

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JULY 21, 2020

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/>].

NO. A-8468 (28th WARD) ORDINANCE REFERRED (12-12-18)
DOCUMENT NO. O2018-9317

Common Address 4500-4518 W Harrison St

Applicant: Alderman Jason Ervin

Change Request M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. 20242-T1 (2nd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8475

Common Address: 2227 North Clybourn Avenue

Applicant: 2227 North Clybourn, LLC

Owner: 2227 North Clybourn, LLC

Attorney: Rolando R. Acosta

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

Purpose: To establish and operate vacation rental/shared housing within the property.

NO. 20396 (10th WARD) ORDINANCE REFERRED (4-22-20)
DOCUMENT #02020-1908

Common Address: 3000-3148 E. 122nd St

Applicant: NP Avenue O, LLC

Owner: NP Avenue O, LLC

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

Change Request: Planned Manufacturing District 6 to Waterway Industrial Planned Development

Purpose: To authorize the construction and operation of an industrial building: Mandatory Planned Development pursuant to Section 17-8-509-A (Development Along Waterways)

NO. 20230 (22nd WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7971

Common Address: 4930-5004 W 44th St

Applicant: Academy for Global Citizenship

Owner: Academy for Global Citizenship

Attorney: Amy Degnan

Change Request: RS3 Residential Single Unit (Detached House) District to C1-1 Neighborhood Commercial District and then to an Institutional Planned Development

Purpose: A school building and supporting campus that will include seasonal and learning gardens, orchards, greenhouse and 'farm' areas, composting, barn and livestock areas, bee keeping and produce sales (350 sf). 8 dwelling units. 23 parking spaces.

NO. 20298 (27th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9352

Common Address: 1200 W. Carroll Avenue

Applicant: South Carroll, LLC

Owner: South Carroll, LLC

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

Change Request: M2-3, Light Industry District to DX-5, Downtown Mixed-Use District then to a Business Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0514 (Bonus Floor Area) and 17-8-0512 (Tall Buildings)

NO. 20371-T1 (27th WARD) ORDINANCE REFERRED (4-22-20)
DOCUMENT #02020-1875

Common Address: 932-940 W. Randolph St., 150-154 N. Sangamon St.

Applicant: L3 932 W. Randolph, LLC

Owner: L3 932 W. Randolph, LLC

Attorney: Akerman, LLP

Change Request: C1-2, Neighborhood Commercial District to DX-5, Downtown Mixed-Use District

Purpose: Proposed renovation and addition to an existing 3 story building for retail and office space that exceeds the height and floor area ratio requirements of its current zoning district.

NO. 20385 (27th WARD) ORDINANCE REFERRED (4-22-20)
DOCUMENT #02020-1892

Common Address: 816 N. May Street

Applicant: Ashley Wendela & Brendan Metzger

Owner: Ashley Wendela & Brendan Metzger

Attorney: Pericles Abbas

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

Purpose: To increase the allowable floor-area ratio of the lot so the applicants can obtain all necessary permits to construct a second-story addition to their home.

NO. 20405 (27th WARD) ORDINANCE REFERRED (5-20-20)

DOCUMENT #02020-2406

Common Address: 171-185 North Halsted Street; 729-741 West Lake Street and 728-740 West Couch Place

Applicant: 733 W. Lake Street, Inc.

Owner: Parker Owner, LLC

Attorney: Gregory Steadman

Change Request: Planned Development No. 1252 to Planned Development No. 1252, as amended

Purpose: The applicant is seeking to amend the existing PD 1252 to allow a liquor store to be established, to update the current ownership of the building and to reflect the 2014 administrative adjustment granted for minimum off-street parking spaces.

NO. 20053-T1 (32nd WARD) ORDINANCE REFERRED (6-12-19)

DOCUMENT #02019-4130

Common Address: 1645-55 W Fullerton Ave

Applicant: Fullerton Property Holdings LLC

Owner: Metro Chicago Web Corporation/ Newsweb Corporation

Attorney: Thomas Moore

Change Request: M3-3 Heavy Industry District to C3-2 Commercial, Manufacturing and Employment District

Purpose: The applicant wishes to rezone the property in order to expand the potential number of permitted office-uses on the property. There are no planned changes to the existing 3-story building, 43.0' in height, which will remain solely for office or commercial use (combined total of 33,980 sq. ft.) The applicant plans to add on-site parking to conform to applicable use requirements: the applicant currently proposes an additional 65 parking stalls for a total of 80 on-site accessory parking spaces (6 handicap, 74 standard).

NO. 20386-T1 (32nd WARD) ORDINANCE REFERRED (4-22-20)
DOCUMENT #02020-1903

Common Address: 1712-1720 N. Damen Avenue

Applicant: 1714 North Damen Avenue Limited Partnership

Owner: 1714 North Damen Avenue Limited Partnership

Attorney: Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

Change Request: C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To allow for the operation of a recreational cannabis dispensary assuming approval of a special use.

NO. 20389-T1 (32nd WARD) ORDINANCE REFERRED (4-22-20)
DOCUMENT #02020-1906

Common Address: 1842-1858 West Webster Avenue/2200-2242 North Lister Avenue

Applicant: 1650 Fullerton, LLC

Owner: 1650 Fullerton, LLC

Attorney: Rolando R. Acosta

Change Request: M3-3, Heavy Industry District to C2-3, Motor Vehicle-Related Commercial District

Purpose: Authorize a Cannabis Adult Use Dispensary and other commercial uses

NO. 20258 (37th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8491

Common Address: 1830-64 North LeClaire Avenue/1815-1915 North Laramie Avenue

Applicant: By the Hand Club for Kids and Grace & Peace Fellowship

Owner: By the Hand Club for Kids and Grace & Peace Fellowship

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

Change Request: Residential Planned Development #1149 and Institutional Planned Development #1150 to B3-2, Community Shopping District then to Institutional Planned Development #1150, as amended

Purpose: To a) amend PD #1150's existing PD boundaries to include property located at 1815-1915 N. Laramie Ave. and currently zoned PD #1149; b) allow the creation of subareas and c) permit additional uses including residential, sports and recreation (Indoor & outdoor) and accessory parking.

NO. 20256 (43rd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8489

Common Address: 2653 North Clark Street

Applicant: Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016. as Trust No. 8002372723

Owner: Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016. as Trust No. 8002372723

Attorney: Paul Shadle & Katie Jahnke Dale-DLA Piper LLP

Change Request: B1-2, Neighborhood Shopping District to B1-3, Neighborhood Shopping District then to Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-80513 (Large Residential Developments)

NO. 20383 (47th WARD) ORDINANCE REFERRED (4-22-20)-TO BE DEFERRED
DOCUMENT #02020-1890

Common Address: 5001-5009 N. Clark Street

Applicant: CWAZ, LLC

Owner: 5001 Clark Properties, LLC

Attorney: John Escobar, Tristan & Cervantes

Change Request: C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To allow the expansion into the adjacent space at 5005-5009 N. Clark Street to continue additional medical and adult use cannabis dispensary and office space