

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF MARCH 23, 2021

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. 20573 (3rd WARD) ORDINANCE REFERRED (12-16-20)

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

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. 20439 (27th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3720

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)

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)

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. 20562 (31st WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6235

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.