

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF DECEMBER 13, 2022

NO. 21068 (43rd WARD) ORDINANCE REFERRED (6-22-22)

DOCUMENT #02022-1894

Common Address: 2222 N. Halsted Street

Applicant: Dresden Development Company, LLC

Owner: Dresden Development Company, LLC

Attorney: Sara K. Barnes, Law Offices of Samuel V.P. Banks

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM5, Residential Multi-Unit District

Purpose: To permit the rehabilitation and renovation of the existing (non-conforming) improvements, the programming for which includes the erection of a one-story partial addition above the 3rd floor. The proposed Zoning Map Amendment will also bring the existing non-conforming conditions into compliance under the current Zoning Ordinance.

NO. 21177 (42nd WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3368

Common Address: 201-221 E Erie St, 631-649 N St. Clair St and 200-212 E Ontario Street

Applicant: Northwestern Memorial Healthcare

Owner: Chicago Title Land Trust Co. as Trustee under Trust Number 121309-02

Attorney: Carol D. Stubblefield, Neal and Leroy, LLC

Change Request: Planned Development No. 468, as amended to Planned Development No. 468, as amended

Purpose: Technical amendment to PD 468 to add medical service as a permitted use

NO. 22001 (34th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3449

Common Address: 11946 South Halsted Street

Applicant: Precise Consulting Corp.

Owner: Precise Consulting Corp.

Attorney: Julia L. Barnhardt, Esq.

Change Request: B2-1, Neighborhood Mixed-Use District to C1-1, Neighborhood Commercial District

Purpose: To establish a small venue event banquet hall on the first floor

NO. 22013T1 (34th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3463

Common Address: 415 West 107th Street

Applicant: Mother Love Youth Connection, LLC

Owner: Mother Love Youth Connection, LLC

Attorney:

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

Purpose: To establish a 3,411.25 square foot small venue facility with accessory leased parking located at 410 West 107th Street

NO. 21129 (27th WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #02022-2629

Common Address: 643-741 W Chicago Ave, 641-739 N Halsted St, 632-740 W Erie St, 627-661 W Erie St, 501-531 N Desplaines St and 524-630 W Grand Ave

Applicant: Bally's Chicago Operating Company, LLC

Owner: IL-777 West Chicago Avenue, LLC

Attorney: Meg George & Chris A. Leach, Akerman, LLP

Change Request: Air Rights Waterway Business Residential Planned Development No. 1426 to Air Rights Waterway Business Residential Planned Development No. 1426, as amended

Purpose: To develop an indoor sports and recreation facility within the approved mixed-use community

NO. 21119T1 (27th WARD) ORDINANCE REFERRED (9-21-22)

DOCUMENT #02022-2733

Common Address: 1226 W. Augusta Blvd.

Applicant: ChiSai Properties, LLC

Owner: ChiSai Properties, LLC

Attorney: Louis Weinstock

Change Request: M3-3, Heavy Industry District to B2-3, Neighborhood Mixed-Use District

Purpose: To allow for the construction of a new 3-story, 3-unit residential building

NO. 21079 (27th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2048

Common Address: 501-521 W Elm St, 500-520 W Hobble St, 501-521 W Hobbie St, 500-520 W Oak St, 1001 -1135 N Cambridge Ave and 1000-1134 N Cleveland Ave

Applicant: Parkside Associates, LLC

Owner: Chicago Housing Authority, Wayman Church

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: Planned Development No. 1006 to DR-3, Downtown Residential District

Purpose: To remove blocks 6 and 8 from the planned development to allow blocks 6 and 8 to be developed with residential uses

NO. 21080 (27th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2049

Common Address: 421-547 W Division St, 420-546 W Elm St, 529-547 W Elm St, 528-536 W Hobbie St, 529-547 W Hobbie St, 528-546 W Oak St, 1001- 1031 N Larrabee St, 1111-1175 N Larrabee St, 1000-1174 N Cambridge Ave, 1143-1175 N Cambridge Ave, 1142-1174 N Cleveland Ave, 1143-1175 N Cleveland Ave, 1142-1174 N Hudson Ave and 1143-1175 N Hudson Ave

Applicant: Parkside Associates, LLC

Owner: Chicago Housing Authority, Wayman Church, Parkside Four Phase II, Parkside Nine Phase II, Parkside Phase IIB

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: Planned Development No. 1006 to DX-3, Downtown Mixed-Use District then to Planned Development No. 1006, as amended

Purpose: To remove blocks 6 and 8 from the planned development

NO. 21081 (27th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2052

Common Address: 1101-1129 N. Cambridge; 500-520 W. Hobbie Street & 1100-1128 N. Cleveland Avenue

Applicant: Parkside Associates, LLC

Owner: Chicago Housing Authority

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: DR-3, Downtown Residential District to Residential Planned Development

Purpose: To permit the development of 93 dwelling units in three buildings

NO. 21191 (26th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3430

Common Address: 911 N. Mozart Street

Applicant: Vanessa Beckhoff Ferrero, Colin Hudson

Owner: Vanessa Beckhoff Ferrero, Colin Hudson

Attorney:

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

Purpose: To allow the sub-division of an improved zoning lot, creating two zoning lots each measuring 25 feet x 125 feet lots: one zoning lot at 913 N Mozart is to remain vacant for future development, and the lot at 911 N Mozart is to remain an existing 3-story multifamily building containing 3 dwelling units and 2 on-site parking spaces

NO. 21108T1 (20th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2471

Common Address: 1515-1525 West 47th Street and 4701-4711 South Justine Street

Applicant: New City Redevelopment Limited Partnership

Owner: City of Chicago

Attorney: Amy Kurson

Change Request: B3-2, Community Shopping District to B3-5, Community Shopping District

Purpose: To develop a new six-story, mixed-use, multi-family development as part of the United Yards Invest South/West initiative

NO. 21109T1 (20th WARD) ORDINANCE REFERRED (7-20-22)

DOCUMENT #02022-2474

Common Address: 1641 West 47th Street

Applicant: Celadon Properties, LLC

Owner: Celadon Properties, LLC

Attorney: Amy Kurson, Reyes Kurson

Change Request: B1-3, Neighborhood Shopping District to C1-3, Neighborhood Commercial District

Purpose: To allow the use of the property as a brewery, tavern and event space with rooftop patio.

NO. 22008 (13th WARD) ORDINANCE REFERRED (10-26-22)

DOCUMENT #02022-3458

Common Address: 5923 W. 63rd Street

Applicant: Eladio Montoya

Owner: Eladio Montoya

Attorney: Mark Kupiec

Change Request: B1-1, Neighborhood Shopping District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To add limited manufacturing food production (ice cream) as a permitted use