

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS**  
**MEETING OF 10-12-21**  
**10:00 AM**

**NO. 20642 (1st WARD) ORDINANCE REFERRED (3-24-21)**  
**DOCUMENT #02021-1087**

**Common Address:** 1535 N. Maplewood Ave.

**Applicant:** 1535 N. Maplewood Apartments, LLC

**Owner:** 1535 N. Maplewood Apartments, LLC

**Attorney:** Gerald S. McCarthy

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

**Purpose:** In order to establish a 4 dwelling-unit building

**NO. 19496-T1 (2nd WARD) ORDINANCE REFERRED (1-17-18)**  
**DOCUMENT #02018-124**

**Common Address:** 1400 N Paulina St

**Applicant:** Whittemore Properties LLC

**Owner:** Whittemore Properties LLC

**Attorney:** Daniel Lauer

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

**Purpose:** The applicant intends to rehab the existing two dwelling unit building with a basement. The applicant will be adding a second floor addition to the existing two dwelling unit building. The existing footprint of the building will not change. The building height shall be 25 feet high, as defined by code

**NO. 20783 (2nd WARD) ORDINANCE REFERRED (7-21-21)**

**DOCUMENT #02021-3097**

**Common Address:** 1546-1556 N. Clark St, 101-129 W. North Ave, and 1555-1565 N. LaSalle St

**Applicant:** 1550 North Clark (Chicago) Owner, LLC

**Owner:** 1550 North Clark (Chicago) Owner, LLC

**Attorney:** John J. George/Chris A. Leach

**Change Request:** Residential Business Planned Development No. 1272 to Residential Business Planned Development No. 1272, as amended

**Purpose:** To add "Animal Services-Veterinary" as a permitted use within Sub-Area A

**NO. 20131 (11th WARD) ORDINANCE REFERRED (7-24-19)**

**DOCUMENT #02019-5617**

**Common Address:** 505-507 W. Root Street

**Applicant:** Bracken Management, Inc.

**Owner:** Bracken Management, Inc.

**Attorney:** Storm Saponaro/ Richard A. Toth; Daley & Georges, Ltd.

**Change Request:** RS3, Residential Single-Unit (Detached House) District to C1-1.5, Neighborhood Commercial District

**Purpose:** Banquet hall and entertainment venue uses and licensing for community and charity events. No dwelling units. Approximately 8 parking spaces. Any additional required parking will be provided by a separate application for a special use. One-story high, 3,472 sf brick building.

**NO. 19933 T-1 (25th WARD) ORDINANCE REFERRED (1-23-19)**

**DOCUMENT #O2019-299**

**Common Address:** 2324 West Cullerton Street

**Applicant:** Cloud Property Management, LLC; 2324 Series

**Owner:** Cloud Property Management, LLC; 2324 Series

**Attorney:** Rolando Acosta

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed Use District

**Purpose:** The subject property measures 2,996.88 square feet and is improved with a three dwelling units and a rear two-story residential building with two dwelling units. There is no parking on the property. The Applicant proposes to rezone the property to convert the main residential building from three dwelling units to four dwelling units and to convert the rear residential building from two dwelling units to three dwelling units for a total of seven dwelling units on the zoning lot. The Applicant will provide two parking spaces. The Applicant also seeks relief, through this Type 1 application and through the Transit-Oriented Provisions of the Chicago Zoning Ordinance, to eliminate the remaining required five parking spaces. There will be no change to the existing height of both buildings.

**NO. 20631 (27th WARD) ORDINANCE REFERRED (2-24-21)**

**DOCUMENT #02021-631**

**Common Address:** 160 N. Morgan St./180 N. Morgan St.

**Applicant:** 160 N. Morgan, LLC

**Owner:** Joo Joo, Chick & Boz, LLC

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

**Change Request:** C1-2, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District then to a Residential-Business Planned Development

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

**NO. 20751 (28th WARD) ORDINANCE REFERRED (6-23-21)**

**DOCUMENT #02021-2450**

**Common Address:** 5050-98 and 5093-5099 W Jackson Blvd; 235-313 South Leamington Ave; 5043-5099 W Quincy St

**Applicant:** Chicago Jesuit Academy

**Owner:** Christ the King Jesuit College Preparatory High School, Michael and Sharee Chance Lawson, Connie and Michael Edmonds, and Otis and Joann Fields

**Attorney:** Michael Ezgur

**Change Request:** Institutional Planned Development No. 1103 and RT4 Residential Two Flat, Townhouse and Multi Unit District to RM4.5 Residential Multi Unit District and then to Institutional Planned Development No. 1103, as amended

**Purpose:** Development of additional accessory parking spaces

**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. 20755-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-23-21)**  
**DOCUMENT #02021-2629**

**Common Address:** 1601 N Western Ave

**Applicant:** GW North & Western LLC

**Owner:** GW North & Western LLC

**Attorney:** Law Offices of Samuel VP Banks, Sara Barnes

**Change Request:** B3-2 Community Shopping District to B3-2 Community Shopping District

**Purpose:** To amend the previously approved Type 1 application to permit the construction of 2 new one story commercial retail buildings and a surface parking lot

**NO. 20574 (40<sup>th</sup> WARD) ORDINANCE REFERRED (12-16-20)**

**DOCUMENT #02020-6226**

**Common Address:** 2645-2759 W Foster Ave, 2716-2760 W Foster Ave, 2801-2859 W Foster Ave, 2826-2836 W Foster Ave, 5101-5159 N Francisco Ave, 5100-5158 N California Ave, 2724-2758 W Winona Ave, 2739-2759 W Winona Ave, 2800-2858 W Winona Ave and 2801-2850 W Winona Ave

**Applicant:** Swedish Covenant Health dba Swedish Hospital

**Owner:** Swedish Covenant Health dba Swedish Hospital

**Attorney:** Graham Grady

**Change Request:** RS3 Residential Single Unit (Detached House) to C1-5 Neighborhood Commercial District and C1-5 Neighborhood Commercial District to Residential-Institutional Planned Development No. 92, as amended and designated as Subarea B; and designating as Sub Area A, a portion Residential-Institutional Planned Development No. 92 found in Map No. 13-I

**Purpose:** There are no proposed changes to the applicant's Medical campus which is located within existing PD No. 92 (Subarea A). Once the Subject Property is included within existing PD No. 92's boundaries, it will be developed with a new 8-story building, which will include a) approximately 2,500 sq. ft. of retail space at grade; b) seventy (70) interior, on-site parking spaces within (the 2nd - 4th floors; c) medical outpatient facilities within the 5th - 8th floors, consisting of a total of approximately 52,000 s.f.. The proposed overall building height is 124 ft. and the proposed development includes a 9,250 s.f. green roof.

**NO. 20757-T1 (47<sup>th</sup> WARD) ORDINANCE REFERRED (6-23-21)**

**DOCUMENT #02021-2620**

**Common Address:** 2250-2258 W Irving Park Road

**Applicant:** Landrosh Holdings LLC

**Owner:** Chicago Title and Trust Co. as Trustee of the Albert Rompza Land Trust

**Attorney:** Katriina McGuire

**Change Request:** B2-3 Neighborhood Mixed-Use District and B1-1 Neighborhood Shopping District to B3-3 Community Shopping District

**Purpose:** To develop the site with a mixed use development building