

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF APRIL 26, 2022

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. 20734 (1st WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2111

Common Address: 2934-40 West Medill Avenue

Applicant: Wilmot Construction, Inc.

Owner: Wilmot Construction, Inc.

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

Change Request: C1-2 Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: To comply with the minimum lot area per unit, the maximum floor area ratio and the height requirements of the Ordinance, so to comply with the bulk and density requirements, in order to build a new 5-story residential building with 56 dwelling units

NO. 20954T1 (8th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-636

Common Address: 9901 S. Cottage Grove Avenue

Applicant: JFA Real Estate, LLC

Owner: JFA Real Estate, LLC

Attorney: Rolando R. Acosta-Acosta Ezgur, LLC

Change Request: M1-1, Limited Manufacturing/Business Park District to C3-1, Commercial, Manufacturing and Employment District

Purpose: To provide for consistent zoning with the remainder of Applicant's property, immediately adjacent to the south, to achieve unified zoning for future development

NO. 20259 (14th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8492

Common Address: 4100-4230 West Ann Lurie Place / 4044-4210 South Karlov Avenue

Applicant: Greater Chicago Food Depository

Owner: Greater Chicago Food Depository

Attorney: Mariah DiGrino & Liz Butler-DLA Piper LLP (US)

Change Request: M2-3 Light Industry District to an Industrial Institutional Planned Development

Purpose: To authorize the construction and operation of a meal preparation facility, with accessory office, food and beverage service, medical service, educational, community, volunteer and outreach uses; Mandatory Planned Development pursuant to Section 17-8-0511 (Large Industrial Developments)

NO. 20912 (26th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-279

Common Address: 1800-1840 N. Hamlin, 1821-1857 N. Hamlin, 3735-3759 W. Cortland, 1820-1856 N. Ridgeway

Applicant: Encuentro Square I, LP and Encuentro Square II, LP

Owner: City of Chicago

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: M1-1, Limited Manufacturing/Business Park District and M1-2, Limited Manufacturing/Business Park District to RM6, Residential Multi-Unit District then to a Planned Development

Purpose: To permit the development of up to 187 dwelling units in 3 residential buildings

NO. 20784 (27th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3101

Common Address: I215-I265 W. Division Street, 1030-1178 N. Elston Avenue, 1200-1212 W. Cortez Street

Applicant: LCP Division I. LP

Owner: The Peoples Gas Light and Coke Company (c/o WEC Business Services, LLC)

Attorney: Paul Shadle/Mariah DiGrino-DLA Piper LLP

Change Request: Planned Manufacturing Development No. 2 to a Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0511-C (Warehousing, wholesaling, and freight movement on PMD-zoned land on 10 acres or more)

NO. 20910 (27th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-276

Common Address: 170 North Green Street

Applicant: 170 Green Owner, LLC

Owner: Bridgford Foods Corporation

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

Change Request: Residential-Business Planned Development No. 1354 to DX-7, Downtown Mixed-Use District then to PD 1354, as amended

Purpose: Amendment to existing planned development

NO. 20940 (27th WARD) ORDINANCE REFERRED (2-23-22)

DOCUMENT #02022-571

Common Address: 1100-1152 W Blackhawk St, 1400-1460 N. Cherry Ave., 1407-1451 N. Cherry Ave. and 1055-1067 W. Weed Street

Applicant: Wm. Wrigley Jr. Company

Owner: Mars IS US, LLC

Attorney: John J. George, Akerman LLP

Change Request: Planned Development No. 847 and PMD No. 3 to Planned Development No. 847, as amended

Purpose: Applicant seeks to construct a new pilot plant on existing parking. Applicant also is seeking to incorporate property outside of the boundaries of PD 847 to serve as required parking for PD 847.

NO. 20822 (45th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-3995

Common Address: 5016 W. Lawrence Avenue

Applicant: Abbasi Real Estate, LLC

Owner: Abbasi Real Estate, LLC

Attorney: Acosta Ezgur, LLC-Ximena Castro

Change Request: C1-1, Neighborhood Commercial District to RT4, Residential Two-Flat, Townhome and Multi-Unit District

Purpose: To allow for the conversion of the building from three to four residential dwelling units in the existing building

NO. 20922T1 (47th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-315

Common Address: 1647-1649 W. Irving Park Road

Applicant: Irving Flats, LLC

Owner: Irving Flats, LLC

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

Change Request: B1-1, Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To raze the existing non-conforming structures and to redevelop the site in its entirety with a new four-story, eight-unit residential building and two detached garages.