order to construct a proposed 4-story, 14 dwelling unit mixed-use building, 52 feet in height, with 1 ground floor commercial space, approximately 821 sq. ft. There is no planned on-site parking; the applicant will seek to establish the subject property as a transit-served location in order to waive 100% of the required on-site parking.

NO. 20458 (2nd WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3882

Common Address: 1534 W. Augusta Boulevard

Applicant: 1534 W. Augusta, LLC

Owner: Jan Lubiejewski

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 seeking a Zoning Map Amendment in order to permit a new three-story, three (3) unit residential building.

NO. 20446 (6th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3866

Common Address: 7151-53 S. Halsted Street

Applicant: Grind 39 Sports Bar, Inc.

Owner: George Polymenakos

Attorney: Sabrina Herrell

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

Purpose: To comply with the zoning use standards in order to establish a tavern use with the service of food in the existing one-story commercial building

NO. 20451 (7th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3873

PASS AS SUBSTITUTED

Common Address: 3006-3012 East 78th Street

Applicant: Elam Industries, LLC

Owner: Elam Industries, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: Planned Development No. 935 to RM5, Residential Multi-Unit District

Purpose: To revert the zoning back to RM5, as required by Residential Planned Development No. 935 for future development pursuant to the bulk and density regulations of the RM5 zoning district.

NO. 20461T1 (11th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3885

PASS WITH SUBSTITUTE NARRATIVE & PLANS

Common Address: 335-337 W. 30th Place

Applicant: Louis F. Scalise

Owner: Louis F. Scalise

Attorney: Paul Kolpak

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

Purpose: To allow the subdivision of one zoning lot into two zoning lots. Lot 22 is being subdivided to construct a two-story single family residence with accessory parking at 335 W. 30th Place. Lot 23 is being subdivided to allow the existing two story, 2 dwelling unit frame building to remain at 337 W. 30th Place.

NO. 20449 (19th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3870

Common Address: 2737 West 111th Street

Applicant: Bespoke Fence, LLC

Owner: CPMOK Properties, LLC

Attorney: Thomas S. Moore

Change Request: B1-1 Neighborhood Shopping District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To allow a Personal Improvement use for a yoga studio and a Limited Manufacturing, Production and Industrial use/outdoor Contractor Storage Yard in the existing building and exterior open yard space for Bespoke Fence, LLC in the existing 1-story commercial use building at the subject property, which will remain with no exterior changes. There are 10 existing, on-site parking stalls at the subject property.

NO. 20397 (20th WARD) ORDINANCE REFERRED (4-22-20)
DOCUMENT #02020-1913

PASS AS REVISED

Common Address: 38 W. 64th Street

Applicant: The Peoples Gas Light and Coke Company

Owner: The Peoples Gas Light and Coke Company

Attorney: John J. Lawlor, Esq.

Change Request: M2-3, Light Industry District and MI-2, Limited Manufacturing/Business Park District to M3-2, Heavy Industry District then to a Planned Development

Purpose: To expand and redevelop Applicant's existing "South Shop" public utility operations support center.

NO. 20406 (24th WARD) ORDINANCE REFERRED (5-20-20)
DOCUMENT #02020-2412

PASS AS REVISED

Common Address: 1111-41 South Homan Ave, 1134-42 S. Kedzie Ave , 3300-03 West Fillmore St, 3200-3340 W. Roosevelt Rd.

Applicant: North Lawndale Employment Network

Owner: North Lawndale Employment Network

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

Change Request: Business Planned Development No. 177 to Business Planned Development No. 177, as amended

Purpose: To permit the Applicant to consolidate its five (5) existing locations, by establishing its job-training operations (including Sweet Beginnings) at 1111 South Homan Ave. In order to do so, additional permitted uses, including an outdoor urban farm (rooftop), which includes a proposed rooftop apiary, and processing and packaging of honey, must be added to existing Business Planned Development #177

NO. 20452 (25th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3874

Common Address: 1860-1862 S Blue Island Avenue

Applicant: 1860 Blue, LLC

Owner: 1860 Blue, LLC

Attorney: Tyler Manic, Schain Banks

Change Request: C1-2, Neighborhood Commercial District to C1-3, Neighborhood Commercial District

Purpose: To make a non-conforming commercial building conforming and legalize a rear 345 square foot addition

NO. 19900 (25th WARD) ORDINANCE REFERRED (11-14-18)
DOCUMENT #O2018-9330

PASS AS REVISED

Common Address: 1115 W Washington Blvd and 19-27 N May St

Applicant: 19 N May Street LLC

Owner: 19 N May Street LLC and 1115 W Washington LLC

Attorney: DLA Piper

Change Request: Residential Planned Development NO. 1357 to Residential Planned Development No. 1357, as amended

Purpose: The Applicant requests a rezoning of the subject property from Residential Planned Development Number 1357 to Residential Planned Development Number 1357, as amended to modify the building plans for the portion of the property located at 19 N May to allow for an 18-story residential building containing 73 residential units and 78 parking spaces

NO. 20447 (26th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #O2020-3867

Common Address: 2109 West Grand Avenue

Applicant: Sharon Burke

Owner: Sharon Burke

Attorney: Dean T. Maragos

Change Request: C3-2, Commercial, Manufacturing & Employment District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To permit a residential use on the second floor, continue the commercial use on the ground floor and convert the second floor to one dwelling unit

NO. 20445 (26th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #O2020-3753

Common Address: 2636 W. Evergreen Avenue

Applicant: Iliana Mansur

Owner: Mansur Capital Investments, LLC

Attorney: Dean T. Maragos

Change Request: RS3, Residential Single-Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To build a 3-story residential masonry building with 3 residential dwelling units and 3 on-site enclosed parking spaces

NO. 20453 (27th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3875

Common Address: 1446 West Huron Street

Applicant: Wassim Kmeid

Owner: Wassim Kmeid

Attorney: Thomas S. Moore

Change Request: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The applicant wishes to construct a new 3rd floor addition to the existing 2-story single-family residence with basement and attached 2-car garage.

NO. 20448 (27th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3869

Common Address: 2019 W. Washington Blvd.

Applicant: Ross Bros. Construction, LLC

Owner: City of Chicago - Dept. of Housing

Attorney:

Change Request: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: To comply with the bulk and density in order to construct a 4-story, 4-dwelling residential building

NO. 20296 (27th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9350

PASS AS REVISED

Common Address: 1140 W. Erie Street

Applicant: 1140 W. Erie, LLC

Owner: 1157 Erie, LLC

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

Change Request: M1-2, Limited Manufacturing/Business Park District to B3-5, Community Shopping District then to a Residential-BusinessPlanned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0512 (Tall Buildings)

NO. 20460 (27th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3884

Common Address: 918 N. Drake Avenue

Applicant: Abraham Cerpa

Owner: Abraham Cerpa

Attorney: Max Kling, Rock Fusco & Connelly, LLC

Change Request: RS3, Residential Single-Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To comply with a proposed conversion from a residential two-flat to three dwelling units by adding a garden unit.

NO. 20437 (27th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3757

PASS AS REVISED

Common Address: 200-08 W. Chicago Ave./800-20 N. Wells St./201-09 W. Institute Place

Applicant: 808 North Wells Street Devco, LLC

Owner: 808 North Wells Street Devco, LLC

Attorney: Michael Ezgur

Change Request: Residential Business Planned Development #1303 to DX-7 and then to Residential Business Planned Development #1303, as amended

Purpose: To add a hotel as a permitted use

NO. 20436 (27th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3754

PASS AS REVISED

Common Address: 1520-1532 N. Wells/1513-1525 N. Wieland

Applicant: Wellstel, LLC

Owner: CP Wellstel, LLC; Condor Real Estate Investments I, LLC; Chicago Development Partners, LLC; Sol Barket & Tamara Wills

Attorney: Katriina S. McGuire/Thompson Coburn LLP

Change Request: Planned Development 1335 and RM-5, Residential Multi-Unit District to Planned Development 1335, as amended

Purpose: To redevelop the parcels for a hotel, restaurants, commercial uses, single family homes and parking. The building at 1532 N. Wells will remain.

NO. 20419 (27th WARD) ORDINANCE REFERRED (6-17-20)
DOCUMENT #02020-2900

Common Address: 1012-1024 West Randolph Street and 147-155 North Carpenter St.

Applicant: L3 1020 W Randolph LLC

Owner: L3 1020 W Randolph LLC

Attorney: AKERMAN LLP

Change Request: C1-3, Neighborhood Commercial District to DX-5, Downtown Mixed-Use District

Purpose: Build a new five-story building for retail and office space that exceeds the FAR requirements of its current zoning district.

NO. 20459T1 (47th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3883

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3419-3421 North Paulina Street

Applicant: Paulina Flats, LLC

Owner: Paulina Flats, LLC

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

Change Request: B1-2 Neighborhood Shopping District and RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: To permit the construction of a new four-story, multi-unit residential building, with attached garage, at the subject site.

NO. 20456 (47th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3880

Common Address: 2445 W. Pensacola Avenue

Applicant: Jeffrey and Jennifer Dahlgren

Owner: Jeffrey and Jennifer Dahlgren

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 permit the rehabilitation and expansion of the existing two-story (with basement) residential building. Plan calls for the erection of a two-story (with basement) addition, off the rear of the existing, non-conforming building. [The basement is more than 50% above grade.]

NO. 20455T1 (47th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3877

Common Address: 4010 North Lincoln Avenue

Applicant: SNS Realty Group. LLC

Owner: Sewickley, LLC

Attorney: Thomas S. Moore

Change Request: B1-1 Neighborhood Shopping District to B3-3, Community Shopping District

Purpose: The applicant wishes to rezone the property in order to establish a qualifying Transit-Served location to allow sufficient density to construct a proposed new 5-story mixed-use building with ground floor commercial space, 16 dwelling units and 8 efficiency units above the ground floor and 11 on-site parking stalls.

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

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2020-192	1	2585 N Elston Ave	Shoe Carnival
Or2020-191	1	2845 W Belden Ave	Inland National Development Co
TBD	25	1135 S Delano Ct	Northwestern Medicine
TBD	25	1135 S Delano Ct	Northwestern Medicine
TBD	25	1135 S Delano Ct	Northwestern Medicine
Or2020-195	27	1460 N Halsted St	Diamond Headache Clininc
Or2020-177	27	2327 W Madison St	Metro by T-Mobile
Or2020-200	28	2415 W 19th St	Machine Shop / Mark Nelson
TBD	39	4025 W Peterson	People's Gas
Or2020-190	42	640 N Wells St	640 N Wells LLC
Or2020-189	42	311 W Monroe St	West Monroe Partners LLC
Or2020-188	42	110 N Wacker Dr	110 N Wacker Titleholder LLC
Or2020-187	42	110 N Wacker Dr	110 N Wacker Titleholder LLC
Or2020-186	42	405 N Wabash Ave	Lasik Plus
Or2020-185	42	405 N Wabash Ave	Lasik Plus
Or2020-184	42	35 N State St	Primak US Corp
Or2020-183	42	35 N State St	Primak US Corp
Or2020-181	42	35 N State St	Primak US Corp
Or2020-172	44	3032 N Clark St	JP Morgan Chase Bank
TBD	47	2500 W Bradley Pl	Tallway Activities LLC
TBD	47	1801 W Argyle	Ravenswood Terrace Chicago