

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF DECEMBER 14, 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. 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. 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. 20854 (2nd WARD) ORDINANCE REFERRED (10-14-21)
DOCUMENT #02021-4579

Common Address: 2032 N. Clybourn Avenue

Applicant: Annexation, LLC

Owner: Annexation, LLC

Attorney: Katie Jahnke Dale-DLA Piper LLP

Change Request: M1-2 Limited Manufacturing/Business Park District & M2-2 Light Industry District to B3-3, Community Shopping District then to a Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0513 (Large Residential Developments). To permit the reuse of the existing 5-story building with 136 residential units, 8952 square feet of retail/office space, retail use, 87 accessory parking spaces, 44 bicycle parking spaces, together with accessory and incidental uses

NO. 20674 (28th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1502

Common Address: 138 - 148 S. Troy St.; 3137 - 3159 W. Fifth Ave.; 201 -213 S. Kedzie Ave.; 117- 137 S. Kedzie Ave.; and 3138 - 3158 W. Fifth Ave.

Applicant: Preservation of Affordable Housing, Inc.

Owner: City of Chicago

Attorney: Carol D. Stubblefield c/o Neal & Leroy, LLC

Change Request: C1-3, Neighborhood Commercial District to a Planned Development

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

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. 20813 (44th WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-3927

Common Address: 524-628 W. Diversey Parkway/2801-2807 N. Broadway

Applicant: Lincoln Park Plaza Lofts, LLC

Owner: Lincoln Park Plaza, LLC

Attorney: Talar A. Berberian/Thompson Coburn, LLP

Change Request: Residential Business Planned Development 306, as amended to Residential Business Planned Development 306, as amended

Purpose: The applicant seeks to revise the existing plan for PD 306 by eliminating the permitted, proposed 8-story residential building and replacing it with a single-story commercial development