

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF MARCH 22, 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. 20915T1 (47th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-282

Common Address: 4624-28 N. Ashland Avenue

Applicant: 4626 Ashland, LLC

Owner: 4626 Ashland, LLC

Attorney: Liz Butler & Lucy Prather-Elrod Friedman, LLP

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

Purpose: To comply with the bulk and density requirements of the RT4 bringing the existing, non-conforming floor area of the building into conformance with zoning and to allow the reconstruction of an existing rear building addition to facilitate interior and exterior renovations and allow the conversion from 6 to 7 dwelling units within the existing building

NO. 20822 (45th WARD) ORDINANCE REFERRED (9-14-21)

DOCUMENT #02021-3995

Common Address: 5016 W. Lawrence Avenue

Applicant: Abbasi Real Estate, LLC

Owner: Abbasi Real Estate, LLC

Attorney: Acosta Ezgur, LLC-Ximena Castro

Change Request: C1-1, Neighborhood Commercial District to RT4, Residential Two-Flat, Townhome and Multi-Unit District

Purpose: To allow for the conversion of the building from three to four residential dwelling units in the existing building

NO. 20041 (32nd WARD) ORDINANCE REFERRED (5-29-19)
DOCUMENT #02019-4022

Common Address: 3150 N Racine

Applicant: Belray Limited Partnership

Owner: Belray Limited Partnership

Attorney: Steve Friedland

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Mixed Use District, and then to a Planned Development

Purpose: Applicant proposes to construct an addition to the existing building to provide a total of 105 SRO units, provided that up to three of those units may be one-bedroom dwelling units. No parking spaces will be provided. The height of the building will be 48'3".

NO. 20786 (27th WARD) ORDINANCE REFERRED (7-21-21)

DOCUMENT #02021-3110

Common Address: 1353 W. Fulton Street/220 N. Ada Street

Applicant: 1353 Partners, LLC

Owner: 1353 Partners, LLC

Attorney: Katie Jahnke Dale-DLA Piper LLP

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

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

NO. 20853 (27th WARD) ORDINANCE REFERRED (10-14-21)

DOCUMENT #S02021-4578

Common Address: 360 N. Green Street

Applicant: 360 N. Green, LLC

Owner: 360 N. Green, LLC

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

Change Request: Business Planned Development No. 1407 to Business Planned Development No. 1407, as amended

Purpose: Amendment to existing planned development

NO. 20911 (26th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-277

Common Address: 2933 W. Division Street

Applicant: Humboldt Park Health

Owner: Humboldt Park Health

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

Change Request: RS3, Residential Single-Unit (Detached House) District and Institutional Planned Development No. 599 to C1-2, Neighborhood Commercial District then to Planned Development No. 599, as amended

Purpose: Amendment to existing planned development

NO. 20936T1 (26th WARD) ORDINANCE REFERRED (1-26-22)

DOCUMENT #02022-367

Common Address: 3600 W. Potomac Avenue

Applicant: Green, LLC

Owner: Green, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-1, Neighborhood Commercial District

Purpose: To permit the first floor to be occupied by a children's Play Center and to permit one residential unit on the second floor

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