

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 (3rd 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 (3rd WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6219

PASS AS AMENDED & REVISED

Common Address: 2601-25 S Wabash Ave; 43-63 E 26th 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 (7th 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. 47th 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 21st 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 (31st 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

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
<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>