

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JANUARY 25, 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. A-8723 (34th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-3730

Common Address: 400 W 107th St

Applicant: Alderman Carrie Austin

Change Request: M1-1 Limited Manufacturing District to RS-2 Residential Single Unit (Detached House) District

NO. 20850 (47th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #02021-4547

Common Address: 3914-30 North Lincoln Avenue /3909-17 North Damen Avenue

Applicant: 3914 N Lincoln, LLC

Owner: Aktion Partners, LLC

Attorney: Thomas S. Moore

Change Request: B1-2, Neighborhood Shopping District to B3-3, Community Shopping District then to a Residential-Business Planned Development

Purpose: The applicant wishes to rezone the property in order to establish a qualifying transit-served location to allow construction of a proposed new 5-story, 68 dwelling unit building with 27 interior parking stalls, 76 bicycle stalls, 1 loading berth and ground floor commercial space along North Lincoln Avenue.

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. 20375 (26th WARD) ORDINANCE REFERRED (4-22-20)
DOCUMENT #02020-1896

Common Address: 1201-1209 N. California Avenue; 2744-2758 W. Division Street

Applicant: 1201 N. California HHDC, LLC

Owner: 1201 N. California HHDC, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: B1-1, Neighborhood Shopping District to a B3-5, Community Shopping District and then to a planned development

Purpose: To develop 64 residential units at the property.

NO. 19933T1 (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 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. 20852 (24th WARD) ORDINANCE REFERRED (10-14-21)
DOCUMENT #02021-4545

Common Address: 3401-3423 W. Ogden Ave; 1842-1854 S. Homan Ave.; 1901-1909 S Trumbull Ave.

Applicant: East Lake Management & Development Corp.

Owner: City of Chicago

Attorney: Amy Degnan/Richard A. Toth/Mara Georges, Daley and Georges. Ltd.

Change Request: Planned Development No. 833 to B3-3, Community Shopping District then to Residential Business Planned Development

Purpose: To allow development of a 6-story residential building with 64 dwelling units, approximately 74'-0" feet high, approximately 5,284 square feet of commercial space in the 6-story building, with approximately 20 parking spaces

NO. 20869 (22nd WARD) ORDINANCE REFERRED (11-17-21)
DOCUMENT #02021-5158

Common Address: 3201-3345 W. 31st Street and 3100-3258 S. Kedzie Avenue

Applicant: Chicago Southwest Development Corporation

Owner: Chicago Board of Education

Attorney: Lenny D. Asaro

Change Request: C3-1, Commercial, Manufacturing and Employment District, M3-3, Heavy Industry District and Institutional Business Planned Development No. 1212 to C2-5, Motor Vehicle-Related Commercial District then to a Residential-Institutional Business Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0504 (Hospitals, Colleges, Universities and Campus-Style Institutional Uses) 17-8-0510-A (Large Commercial Developments), 17-8-0510-B (Large Commercial Developments), 17-8-0515-A (Expansions of Existing Development) and 17-8-0515-B (Expansions of Existing Development).

NO. 20773 (11th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2738

Common Address: 3900 S Normal Ave

Applicant: 3900 S Normal TMG, LLC

Owner: 3900 S Normal TMG, LLC

Attorney: Barry Ash

Change Request: M2-3 Light Industry District to a Planned Development

Purpose: To build a 170,493 sq.ft. speculative industrial building

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. 20841T1 (2nd WARD) ORDINANCE REFERRED (9-14-21)
DOCUMENT #02021-4143

Common Address: 1690 N. Elston Avenue

Applicant: Litton Adventures, LLC

Owner: Litton Adventures, LLC

Attorney: Thomas Raines

Change Request: M2-3, Light Industry District to C3-2, Commercial, Manufacturing and Employment District

Purpose: To meet the bulk and density requirements of the C3-2.

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.