

**MEETING  
OF THE  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING  
STANDARDS**

**TUESDAY, OCTOBER 6, 2020, AT 10:00 A.M.**

**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/>].**

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at [nicole.wellhausen@cityofchicago.org](mailto:nicole.wellhausen@cityofchicago.org) and [raymond.valadez@cityofchicago.org](mailto:raymond.valadez@cityofchicago.org).

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

**NO. A-8600 (4th WARD) ORDINANCE REFERRED (7-22-20)**  
**DOCUMENT #02020-3616**

**Common Address:** 3961-3967 S Drexel Blvd, 3979-3983 S Drexel Blvd, 3946-3978 S Drexel Blvd, 4000-4008 S Drexel Blvd, 817 E 40th St, 800-804 E 40th St and 3951-3985 S Cottage Grove Ave

**Applicant:** Alderman Sophia King

**Change Request:** C1-3 Neighborhood Commercial District and B3-3 Community Shopping District to RM5 Residential Multi-Unit District

**NO. A-8601 (18th WARD) ORDINANCE REFERRED (7-22-20)**  
**DOCUMENT #02020-3907**

**Common Address:** 3206-3348 W 87th St and 8600-8618 S Kedzie Ave

**Applicant:** Alderman Derrick Curtis

**Change Request:** Business Planned Development No. 1172 to Business Planned Development No. 1172, as amended

**NO. A-8602 (32<sup>ND</sup> WARD) ORDINANCE REFERRED (7-22-20)**  
**DOCUMENT #02020-3947**

To classify a segment of the North Lincoln Ave right of way from the centerline of West Diversey Avenue on the south and the centerline of West Belmont Ave on the north as a Pedestrian Retail Street

**Applicant:** Alderman Scott Waguespack

**NO. A-8603 (38th WARD) ORDINANCE REFERRED (7-22-20)**  
**DOCUMENT #02020-3630**

**Common Address:** 6001-6011W Lawrence Ave

**Applicant:** Alderman Nick Sposato

**Change Request:** RT4, Residential Two-Flat Townhouse and Multi-Unit District to RS2 Residential Single Unit (Detached House) District

**NO. 20495 (1st WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4541**

**Common Address:** 1349 W. Ancona Street

**Applicant:** H Homes & Development, LLC

**Owner:** KMD Properties, LLC

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To allow for the construction of a 2 1/2 story single-family residence with an attached 2-car garage.

**NO. 20505T1 (1st WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4543**

**Common Address:** 1512 W. Ohio Street

**Applicant:** 1512 Ohio, LLC

**Owner:** Jesus Alvarez

**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 construction of a new four-story, three-unit residential building at the subject site.

**NO. 20507T1 (1st WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4559**

**Common Address:** 1926 W. Race Street

**Applicant:** Matt and Piper Dolan

**Owner:** Matt and Piper Dolan

**Attorney:** Nicholas J. Flikas, 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 third-floor and rear additions to a single-family home.

**NO. 20466T1 (2nd WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4455**

**Common Address:** 1725 N. Burling Street

**Applicant:** SpearHead Burling, LLC

**Owner:** SpearHead Burling, LLC

**Attorney:** Thomas S. Moore

**Change Request:** B1-3 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

**Purpose:** To rezone the property in order to establish the subject property as a Type-1 transit-served location. To increase the floor area (FAR) as per 17-3-0403-B to allow sufficient density to expand the ground floor commercial office space into a 2-story office use by adding 612 sq. ft. (2nd floor). There are no planned changes to the exterior of the 2-story building. The 5-story, 6 dwelling-unit building and 8 on-site parking stalls will remain with no changes.

**NO. 20502T1 (2nd WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4546**

**Common Address:** 1436 West Blackhawk Street

**Applicant:** 1436 W Blackhawk, LLC

**Owner:** 1436 W Blackhawk, LLC

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

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

**Purpose:** To permit the re-establishment of a commercial use (restaurant-cafe) within the 1<sup>st</sup> floor of the existing mixed-use building, and to bring any non-conforming conditions into compliance under the current Zoning Ordinance.

**NO. 20469T1 (3rd WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4494**

**Common Address:** 3431 South Indiana Avenue

**Applicant:** TRB Properties One, LLC

**Owner:** TRB Properties One, LLC

**Attorney:** Thomas S. Moore

**Change Request:** C1-2 Neighborhood Commercial District to RS3, Residential Single-Unit (Detached House) District

**Purpose:** To construct a proposed 2-story single family residence with roof deck and basement and a proposed, detached 2-car garage at the rear of the property.

**NO. 20509 (8th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4549**

**Common Address:** 8500-8532 S. South Chicago Avenue

**Applicant:** Timothy J. Rand

**Owner:** Timothy J. Rand

**Attorney:** Anthony Ferguson, Miller and Ferguson Attorneys at Law

**Change Request:** M1-2, Limited Manufacturing/Business Park District to M2-2, Light Industry District

**Purpose:** To build a 1-story warehouse to establish a cannabis business establishment, which includes: cannabis cultivation center, cannabis craft grower, cannabis infuser and cannabis processor uses.

**NO. 20515 (10th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4539**

**Common Address:** 9737 S Torrence Avenue

**Applicant:** Wilson Property Management, LLC

**Owner:** Wilson Property Management, LLC

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

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

**Purpose:** Potential utilization of the subject property for a cannabis business establishment.

**NO. 20464 (11th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4453**

**Common Address:** 838-842 West 35th Street

**Applicant:** SS1705,LLC

**Owner:** SS1705,LLC

**Attorney:** Caryn Shaw

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

**Purpose:** To allow for the establishment of a motor vehicle repair shop, excluding body work.

**NO. 20465 (11th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4454**

**Common Address:** 3501 South Union Avenue

**Applicant:** 3501 S. Union, LLC

**Owner:** 3501 S. Union, LLC

**Attorney:**

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

**Purpose:** Construction of a new 3-unit residential, masonry building to meet the bulk and density requirements.

**NO. 20489T1 (11th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4571**

**Common Address:** 3315 - 3319 S. Morgan Street

**Applicant:** Zhou B Group, LLC

**Owner:** Zhou B Group, LLC and Zhou B, LLC

**Attorney:** Richard A. Toth/Mara Georges, Daley and Georges, Ltd .

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B1-2, Neighborhood Shopping District

**Purpose:** To comply with bulk and density requirements in order to establish three mixed-use buildings. At 3315 S. Morgan St. and 3317 S. Morgan St., rehab of two existing buildings to establish a commercial use and 2 dwelling units each. At 3319 S. Morgan St., new construction of a 4 story commercial and 2 dwelling unit building.

**NO. 20491T1 (11th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4568**

**Common Address:** 3022 South Archer Avenue

**Applicant:** Fox Pilsen 2, LLC

**Owner:** Fox Pilsen 2, LLC

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

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

**Purpose:** To comply with the maximum floor area ratio, the MLA Reduction for Transit-Served Locations ("per section 17-3-0402-B) and to obtain parking relief pursuant to TSL parking reduction (per Section 17-10-0102-B), in order to convert the existing building into a mixed-use building with a commercial unit on the ground floor (front) and 8 dwelling units to be located on the ground floor rear and on the upper floors.

**NO. 20503T1 (11th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4545**

**Common Address:** 3079 South Bonfield Street

**Applicant:** Richard Gracia

**Owner:** Richard Gracia

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

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

**Purpose:** To bring the existing three-story, four (4) unit residential building into compliance with the Chicago Zoning Ordinance.

**NO. 20472T1 (17th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4497**

**Common Address:** 1355-59 West 79th Street/7901-11 South Loomis Boulevard

**Applicant:** JIMMYS BEST 79TH INC

**Owner:** Standard Bank & Trust Co, ATUT # 20338, dated 06/10/08

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

**Change Request:** RS1, Residential Single-Unit (Detached House) District and B1-2 Neighborhood Shopping District to B1-2 Neighborhood Shopping District

**Purpose:** To amend the split zoning district to comply with the bulk and use standards of the Ordinance, in order to allow a restaurant (retail food license) within the existing commercial building.

**NO. 20499 (21st WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4533**

**Common Address:** 8536-40 South Ashland Avenue

**Applicant:** MB Hand Car Wash, LLC

**Owner:** MB Hand Car Wash, LLC

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

**Change Request:** B1-1 Neighborhood Shopping District and M1-1, Limited Manufacturing/Business Park District to C3-1, Commercial, Manufacturing & Employment District

**Purpose:** To permit the location and establishment of a car wash facility at the subject site.

**NO. 20470 (25th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4495**

**Common Address:** 2008-2012 South Ashland Avenue

**Applicant:** TRP 2008-2012 Ashland, LLC

**Owner:** TRP 2008-2012 Ashland, LLC

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

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

**Purpose:** To permit the applicant to build a new four-story, 14-unit residential building on the subject property.

**NO. 20512T1 (25th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4536**

**Common Address:** 2152 West 21st Street

**Applicant:** Bennett Street, LLC

**Owner:** Bennett Street, LLC

**Attorney:** Thomas S. Moore

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

**Purpose:** To rezone the property to establish a transit-served location, allowing sufficient density for an interior build-out to add 3 dwelling units to the existing 3-story, 6 dwelling unit building for a new total of 9 dwelling units. The exterior of the building and detached garage will remain with no changes.

**NO. 20468 (26th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4493**

**Common Address:** 2436 W. Chicago Ave.

**Applicant:** Chicago Title Land Trust No. 8002370832 dated March 28, 2016

**Owner:** Chicago Title Land Trust No. 8002370832 dated March 28, 2016

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

**Change Request:** B1-2 Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To meet the required bulk and density in order to allow the conversion from 2 dwelling units to 3 dwelling units and to establish the additional unit in the basement level space in the existing 2 story brick building.



**NO. 20475T1 (26th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4503**

**Common Address:** 2510 W. Superior Street

**Applicant:** 2512 W. Superior, LLC

**Owner:** 2512 W. Superior, LLC

**Attorney:** Amy Kurson, Reyes Kurson, Ltd.

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

**Purpose:** To comply with the bulk and density regulations in order to allow for a three-unit residential building by demolishing an existing building with an accessory garage and subdividing the zoning lot to allow for the new construction.

**NO. 20476T1 (26th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4427**

**Common Address:** 2512 W. Superior Street

**Applicant:** 2512 W. Superior, LLC

**Owner:** 2512 W. Superior, LLC

**Attorney:** Amy Kurson, Reyes Kurson, Ltd.

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

**Purpose:** To comply with the bulk and density regulations in order to allow for a three-unit residential building by demolishing an existing building with an accessory garage and subdividing the zoning lot to allow for the proposed construction.

**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. 20482 (27th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4490**

**Common Address:** 171 N. Aberdeen Street

**Applicant:** Aberdeen Developers, LLC

**Owner:** Aberdeen Developers, LLC

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

**Change Request:** Planned Development 1283 to Planned Development 1283, as amended

**Purpose:** The Applicant is proposing a technical amendment to allow group living and shared housing units, and residential uses not otherwise defined, as additional allowed uses within Sub-Area A of Planned Development No. 1283.

**NO. 20483 (27th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4556**

**Common Address:** 1020 N. Elston Avenue

**Applicant:** Skyfall Owner, LLC

**Owner:** Skyfall Owner, LLC

**Attorney:** Katie Jahnke Dale - DLA Piper LLP (US)

**Change Request:** PMD 2 Planned Manufacturing District to a Business Planned Development

**Purpose:** To allow for Light Equipment Sales/Rental as a permitted use in PMD 2 pursuant to Section 17-6-0403-F

**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. 20500T1 (27th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4532**

**Common Address:** 213-221 North Racine Avenue

**Applicant:** DCP 7, LLC

**Owner:** DCP 7, LLC

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

**Change Request:** DX-5, Downtown Mixed-Use District to DX-5, Downtown Mixed-Use District

**Purpose:** To permit the construction of a new five-story residential building, at the subject site. \*[The proposed Zoning Map Amendment is required in order to substitute a new set of architectural plans for the previously approved plans, which were ratified with and pursuant to the prior Type 1 Ordinance affecting the subject property.]

**NO. 20485 (28th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4575**

**Common Address:** 1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue; 2604-2664 W. Ogden Avenue

**Applicant:** Ogden Washtenaw JV, LLC

**Owner:** Ogden Washtenaw JV, LLC and others

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

**Change Request:** Residential Business Planned Development No. 1430 to Residential Business Planned Development No. 1430, as amended

**Purpose:** To amend RBPD No. 1430 to allow a drive-through automated teller machine facility within Subarea B of RBPD No. 1430.

**NO. 20501T1 (29th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4542**

**Common Address:** 1819 North Major Avenue

**Applicant:** Whitecap Lofts, LLC

**Owner:** Whitecap Lofts, LLC

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

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

**Purpose:** To permit the location and establishment of commercial uses within the existing building, as part of its general rehabilitation.

**NO. 20498 (30th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4534**

**Common Address:** 3170-74 N. Milwaukee Avenue

**Applicant:** 3172 North Milwaukee, LLC

**Owner:** 3172 North Milwaukee, LLC

**Attorney:** Thomas R. Raines

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

**Purpose:** To allow for a broader range of commercial type uses.

**NO. 20486 (31st WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4581**

**Common Address:** 4000-4180 West Diversey Avenue /4029-4153 West George

**Applicant:** KV 4000 Diversey Commercial, LLC

**Owner:** KV 4000 Diversey Commercial, LLC and others

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

**Change Request:** Planned Development No. 1261 to Planned Development No. 1261, as amended.

**Purpose:** Amendment to an existing Planned Development.

**NO. 20506T1 (32nd WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4560**

**Common Address:** 1601 North Western Avenue,

**Applicant:** GW North & Western LLC

**Owner:** GW North & Western LLC

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

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

**Purpose:** To amend the previously approved and ratified Type 1 Zoning Map Amendment, in order to substitute a different set of architectural plans, which will allow for the permitting and construction of a new one-story retail building and a new four-story mixed-use (commercial-residential) building, at the subject site.

**NO. 20508 (32nd WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4557**

**Common Address:** 2557-2559 North Marshfield Avenue

**Applicant:** 2557-59 Marshfield, LLC

**Owner:** 2557-59 Marshfield, 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 permit the construction of a new three-story residential building and up to two detached garages, at the subject property.

**NO. 20473 (35th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4501**

**Common Address:** 2505 N Spaulding Avenue

**Applicant:** Easm Hani

**Owner:** Easm Hani

**Attorney:** Alfred Quijano - Quijano Law Group, PC

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To comply with the bulk and density in order to construct a 3 story single family home plus basement with a 3 car detached garage to maximize livable space.

**NO. 20487T1 (36th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4582**

**Common Address:** 4437 W. Armitage Avenue

**Applicant:** 19CC, LLC

**Owner:** 19CC, LLC

**Attorney:** Carmen Rossi, City Lake Law

**Change Request:** C1-1, Neighborhood Commercial District to C1-1, Neighborhood Commercial District

**Purpose:** To establish package liquor sales and tavern. To allow changes to the building design which requires a mandatory Type 1 submission.

**NO. 20511 (37th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4535**

**Common Address:** 500-12 North Laramie Avenue/5200-14 West Ferdinand Street

**Applicant:** By The Hand Club For Kids

**Owner:** First Church of the Nazarene of Lemont Township

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

**Change Request:** RS3, Residential Single-Unit (Detached House) District to C1-1, Neighborhood Commercial District

**Purpose:** To redevelop the property with a new 2-story building (office and accessory uses), which will serve as Applicant's headquarters.

**NO. 20496T1 (38th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4540**

**Common Address:** 4416-20 North Austin Avenue,

**Applicant:** 4416-20 North Austin, LLC

**Owner:** Montrose Austin Real Estate, Inc.

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

**Change Request:** RS2, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To comply with the minimum lot area per dwelling unit, the maximum floor area ratio, and the maximum height requirements, in order to build a new 3 story, 9 dwelling unit residential building.

**NO. 20471 (39th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4496**

**Common Address:** 6000-6022 N. Stevens Ave./6005-6017 N. Stevens Ave.

**Applicant:** Kee Won Kwon

**Owner:** Kee Won Kwon

**Attorney:** Paul Kolpak

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

**Purpose:** To legalize the two story brick building and maintain the use of the property as a wholesale/distribution business.

**NO. 20481 (40th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4580**

**Common Address:** 5237-5255 N. Ashland Avenue

**Applicant:** First Evangelical Free Church

**Owner:** First Evangelical Free Church

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

**Change Request:** Planned Development No. 1009 to Planned Development No. 1009, as amended, and B2-3, Neighborhood Mixed-Use District

**Purpose:** To remove the property located at 5237 N. Ashland Avenue, from the Planned Development boundaries, and modify the program for developing the community center and recreational facilities at 5239-5255 N. Ashland Avenue.

**NO. 20493T1 (40th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4564**

**Common Address:** 6542-58 North Clark Street/1637-49 West Albion Avenue

**Applicant:** MNM Clark, LLC

**Owner:** MNM Clark, LLC

**Attorney:** Michael Ezgur

**Change Request:** B3-2, Community Shopping District to B3-5, Community Shopping District

**Purpose:** To allow for construction of a new, mixed-use five-story residential storage warehouse building as an addition to the existing, five-story residential storage warehouse building with ground floor commercial space, two loading berths, and eight parking spaces.

**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. 20477 (42nd WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4452**

**Common Address:** 50 East Huron Street

**Applicant:** 50 Huron Properties, LLC

**Owner:** Huron Property Owner, LLC

**Attorney:** Thomas S. Moore

**Change Request:** Planned Development #173 to Planned Development #173, as amended

**Purpose:** To amend the allowed uses to include Commercial, Medical Service (17-4-0207-JJ) to permit the operation of a post-acute skilled nursing rehabilitation center. The applicant proposes a new 3-story addition to the existing 5-story vacant office use building at the subject property (50 E. Huron). The applicant will provide 26 on-site parking stalls (4 existing parking stalls, 22 new parking stalls) and 20 new bicycle parking stalls. The remainder of the Planned Development will remain with no other changes.

**NO. 20480 (42nd WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4579**

**Common Address:** 601-611 West Randolph Street

**Applicant:** Chicago 601 Randolph, LLC

**Owner:** Chicago 601 Randolph, LLC

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

**Change Request:** DX-7, Downtown Mixed-Use District to Business Planned Development

**Purpose:** The property will be developed with a 15-story office building with the 601 W. Randolph orange-rated building to remain in place. The project will utilize 4.5 bonus FAR points through the Neighborhood Opportunity Fund.



**NO. 20488T1 (44th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4572**

**Common Address:** 835 West Addison Street

**Applicant:** Lake View Lutheran Church

**Owner:** Lake View Lutheran Church

**Attorney:** Rich Klawiter & Liz Butler - DLA Piper LLP (US)

**Change Request:** RM-5 Residential Multi-Unit District to B1-3 Neighborhood Shopping District

**Purpose:** To allow for the construction of a mixed-use building containing 37 dwelling units and ground floor religious assembly space,

**NO. 20497T1 (44th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4547**

**Common Address:** 3407-09 N. Bosworth Avenue

**Applicant:** 3409 Bosworth, LLC (owner of 3409 N. Bosworth)

**Owner:** 3407 N Bosworth, LLC (owner of 3407 N Bosworth)

**Attorney:** Thomas Raines

**Change Request:** RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

**Purpose:** To demolish existing structures on two lots and combine into a single lot, in order to construct a 3-story, 6-unit building.

**NO. 20514T1 (44th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4538**

**Common Address:** 3343 N Halsted Street

**Applicant:** Harley Properties, LLC

**Owner:** Harley Properties, LLC

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

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

**Purpose:** The subject property is currently being redeveloped with a new, four story, mixed-use building containing commercial space at grade, two dwelling units above and an attached two-car garage. The applicant/owner would like to add around 470 SF to the building. Since the subject property has a short lot, a zoning change is required to incorporate the additional 470 SF. The additional square footage will be located on the ground floor of the building.

**NO. 20467T1 (45th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4456**

**Common Address:** 4301 N. Milwaukee Avenue/4966 - 4976 W. Cullom Avenue

**Applicant:** Finny Building, LLC

**Owner:** Finny Building, LLC

**Attorney:** Paul A. Kolpak

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

**Purpose:** To meet the bulk and density requirements in order to allow the redevelopment of the property with a new four-story (with roof deck) residential and commercial mixed-use building.

**NO. 20474 (47th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4502**

**Common Address:** 1341 West Foster Avenue

**Applicant:** EP 1341 W Foster, LLC

**Owner:** EP 1341 W Foster, LLC

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

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

**Purpose:** To permit the establishment of an additional dwelling unit, within the existing residential building, for a total of four (4) units at the subject property.

**NO. 20490T1 (47th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4569**

**Common Address:** 2208 W. Lawrence Avenue

**Applicant:** Zivkovic Family Holdings, LLC 2208 West Lawrence Series

**Owner:** Oxford Lawrence, LLC

**Attorney:** Tyler Manic, Schain Banks

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

**Purpose:** To establish a mandatory Type 1 zoning amendment, which had expired, and seeking the TSL relief as per section 17-10-0102-B.

**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. 20504 (47th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4544**

**Common Address:** 1755 West Cornelia Avenue

**Applicant:** Stafford & Lockwood, Ltd.

**Owner:** Stafford & Lockwood, Ltd.

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

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

**Purpose:** To permit a new three-story, three (3)-unit residential building at the subject property.

**NO. 20513T1 (47th WARD) ORDINANCE REFERRED (9-9-20)**

**DOCUMENT #02020-4537**

**Common Address:** 4253 N Wolcott Avenue

**Applicant:** 4253 Wolcott, LLC

**Owner:** 4253 Wolcott, LLC

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

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To perform interior and exterior renovations to the building, and convert the basement into one (1) dwelling unit. Existing building will have a total of three (3) dwelling units and a 2-car garage at the rear of the property.