

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS**

TUESDAY, JUNE 22, 2021, AT 10:00 A.M

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 [\[http://www.chicityclerk.com/\]](http://www.chicityclerk.com/).

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at nicole.wellhausen@cityofchicago.org and raymond.valadez@cityofchicago.org.

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

A-8642 (32ND WARD) ORDINANCE REFERRED (4-21-21)

DOCUMENT NO. O2021-1335

Common Address: 3232 W Altgeld St

Applicant: Alderman Scott Waguespack

Change Request: RT4 Residential Two Flat, Townhouse and Multi Unit District to RS3 Residential Single Unit (Detached House) District

NO. 20716 (49th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2018

Common Address: 7138 North Sheridan Road/1313 West Touhy Avenue

Applicant: Minhaz Lakhani

Owner: Minhaz Lakhani

Attorney: Gordon and Pikarski Chartered

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-2, Neighborhood Mixed-Use District

Purpose: The applicant seeks to use the property as a gas station with an accessory convenience store. Applicant will demolish current non-conforming use.

NO. 20698 (46th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1931

Common Address: 4600 Marine Drive

Applicant: Lincoln Property Company National, LLC

Owner: Weiss Property Holdings, LLC

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

Change Request: Residential-Institutional Planned Development No. 37 to Residential-Institutional Planned Development No. 37, as amended

Purpose: Amendment to existing planned development

NO. 20735T1 (46th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2115

Common Address: 4533-4535 N. Clark Street

Applicant: Honore Properties, LLC

Owner: Chicago Title Land Trust Company Trust Number 25-3599, Dated October 4, 1978

Attorney: Tyler Manic, Schain Banks

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

Purpose: To adaptively re-use a 3-story existing commercial building into a mixed-use development with 24 residential units and 3364 SF of commercial space on the 1st floor

NO. 20695 (44th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1887

Common Address: 1225-35 W. School Street

Applicant: Craftsman Plating and Tinning Corporation & CWT Properties, LLC

Owner: Craftsman Plating and Tinning Corporation & CWT Properties, LLC

Attorney: Thomas S. Moore

Change Request: Planned Development No. 1463 to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To remove the PD No. 1463 Type-1 designation and return the property to RT-4 in keeping with the zoning classification of the surrounding area.

NO. 20720T1 (44th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2060

Common Address: 1138 West Belmont Avenue

Applicant: SNS Realty Group, LLC

Owner: Maurice Lipshutz Living Trust, Dated October 22, 1993

Attorney: Thomas S. Moore

Change Request: B3-2, Community Shopping District to B3-3, Community Shopping District

Purpose: To rezone the property to establish a qualifying Transit-Served location to allow sufficient density for a new 5-story, mixed-use building with 33 dwelling units, 16 onsite parking stalls and 1 ground-floor commercial unit

NO. 20739T1 (44th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2148

Common Address: 3217 N. Southport Avenue

Applicant: C & H Holdings, Inc.

Owner: Justin So

Attorney: Daniel G. Lauer, Esq.

Change Request: RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

Purpose: To construct a three (3) dwelling unit building with a basement and a partial fourth floor

NO. 20703 (42nd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1954

Common Address: 601 W. Monroe

Applicant: Jamal Properties (601 W. Monroe) Inc.

Owner: Jamal Properties (601 W. Monroe) Inc.

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

Change Request: DC-12, Downtown Core District to Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0514 (Bonus Floor Area) 17-8-0513 (Large Residential Developments) and 17-8-0512 (Tall Buildings)

NO. 20701 (42nd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1957

Common Address: 148-158 E. Ontario Street

Applicant: RIU Chicago, LLC

Owner: Ontario Hotel Development, LLC

Attorney: John J. George/Chris A. Leach

Change Request: DX-12, Downtown Mixed-Use District to a Business Planned Development

Purpose: To allow for a hotel development

NO. 20727 (42nd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2145

Common Address: 600 E. Grand Avenue-Navy Pier

Applicant: Illuminarium Chicago, LLC

Owner: The Metropolitan Pier and Exposition Authority

Attorney: John J. George. Akerman LLP

Change Request: Institutional Planned Development No. 527 to Institutional Planned Development No. 527, as amended

Purpose: To allow for commercial use in the Crystal Gardens

NO. 20697 (41st WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1900

Common Address: 5600 N. Harlem Avenue

Applicant: Jerry Cairo

Owner: DeMichele Properties, LLC

Attorney: Paul Kolpak

Change Request: RS2, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District

Purpose: To construct a new retail restaurant with accessory drive-thru

NO. 20699 (41st WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1953

Common Address: 8535 West Higgins Road

Applicant: Glenstar O'Hare, LLC

Owner: Glenstar O'Hare, LLC; Central States, Southeast and Southwest Areas Health and Welfare Fund; and West Higgins Road Subdivision Master Association

Attorney: Peter Friedman & Liz Butler-Elrod Friedman, LLP

Change Request: Planned Development No. 44 to B3-2, Community Shopping District then to Business-Residential Planned Development, as amended

Purpose: Mandatory Planned Development pursuant to Section 17-8-0513 (Large Residential Developments)

NO. 20700 (41st WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1960

Common Address: 7400-04 W. Talcott Avenue/7401-7425 W. Everell Avenue

Applicant: Lexington Homes, LLC

Owner: Sisters of the Resurrection, an Illinois not-for-profit corporation and Amazing Grace Luxury Living, LLC, an Illinois limited liability company

Attorney: Katriina S. McGuire-Thompson Coburn LLP

Change Request: RS2, Residential Single-Unit (Detached House) District to Residential Planned Development

Purpose: To redevelop the subject property with single-family homes and accessory parking

NO. 20738 (36th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2149

Common Address: 2101 North Monitor Avenue

Applicant: 2101 N. Monitor, LLC

Owner: 2101 N. Monitor, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District to M1-1, Limited Manufacturing/Business Park District

Purpose: To allow manufacturing use within the existing one-story commercial building at the subject property (manufacturing of custom textile trims)

NO. 20717 (34th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2027

Common Address: 1-13 W. 103rd Street

Applicant: Mohammed Abdallah

Owner: Mohammed Abdallah

Attorney: Gordon and Pikarski Chartered

Change Request: B1-1 Neighborhood Shopping District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To use the property as a gas station with an accessory convenience store

NO. 20694T1 (32nd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1886

Common Address: 3015-3017 N. Lincoln Avenue

Applicant: Trimtab, LLC

Owner: Trimtab, LLC

Attorney: Warren E. Silver, Silver Law Office PC

Change Request: B1-2 Neighborhood Shopping District to B1-5 Neighborhood Shopping District

Purpose: To comply with bulk and density requirements to allow for an addition and the interior remodeling of the existing building to convert the existing building to establish office use and one dwelling unit within the existing three-story building, including approximately 11,060 square feet of office space

NO. 20713 (30th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2003

Common Address: 3339 North Ridgeway Avenue

Applicant: 3339 N. Ridgeway, LLC

Owner: 3339 N. Ridgeway, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

Purpose: To permit the construction of a new four-story, six-unit residential building

NO. 20705 (29th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1969

Common Address: 6603 W. Fullerton Avenue

Applicant: Michael McGrath

Owner: Michael McGrath

Attorney: Gordon and Pikarski Chartered

Change Request: M1-1, Limited Manufacturing/Business Park District to M2-2, Light Industry District

Purpose: To use the property for the repair, servicing, storage and indoor/outdoor sale of automobiles

NO. 20702 (28th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1955

Common Address: 1401-1555 West Congress Parkway; 500-532 South Loomis Avenue; 1400-1554 West Harrison Street; 501-531 South Ashland Avenue

Applicant: Rush University Medical Center

Owner: Rush University Medical Center

Attorney: Carol D. Stubblefield, Neal & Leroy, LLC

Change Request: Institutional Planned Development #168, as amended to C3-5, Commercial, Manufacturing & Employment District then to Institutional Planned Development #168, as amended

Purpose: Mandatory Planned Development Review and Approval per Chicago Zoning Ordinance Sections 17-8-0515-A; 17-13-0611-A & B; 17-13-0602 through 17-13-0610

NO. 20707 (27th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1972

Common Address: 315 N. May Street/1112 W. Carroll Avenue

Applicant: Trammel Crow Chicago Development, inc.

Owner: May Associates, L.L.C and : 1112 W. Carrol, L.L.C.

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

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

Purpose: Mandatory Planned Development pursuant to Section 17-8-0514 (Bonus Floor Area)

NO. 20708 (27th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1973

Common Address: 1223-1245 W. Fulton

Applicant: 1245 W. Fulton, LLC

Owner: 1227 W. Fulton, LLC

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

Change Request: C3-3, Commercial, Manufacturing & Employment District/M2-3, Light Industry District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to 17-8-0512 (Tall Buildings), 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area)

NO. 20712 (27th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2002

Common Address: 400 N. Elizabeth

Applicant: Mark Goodman & Associates, Inc.

Owner: Peppercorn 400, LLC

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

Change Request: C3-3, Commercial, Manufacturing & Employment District to DX-5, Downtown Mixed-Use District then to a Business Planned Development

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

NO. 20724T1 (27th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2061

Common Address: 2655 W. Monroe Street

Applicant: Lotus Property Group, LLC

Owner: Lotus Property Group, LLC

Attorney: Law Offices of Michael A. Perlstein-Michael Perlstein

Change Request: M1-2, Limited Manufacturing/Business Park District to RM5, Residential Multi-Unit District

Purpose: To meet the use Standards and comply with the bulk and density Requirements of the RM-5 Residential Multi-Unit District to allow the construction of a 3-story, 4-dwelling unit residential building

NO. 20733 (27th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2120

Common Address: 2029 W. Washington Boulevard

Applicant: 2029 W. Washington, LLC

Owner: 2029 W. Washington, LLC

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

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

Purpose: To comply with the maximum floor area ratio requirements of the Ordinance, in order to build a third story rear addition to the existing 3-story residential building with 3 dwelling units and to establish a cultural exhibit space within the existing building

NO. 20730 (27th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2130

Common Address: 901 N. Halsted Street

Applicant: Omni Halsted Street Chicago, LLC

Owner: Omni Halsted Street Chicago, LLC

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

Change Request: DX-5, Downtown Mixed-Use District then to a Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0509 (Development Along Waterways), 17-8-0512 (Tall Buildings), 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area)

NO. 20736T1 (25th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2146

Common Address: 2258 W. 21st Street

Applicant: Pilsen Rentals, LLC Series XVII

Owner: Pilsen Rentals, LLC Series XVII

Attorney: Tyler Manic

Change Request: B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The purpose of rezoning is to establish a sixth dwelling unit in an existing building containing 5 dwelling units. After rezoning, the property will contain 6 dwelling units with 2 parking spaces and no commercial space. No changes will be made to the exterior of the property or its structure. A conversion from 5 to 6 dwelling units within existing building.

NO. 20719T1 (24th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2059

Common Address: 3232-46 West Cermak Road

Applicant: 3232-46 Cermak Buyer, LLC & RTI Group South, LLC

Owner: 3232-46 Cermak Owner, LLC

Attorney: Thomas S. Moore

Change Request: C1-2, Neighborhood Commercial District to B3-3, Community Shopping District

Purpose: The applicant wishes to rezone the property to establish a qualifying transit-served location and to allow sufficient density to allow a proposed 5-story, mixed-use building with roof deck with 1 commercial unit on the ground floor and 59 residential units on the 4 floors above.

NO. 20691 (21st WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1883

Common Address: 1223 W. 87th Street

Applicant: Reverend Thomas A. Barclay

Owner: Progressive Beulah Pentecostal Church

Attorney: Dean T. Maragos, Attorney at Law

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-1, Community Shopping District

Purpose: To create a new mixed-use community & youth center for public civic group use. The B3-1 zoning would promote transparency & accessibility. The change to a business district is consistent with the 87th Street B3-1 zoning.

NO. 20709 (20th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1983

Common Address: 835-61 East 63rd Street/6301-25 South Maryland Avenue

Applicant: 63rd Maryland, LLC

Owner: City of Chicago

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

Change Request: B3-3, Community Shopping District to B3-3, Community Shopping District then to a Residential-Business Planned Development

Purpose: The Applicant is seeking an elective Planned Development (Section 17-8-0600-A) in order to construct a 5-story mixed-use building, containing retail, two (2) live-work units and fifty-six (56) dwelling units. The proposed development will also include thirty-two parking spaces (8 parking spaces for retail use and 32 parking spaces for residential use.)

NO. 20710 (18th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1974

Common Address: 3100 West 77th Street and 7600 South Kedzie Avenue

Applicant: Abe Holdings, LLC

Owner: Abe Holdings, LLC

Attorney: Rolando Acosta-Acosta Ezgur, LLC

Change Request: Planned Development No. 776 & M2-2, Light Industry District to M2-2, Light Industry District then to a planned development.

Purpose: Development of a container storage facility west of Kedzie

NO. 20706 (16th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1970

Common Address: 2010-2012 West 69th Street

Applicant: Gigi Sam

Owner: Gigi Sam

Attorney: Gordon and Pikarski Chartered

Change Request: RS2, Residential Single-Unit (Detached House) District to B3-1, Community Shopping District

Purpose: The applicant seeks to combine the subject site with lots 366, 367 and 368 to use the aggregated property as a gas station with an accessory convenience store.

NO. 20721 (13th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1988

Common Address: 6339 South Central Avenue

Applicant: Georgis, Inc.

Owner: Georgis, Inc.

Attorney: Thomas S. Moore

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: The applicant wishes to rezone the property to allow expansion of a Limited Manufacturing, Production and Industrial Service (catering) use to the 2nd floor of the existing 2-story commercial building. The existing restaurant and catering use on the ground floor will remain at the subject property. The exterior of the existing building and 6 exterior parking stalls will remain with no changes.

NO. 20718 (13th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2029

Common Address: 5600 S. Pulaski Road

Applicant: 5600 S. Pulaski, LLC

Owner: 5600 S. Pulaski, LLC

Attorney: Tristan & Cervantes-Pedro Cervantes

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

Purpose: To comply with use standards in order to allow general restaurant in which alcoholic liquor may be served in conjunction with primary prepared food service activity

NO. 20737 (12th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2147

Common Address: 1636-40 West 37th Place

Applicant: Stan M. Lazar Trust

Owner: Daniel Otero

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking to permit the division of the subject zoning lot into two separate and independent zoning lots, in order to permit the construction of a new, two-story single-family residence at the presently vacant parcel located at 1636 West 37th Place. The existing residential building located at 1640 West 37th Place will remain without change.

NO. 20722 (11th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2057

Common Address: 3506 to 3520 South Halsted Street

Applicant: Our Revival Chicago, LLC

Owner: Bridgeport News, Inc., Kok Cheung Chin and City of Chicago

Attorney: Andrew Scott

Change Request: B3-3, Community Shopping District to C3-2, Commercial, Manufacturing & Employment District and then to a Business Planned Development

Purpose: To allow for the development of a mixed-use project

NO. 20731 (11th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2129

Common Address: 2017 South Ruble Street

Applicant: Teh Chan

Owner: Teh Chan

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

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

Purpose: To comply with the minimum lot area per unit requirements of the ordinance, in order to build a new 3-story residential building with three dwelling units

NO. 20726 (8th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2102

Common Address: 7520-7530 S Greenwood Ave, 1044-1058 E 75th Pl, 7511-7565 S Greenwood Ave, 1120-1148 E 76th St, 1121-1147 E 76th St, 1035-1077 E 76th St, 7556-7564 S Greenwood Ave, 7600- 7606 S Greenwood Ave, 7601-7627 S Greenwood Ave, 1101-1127 E 76th Pl, 1100-1128 E 76th Pl, 7637-7661 S Greenwood Ave, 1100-1110 E 77th St, 1101-1111 E 77th St. and 7701-7741 S Greenwood Ave

Applicant: AIM (Art in Motion)

Owner: New Life Covenant Church-SE

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

Change Request: Institutional Planned Development No. 1220 to Institutional Planned Development No. 1220, as amended

Purpose: New Life Covenant Church - SE campus currently operates at the subject property, of which the existing 2-story (wt. partial 3rd story) building (consisting of 40,052 sq ft) at 7522 S. Greenwood Ave. ("Existing Building") is currently vacant

NO. 20729 (8th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2133

Common Address: 9619-9645 South Cottage Grove Avenue

Applicant: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Owner: Trinity 95th & Cottage Grove Planned Community Development Series, LLC

Attorney: Carol D. Stubblefield, Neal & Leroy, LLC

Change Request: M1-2, Limited Manufacturing/Business Park District to RM5, Residential Multi-Unit District then to a planned development

Purpose: Mandatory Planned Development per Chicago Zoning Ordinances Section 17-8-0513-A

NO. 20693 (6th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1885

Common Address: 555-57 E. 75th Street

Applicant: Affordable Living LLC/Shanee Crump

Owner: Affordable Living LLC/Shanee Crump

Attorney:

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

Purpose: To rezone property to comply with the use standards of the zoning ordinance to establish a meeting hall/banquet hall use on the ground floor of the existing building

NO. 20725 (5th WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2086

Common Address: 1431-1525 E 77th St, 7700-7716 and 7734-7744 S Blackstone Ave, 7731-7741 S South Chicago Ave, 7701-7745 S Blackstone Ave, 7700- 7778 S Harper Ave, 7707-7741 S Harper Ave and 7706- 7740 S Stony Island Ave

Applicant: Regal Mile Ventures, LLC

Owner: City of Chicago and Kmart Corporation

Attorney: Rich Klawiter/Paul Shadle - DLA Piper, LLP

Change Request: C2-2, Motor Vehicle-Related Commercial District, M1-2, Limited Manufacturing/Business Park District and RS3, Residential Single-Unit (Detached House) to C2-2, Motor Vehicle-Related Commercial District then to a Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0510-B (Large Commercial Development)

NO. 20692T1 (3rd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1884

Common Address: 3933-3935 S. Prairie Avenue

Applicant: Walter Freeman

Owner: Walter Freeman

Attorney:

Change Request: M1-3, Limited Manufacturing/Business Park District to RM5, Residential Multi-Unit District

Purpose: To allow the sub-division of one zoning lot into two zoning lots with lot 3931 S. Prairie Ave containing residential building to remain and for the subject lot at 3933 S. Prairie Ave. to allow the construction of a new 2-story, 2 dwelling-unit residential building

NO. 20714 (3rd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2006

Common Address: 5410-12 South Dearborn Street

Applicant: Center Court Development, LLC

Owner: Center Court Development, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To permit a new three-story, two (2) dwelling unit residential building at the subject property

NO. 20715 (3rd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2013

Common Address: 5426 South Dearborn Street

Applicant: Center Court Development, LLC

Owner: Center Court Development, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To permit a new three-story, two (2) dwelling unit residential building at the subject property

NO. 20723 (3rd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2055

Common Address: 1338 to 1408 South Wabash Avenue

Applicant: 1400 Land Holdings, LLC

Owner: 1400 Land Holdings, LLC and Filmworks II Condominium Association

Attorney: Andrew Scott

Change Request: Residential-Business Planned Development No. 1353 and DX-7, Downtown Mixed-Use District to Residential-Business Planned Development No. 1353, as amended

Purpose: To allow for an FAR transfer, FAR increase and increase in the number of dwelling units

NO. 20696T1 (2nd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1895

Common Address: 2142-2156 N. Clybourn Avenue

Applicant: KJOS Properties, LLC

Owner: KJOS Properties, LLC

Attorney: Paul A. Kolpak

Change Request: M1-2, Limited Manufacturing/Business Park District to C1-2 Neighborhood Commercial District

Purpose: To construct 9 residential dwelling units on the second floor of 2144-2156 N. Clybourn Ave with commercial space to remain on the first floor. 2142 Clybourn will remain unchanged.

NO. 20704 (2nd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-1968

Common Address: 1017-1039 N LaSalle St./125 W Maple St

Applicant: FRC Realty, Inc.

Owner: Annunciation Greek Orthodox Cathedral and LaSalle Manor Condominium Association

Attorney: Katie Jahnke Dale- DLA Piper, LLP

Change Request: RM-5 Residential Multi-Unit District to DX-7 Downtown Mixed-Use District then Residential-Business Planned Development

Purpose: Mandatory planned development pursuant to Sections 7-8-0514 (Bonus Floor Area) and 17-8-0512 (Tall Buildings)

NO. 20711 (2nd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2001

Common Address: 739-755 N. Wells Street

Applicant: Chicago 741, LLC

Owner: Chicago 741, LLC

Attorney: Katie Jahnke Dale- DLA Piper, LLP

Change Request: DX-5 Downtown Mixed-Use District then to Residential-Business Planned Development

Purpose: Mandatory planned development pursuant to Sections 7-4- 100 (Bonus Floor Area), 17-8-0513-B (Tall Buildings), and 17-4-0405. 17-4-0405-B & 17-5-0513-B (Unit Count/MLA Reduction)

NO. 20728 (2nd WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2144

Common Address: 1120-1130 N. State Street

Applicant: Quick's, LLC

Owner: Quick's, LLC

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

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

Purpose: Mandatory Planned Development Pursuant to Section 17-8-0512-A (Tall Buildings). 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area)

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. 20732T1 (1st WARD) ORDINANCE REFERRED (5-26-21)

DOCUMENT #02021-2122

Common Address: 1945 N. California Avenue

Applicant: Andrew J. Maxwell

Owner: Andrew J. Maxwell

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

Change Request: B3-1, Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To comply with the minimum lot area per unit requirements of the ordinance, in order to allow conversion from 2 dwelling units to 3 dwelling units