

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JULY 20, 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. 20686T1 (1st WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1523

Common Address: 1812-14 W. Grand Avenue

Applicant: The Grand Company, LLC

Owner: The Grand Company, LLC

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

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

Purpose: The prior Type 1 zoning change expired, so the Applicant needs to refile the zoning change and substitute previously approved Type 1 Plans. The Applicant proposes a mixed-use building with commercial units on the ground floor and 4 dwelling units on the upper floors.

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. 20628T1 (2nd WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-625

Common Address: 1628-1630 N. Wells Street Applicant: 1628 North Wells, LLC

Owner: 1628 North Wells, LLC

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

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

Purpose: The Applicant is proposing to develop the subject property with a new seven (7)-story mixed-use building containing retail space at grade and forty-eight (48) residential units above.

NO. 20428 (4th WARD) ORDINANCE REFERRED (6-17-20)
DOCUMENT #02020-3001

Common Address: 2601-3045 and 2600-3001 S. Ellis Avenue; 2900-3030 and 2901-3001 S. Cottage Grove; 2600-2900 S. Lake Park Avenue; 533 E. 29th Street; 401-434 E. 26th Street; 2701-2955 S. Vernon Avenue; 440-598 E. 31st Street; 2601-2627 S. Martin Luther King Drive

Applicant: GRIT Chicago, LLC

Owner: City of Chicago and Prairie Shores Owner, LLC

Attorney: Paul Shadle /Mariah DiGrino - DLA Piper LLP

Change Request: Planned Development No. 1133 and RM-5, Residential Multi-Unit District to B3-5, Community Shopping District then to a Planned Development

Purpose: To establish a new Planned Development to allow for the redevelopment of the former Michael Reese Hospital site, including re-establishment and realignment of streets.

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. 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. 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. 20649 (25th & 28th WARDS) ORDINANCE REFERRED (3-24-21)
DOCUMENT #02021-1102

Common Address: 1002 S. Racine/1257 W. Roosevelt/1357 W. Roosevelt/1322 W. Taylor

Applicant: LR ABLA, LLC

Owner: Chicago Housing Authority

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

Change Request: Residential-Business Planned Development No. 896 to Residential-Business Planned Development No. 896, as amended

Purpose: Amendment to existing planned development

NO. 20590 (27th WARD) ORDINANCE REFERRED (1-27-21)
DOCUMENT #02021-304

Common Address: 911-925 W Fulton Market St; 200-212 N Peoria St; 900-924 W Lake St; and 201-233 N Sangamon St

Applicant: 917 W Fulton Partners LLC

Owner: Lake St Lofts LLC

Attorney: Akerman LLP - Chris Leach, Emily Fiore

Change Request: C1-1 Neighborhood Commercial District and C1-2 Neighborhood Commercial District to a DX-5 Downtown Mixed Use District and then to a Business Planned Development

Purpose: Proposed renovation of existing 6 story building and the construction of a new 10 story Building for retail and office use that exceed to height and floor area requirement of its current Zoning districts

NO. 20651 (27th WARD) ORDINANCE REFERRED (3-24-21)
DOCUMENT #02021-1027

Common Address: 1201-1215 W. Fulton Street

Applicant: 1201 W. Fulton Partners, LLC

Owner: 1201 W. Fulton Partners, LLC

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

Change Request: M2-3, Light Industry District to DX-7, Downtown Mixed-Use District then a Residential-Business Planned Development

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

NO. 20672 (27th WARD) ORDINANCE REFERRED (4-21-21)-
DOCUMENT #02021-1495

Common Address: 1132-57 West Lake Street/146-208 North May Street (even only)/1132-40 West Randolph Street (even only)/169-209 North Racine Avenue (odd only)

Applicant: LG Development Group, LLC

Owner: Lake Street Corporation; Randnob Holdings, LLC; Litani Lake Street, LLC

Attorney: Michael Ezgur- Acosta Ezgur, LLC

Change Request: C1-1, C1-2, & C1-3, Neighborhood Commercial Districts to DX-5, Downtown Mixed-Use District and then to Residential Business Planned Development

Purpose: To allow for construction of a new, mixed-use residential development with ground floor commercial space south of Lake Street, and a new, mixed-use residential development with ground floor commercial space north of Lake Street. Both buildings will contain parking and loading.

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. 20683T1 (30th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1605

Common Address: 4730 West Grace Street

Applicant: G-7 Investment, LLC-Series M

Owner: G-7 Investment, LLC-Series M

Attorney: Daniel G. Lauer, Esq.

Change Request: RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To allow for the legal use of the existing garden apartment

NO. 20481 (40th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4580

Common Address: 5237-5255 N. Ashland Avenue

Applicant: First Evangelical Free Church

Owner: First Evangelical Free Church

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

Change Request: Planned Development No. 1009 to Planned Development No. 1009, as amended, and B2-3, Neighborhood Mixed-Use District

Purpose: To remove the property located at 5237 N. Ashland Avenue, from the Planned Development boundaries, and modify the program for developing the community center and recreational facilities at 5239-5255 N. Ashland Avenue.

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. 20391 (46th WARD) ORDINANCE REFERRED (4-22-20)
DOCUMENT #02020-1898

Common Address: 3630-3636 N. Lake Shore Drive and 601-627 West Waveland Ave.

Applicant: CCA Lakeview, LLC

Owner: 3660 Lake Shore Phase II, LLC and 3660 Lake Shore Phase III, LLC

Attorney: John J. George/Chris A. Leach

Change Request: Residential Planned Development #1023 to Residential Planned Development #1023, as amended

Purpose: To amend RPD No. 1023 to allow the redevelopment of the subject property. To construct a 239-foot tall, 19-story residential building containing 333 residential units, with 145 parking spaces and a 5,000 square foot restaurant, as a residential support service space on the ground floor.

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. 20249 (48th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8482

Common Address: 5200-20 N. Sheridan Road/1000-12 W. Foster Avenue

Applicant: XFun Entertainment, LLC

Owner: North Sheridan Property Investor, LLC

Attorney: Thomas Raines

Change Request: B3-5, Community Shopping District to C1-5, Neighborhood Commercial District

Purpose: To establish an amusement arcade in ground floor tenant space with an accessory eating establishment and obtain a public place of amusement license.