

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF MAY 25, 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. A-8619 (16th WARD) ORDINANCE REFERRED (2-26-21)**  
**DOCUMENT #02021-794**

**Common Address:** 1114 W. 59th Street

**Applicant:** Alderman Stephanie Coleman

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

**NO. A-8620 (16th WARD) ORDINANCE REFERRED (2-26-21)**  
**DOCUMENT #02021-795**

**Common Address:** 5800 S. Ada Street

**Applicant:** Alderman Stephanie Coleman

**Change Request:** M1-1, Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

**NO. A-8622 (16th WARD) ORDINANCE REFERRED (2-26-21)**  
**DOCUMENT #02021-796**

**Common Address:** 5822 S. Halsted Street

**Applicant:** Alderman Stephanie Coleman

**Change Request:** M1-1, Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

**NO. 20242-T1 (2<sup>nd</sup> 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. 20014 (12<sup>th</sup> WARD) ORDINANCE REFERRED (4-10-19)**  
**DOCUMENT #02019-2789**

**Common Address:** 2139 and 2159 W Pershing Road

**Applicant:** Code RE Partners, Inc. a Utah Corporation

**Owner:** CC 2139 Pershing LLC and CC 2159 Pershing LLC

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

**Change Request:** M2-3 Light Industry District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District to a Planned Development

**Purpose:** The subject property is improved with two 6-story buildings. The planned development will permit the property to be developed with a total of 125 dwelling units in the 2159 W. Pershing building and 39 dwelling units with commercial/office space in the 2139 W. Pershing building. There will be a total of 100 parking spaces for 2139 W. Pershing and 45 parking spaces for 2159 W. Pershing. Building height will not change

**NO. 20421 (14<sup>th</sup> WARD) ORDINANCE REFERRED (6-17-20)**  
**DOCUMENT #02020-2912**

**Common Address:** 3330-3356 West 51st Street

**Applicant:** CHRISTIANO MOTORS, INC Owner: CHRISTIANO MOTORS, INC

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

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

**Purpose:** To allow outdoor motor vehicle storage and parking on-site

**NO. 19986 (16<sup>th</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1390**

**Common Address:** 6048-6058 S Halsted, 800-810 W 61st St, 801-811 W 61st St and 6100-6136 S Halsted St

**Applicant:** Englewood Phase I, LLC

**Owner:** Englewood Phase I, City of Chicago

**Attorney:** Scott Borstein

**Change Request:** B2-2 Neighborhood Mixed Use District to a Residential Planned Development

**Purpose:** Applicant intends to develop 48 new affordable and market rate homes and ground floor commercial space with 49 parking spaces in a four story structure

**NO. 20637 (19th WARD) ORDINANCE REFERRED (2-24-21)**  
**DOCUMENT #02021-638**

**Common Address:** 1841-1855 W. 95th Street

**Applicant:** Jacquelynn McCormick

**Owner:** Jacquelynn McCormick

**Attorney:** Thomas S. Moore

**Change Request:** B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

**Purpose:** The applicant wishes to rezone the property in order to allow the use of the vacant lower level commercial unit for a post-surgical massage therapy establishment. The 2 1st floor commercial units will remain occupied with their current tenants (daycare, dojo). The exterior of the existing 1-story commercial building will remain with no changes.

**NO. 20627T1 (27th WARD) ORDINANCE REFERRED (2-24-21)**  
**DOCUMENT #02021-626**

**Common Address:** 2636 W. Adams Street

**Applicant:** Cornel and Maria Coarda

**Owner:** Cornel and Maria Coarda

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

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

**Purpose:** The Applicant is seeking to permit a new three-story, four (4) dwelling-unit residential building at the subject property.

**NO. 20593 (27th WARD) ORDINANCE REFERRED (1-27-21)**

**DOCUMENT #02021-316**

**Common Address:** 159-185 N Green St; 801-825 W Lake St; 162-184 N Halsted St

**Applicant:** SC Lake LLC

**Owner:** Fight Club Owner c/o Shapack Partners (please see application for additional owners)

**Attorney:** John George and Chris Leach

**Change Request:** DS3 Downtown Service District and Business Planned Development No. 1359, as amended to DX-7 Downtown Mixed Use District and then to Business Planned Development No. 1359, as amended

**Purpose:** To add additional parcel of land to Subarea B of BPD 1359 and to redevelop the new enlarged Sub Area B

**NO. 20650 (27th/2nd WARD) ORDINANCE REFERRED (3-24-21)**

**DOCUMENT #02021-1024**

**Common Address:** 142-172 W Chicago/800-934 N LaSalle/152-314 W Walton /801-921 and 828-950 N Wells/201- 315 and 230-314 W Oak/859-1037 and 930-1036 N Franklin/ 210-232 W Chestnut/ 200-210 W Institute

**Applicant:** North Union LLC/The Moody Bible Institute of Chicago

**Owner:** JPMorgan Chase Bank, N.A, as Successor Trustee to Bank One Trust Company, N.A. and Patricia G. Dean as Trustee under the Last Will and Testament of Mary T. Goller, deceased, and The Moody Bible Institute of Chicago

**Attorney:** Paul Shadle/Katie Jahnke Dale - DLA Piper, LLP

**Change Request:** Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District to DX-5, Downtown Mixed-Use District then to a Residential-Business Institutional Planned Development

**Purpose:** Mandatory Planned Development pursuant to Section 17-8-0512 (Tall Buildings) and 7-8-0513 (Large Residential Developments)

**NO. 20656 (27th WARD) ORDINANCE REFERRED (3-24-21)**  
**DOCUMENT #02021-1199**

**Common Address:** 876 N. Franklin Street

**Applicant:** North Union, LLC /The Moody Bible Institute of Chicago

**Owner:** Harris Trust and Savings Bank, as Trustee under Trust Agreement dated September 2, 1999 and known as Trust Number L-738

**Attorney:** Paul Shadle/Katie Jahnke Dale - DLA Piper, LLP

**Change Request:** Institutional Planned Development No. 477 to DX-5, Downtown Mixed-Use District

**Purpose:** Remove from existing PD and conform to underlying zoning. The Applicant (Moody) no longer owns the subject property and is seeking to remove the property from the PD to allow the current owner to continue to operate it independent of the amended PD that is being established through a separately-filed application. No changes are proposed to the existing use or improvements on the property.

**NO. 20196 (28th WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6843**

**Common Address:** 731-799 South Washtenaw Ave./2605-59 West Harrison St

**Applicant:** Chicago Hope Academy/Chicago Lions Charitable Organization

**Owner:** Chicago Hope Academy

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

**Change Request:** M1-1, Limited Manufacturing/Business Park District & C3-1, Commercial, Manufacturing & Employment District to C3-1, Commercial, Manufacturing & Employment District then to an Institutional Planned Development

**Purpose:** The Applicants plan to develop the property with an interactive community and school campus, which will include a new 3-story school building with indoor gymnasium, two (2) Community athletic fields, a 2-story field house, existing multi-sport field and track facilities and the existing 2-story building, which will continue to operate as Quest Multisport. As the property exceeds 2 acres in size, a mandatory Planned Development is required in order to permit the proposed school campus.

**NO. 20636T1 (28th WARD) ORDINANCE REFERRED (2-24-21)**  
**DOCUMENT #02021-637**

**Common Address:** 1319-1325 S. Ashland Ave./1542-1554 W. Hastings Ave.

**Applicant:** 1300 Ashland Opportunity, LLC

**Owner:** 1300 Ashland Opportunity, LLC

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

**Change Request:** B1-1 Neighborhood Shopping District to B3-5, Community Shopping District

**Purpose:** To construct a new, 43,131 square foot, five-story building with commercial space including office and retail, an outdoor rooftop garden, and parking for 4 automobiles, 7 bicycles and one loading berth.

**NO. 20659T1 (32nd WARD) ORDINANCE REFERRED (3-24-21)**  
**DOCUMENT #02021-1204**

**Common Address:** 1628-58 W. Wolfram Street/2833-45 N. Paulina Street

**Applicant:** KGiles LLC, Inc.

**Owner:** Alto Manufacturing Company, Inc.

**Attorney:** Rolando Acosta

**Change Request:** M1-2, Limited Manufacturing/Business Park District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** To demolish the existing buildings and construct new single family homes to accommodate for 13 individual zoning lots

**NO. 20660T1 (32nd WARD) ORDINANCE REFERRED (3-24-21)**  
**DOCUMENT #02021-1206**

**Common Address:** 1649-59 W. Wolfram Street/2815-25 N. Paulina Street

**Applicant:** KGiles LLC, Inc.

**Owner:** Alto Manufacturing Company, Inc.

**Attorney:** Rolando Acosta

**Change Request:** M1-2, Limited Manufacturing/Business Park District to RS3, Residential Single-Unit (Detached House) District

**Purpose:** To construct five new single-family homes

**NO. 20594 (42nd WARD) ORDINANCE REFERRED (1-27-21)**  
**DOCUMENT #02021-317**

**Common Address:** 640 W Washington Blvd

**Applicant:** 640 W Washington LLC

**Owner:** 640 W Washington LLC

**Attorney:** DLA Piper; Ted Novak and Mariah DiGrino

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

**Purpose:** Mandatory Planned Development to permit the construction of a 47 story building with 413 residential dwelling units and approx. 8,000 sq.ft. of ground floor retail, commercial and accessory and incidental uses. The total project FAR will be 11.5. 137 accessory parking spaces will be provided