

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF MARCH 23, 2021**  
**TO BE REPORTED OUT MARCH 24, 2021**

**02021-745 ORDINANCE REFERRED (2-24-21)**

**PASS AS AMENDED**

Amendment of Municipal Code Sections 17-12-0600, 17-12-1000, 17-12-1003 and 17-12-1005 regarding sign requirements for high-rise buildings

**NO. A-8623 (33rd WARD) ORDINANCE REFERRED (1-27-21)**

**DOCUMENT #02021-100**

**Common Address:** 3109-3133 N. Elston Avenue

**Applicant:** Alderman Rossana Rodriguez-Sanchez

**Change Request:** M1-1, Limited Manufacturing/Business Park District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

**NO. 20635 (1st WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-635**

**Common Address:** 1576 N. Milwaukee Avenue

**Applicant:** Foxtrot Ventures, Inc.

**Owner:** North River Properties, Inc.

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

**Change Request:** B2-2, Neighborhood Mixed-Use District to C2-2 Motor Vehicle-Related Commercial District

**Purpose:** The Applicant is seeking to permit a walk-up service window that will work in conjunction with a retail food establishment on the first floor of the subject building.

**NO. 20573 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (12-16-20)**

**PASS AS REVISED**

**DOCUMENT #02020-6224**

**Common Address:** 2500-48 S Wabash Ave

**Applicant:** Smash INTERACTIVE LLC

**Owner:** Chicago SI LLC

**Attorney:** Graham Grady

**Change Request:** C1-5 Neighborhood Commercial District and M1-3 Limited Manufacturing / Business Park District to C2-3 Motor Vehicle-Related Commercial District and C2-3 Motor Vehicle-Related Commercial District to a Business Entertainment Planned Development

**Purpose:** To allow for the development of an Esports stadium venue which will have a 1,000 person occupancy and Applicants corporate headquarters

**NO. 20585-T1 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (12-16-20)**

**DOCUMENT #02020-6219**

**PASS AS AMENDED & REVISED**

**Common Address:** 2601-25 S Wabash Ave; 43-63 E 26<sup>th</sup> St

**Applicant:** Smash INTERACTIVE LLC

**Owner:** Chicago SI II LLC

**Attorney:** Graham Grady

**Change Request:** M1-3 Limited Manufacturing / Business Park District to B1-1 Neighborhood Shopping District

**Purpose:** To establish retail and off-site accessory parking use within the subject property

**NO. 20622 (7<sup>th</sup> WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-605**

**Common Address:** 8442 S. Marquette Avenue

**Applicant:** Great Lakes Academy Support Corporation, an Illinois not-for-profit corporation

**Owner:** Great Lakes Academy Support Corporation, an Illinois not-for-profit corporation

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

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

**Purpose:** To incorporate the subject parcel into the applicant's school campus north of and adjacent to the subject parcel.

**NO. 20617 (14th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-610**

**Common Address:** 4144 W. 47<sup>th</sup> Street

**Applicant:** Salvador Leanos

**Owner:** Salvador Leanos

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

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B2-1, Neighborhood Mixed-Use District

**Purpose:** To re-establish commercial use (retail/office) within the existing commercial unit located at the front of the existing building. Existing dwelling unit located at the rear of the building to remain with no change.

**NO. 20633T1 (19th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-633**

**PASS WITH SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 10921-10931 S. Western Avenue

**Applicant:** Country and Western, LLC

**Owner:** Country and Western, LLC

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

**Change Request:** RS1, Residential Single-Unit (Detached House) District to C1-2 Neighborhood Commercial District.

**Purpose:** To allow for ground floor commercial use.

**NO. 20623 (24th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-604**

**Common Address:** 2650 West 21<sup>st</sup> Place

**Applicant:** Cloud Property Management, LLC, 2650 Series

**Owner:** Cloud Property Management, LLC, 2650 Series

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to add 1 dwelling unit to the unused first floor space of the existing 3-story, 3-dwelling-unit building for a total of 4 dwelling units. 2 new parking stalls will be added at the rear of the property.

**NO. 20439 (27th WARD) ORDINANCE REFERRED (7-22-20)**

**DOCUMENT #02020-3720**

**PASS AS AMENDED & REVISED**

**Common Address:** 1939-1959 West Lake Street; 115-159 North Damen; 1900-1958 West Maypole; 1901-1959 West Maypole; 1900-1948 West Washington; 100-146 North Wolcott

**Applicant:** BMH-I, an Illinois limited liability company Owner: Chicago Housing Authority

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

**Change Request:** Planned Development #1097 to B2-3, Neighborhood Mixed-Use District then to Planned Development #1097, as amended

**Purpose:** To permit the development of the remainder of the Planned Development, including a new 96-unit, 8-story building in Sub Area A of the PD

**NO. 20542 (27th WARD) ORDINANCE REFERRED (11-16-20)**

**PASS AS REVISED**

**DOCUMENT #02020-5626**

**Common Address:** 160 North Elizabeth

**Applicant:** 160 North Elizabeth Holdings, LLC

**Owner:** 1300-08 W. Randolph, LLC and 1314 W. Randolph, LLC

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

**Change Request:** C1-3, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District

**Purpose:** Mandatory Planned Development pursuant to Sections 17-8-0512 (Tall Buildings) and 17-8-0513 (Large Residential Developments)

**NO. 20591 (27th WARD) ORDINANCE REFERRED (1-27-21)**

**PASS AS REVISED**

**DOCUMENT #02021-296**

**Common Address:** 1229 W Randolph St

**Applicant:** Thor 1229 West Randolph LLC

**Owner:** Thor 1229 West Randolph LLC

**Attorney:** Katie Jahnke Dale

**Change Request:** C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed Use District then to a Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the CI-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District then to a Business Planned Development to permit the construction of a 9-story building with ground floor retail and commercial uses and office and accessory and incidental uses above. The total project FAR will be 8.1.

**NO. 20621 (27th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-606**

**Common Address:** 1625 W. Warren Boulevard

**Applicant:** 1625 W. Warren Blvd., LLC

**Owner:** 1625 W. Warren Blvd., LLC

**Attorney:** Nicholas J. Ffikas, 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:** The Applicant is seeking to permit a new three-story, three (3) unit residential building at the subject property.

**NO. 20626 (27th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-628**

**Common Address:** 459 N. Hamlin Avenue

**Applicant:** James Cox

**Owner:** James Cox

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

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

**Purpose:** The Applicant is seeking to permit the reestablishment of a convenience store, within the existing ground-floor retail unit at the subject property.

**NO. 20562 (31<sup>st</sup> WARD) ORDINANCE REFERRED (12-16-20)**

**DOCUMENT #02020-6235**

**PASS AS AMENDED TO A TYPE 1**

**Common Address:** 3054-58 N Kostner Ave

**Applicant:** 3058 N Kostner LLC

**Owner:** 3058 N Kostner LLC

**Attorney:** Tyler Manic & Ben Weber, Schain Banks

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

**Purpose:** The purpose of the rezoning is to meet the bulk and density requirements of the code to allow for the sub-division of the existing one improved zoning lot into two zoning lots. The zoning change will bring the non-conforming 6 dwelling unit residential building into compliance, the rear detached private 2 car garage at the rear of the property on the adjacent vacant yard will remain unchanged. Lot 2, the adjacent yard containing the rear garage will allow the construction of a 2 story 2 dwelling unit residential building.

**NO. 20625T1 (31st WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-629**

**Common Address:** 4173-4179 W. Belmont Avenue

**Applicant:** 4179 Belmont, LLC

**Owner:** 4179 Belmont, LLC

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

**Change Request:** M1-1, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking to permit a new three-story, seventeen (17) dwelling-unit residential building at the subject property.

**NO. 20624 (33rd WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-630**

**Common Address:** 4457 N. Spaulding Avenue

**Applicant:** Ryan Landau

**Owner:** Ryan Landau

**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 two-story, three (3) unit principal building was damaged by fire in late-2020. The Applicant is proposing to amend the zoning of the subject lot in order to bring the existing building conditions into compliance with the Chicago Zoning Ordinance.

**NO. 20615 (40th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-616**

**Common Address:** 5639 N. Artesian Avenue

**Applicant:** Martin Abraham

**Owner:** Martin Abraham

**Attorney:** Thomas S. Moore

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

**Purpose:** The applicant wishes to add 1 dwelling unit to the unused basement-level of the existing 3-story, 3 dwelling-unit building for a total of 4 dwelling units. The remainder of the building and detached garage will remain with no other changes.

**NO. 20638 (40th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-636**

**Common Address:** 5717 N. Ravenswood Avenue

**Applicant:** Rene King and Jonathan Cooper

**Owner:** Rene King and Jonathan Cooper

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

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

**Purpose:** The Applicants are seeking a Zoning Map Amendment in order to permit the construction and occupation of a new single-family residence at the subject property.

**NO. 20620 (43rd WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-607**

**Common Address:** 2014 N. Dayton Street

**Applicant:** Kristen Nuelle

**Owner:** David Nuelle

**Attorney:** Rolando R. Acosta, Acosta Ezgur, LLC

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

**Purpose:** Return the property's zoning to its prior zoning.

**NO. 20619T1 (45th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-608**

**Common Address:** 6603 W. Higgins Avenue

**Applicant:** 6603 W. Higgins, Limited

**Owner:** 6603 W. Higgins, Limited

**Attorney:** Paul A. Kolpak

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

**Purpose:** To construct a new second floor addition over an existing 1-story commercial building; to establish a new 2-story, mixed-use building containing commercial/office on the first floor and basement, and a new 1-unit apartment on the second level.

**NO. 20634T1 (45th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-634**

**PASS WITH SUBSTITUTE NARRATIVE & PLANS**

**Common Address:** 4435-4471 W. Irving Park Road; 3943-3957 N. Kilbourn Avenue; and 3942-3956 N. Kenneth Avenue

**Applicant:** Northwestern Memorial HealthCare

**Owner:** Northwestern Memorial HealthCare

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

**Change Request:** B3-1, Community Shopping District and RS2, Residential Single-Unit (Detached House) District to B3-3, Community Shopping District

**Purpose:** The Applicant requests a rezoning of the subject property from B3-1 and RS-2 (split-zoning lot) to an overall B3-3 to permit the construction of a new medical office building in compliance with maximum height requirements and maximum floor area ratio requirements.

**NO. 20618T1 (49th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-609**

**Common Address:** 6632-6634 North Clark Street

**Applicant:** 6632 North Clark, LLC

**Owner:** 6632 North Clark, LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** C2-2 Motor Vehicle-Related Commercial District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To convert one of the ground floor commercial spaces (954 SF) to an artist live-work space.



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

<b><u>DOC#</u></b>	<b><u>WARD</u></b>	<b><u>LOCATION</u></b>	<b><u>PERMIT ISSUED TO</u></b>
<u>Or2021-40</u>	<u>11</u>	<u>3523 S Ashland Ave</u>	<u>SFG Ashland, LLC</u>
<u>Or2021-41</u>	<u>11</u>	<u>3523 S Ashland Ave</u>	<u>SFG Ashland, LLC</u>
<u>Or2021-34</u>	<u>27</u>	<u>1245 W Washington Ave</u>	<u>W.E. O'Neil Construction Company</u>
<u>Or2021-43</u>	<u>27</u>	<u>1245 W Washington Ave</u>	<u>W.E. O'Neil Construction Company</u>
<u>Or2021-36</u>	<u>32</u>	<u>2333 N Seeley Ave</u>	<u>Falcore Industries, Inc.</u>
<u>Or2021-37</u>	<u>32</u>	<u>1942 W Fullerton Ave</u>	<u>Northshore University Health System</u>
<u>Or2021-38</u>	<u>32</u>	<u>1942 W Fullerton Ave</u>	<u>Northshore University Health System</u>
<u>Or2021-39</u>	<u>32</u>	<u>1942 W Fullerton Ave</u>	<u>Northshore University Health System</u>
<u>Or2021-32</u>	<u>42</u>	<u>20 W Ontario St</u>	<u>JW Plastic Surgery</u>