

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF JUNE 20, 2023**  
**10:00 AM, COUNCIL CHAMBERS, CITY HALL (121 N. LASALLE)**

**NO. 19970-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-13-19)**  
**DOCUMENT #02019-1355**

**Common Address:** 1815-21 N California Ave

**Applicant:** 1815-21 N California LLC

**Owner:** 1815-21 N California LLC

**Attorney:** Law Office of Mark J Kupiec

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

**Purpose:** To build a new 4 story, 20 dwelling unit residential building; 20 parking spaces: no commercial space: height 47 feet 2 inches

**NO. 22142T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1323**

**Common Address:** 1235-37 North Ashland Avenue

**Applicant:** Grand Properties Acquisitions, LLC

**Owner:** Michael Giza and Avenue Properties, LLC

**Attorney:** Rolando R. Acosta

**Change Request:** B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** Redevelopment of the property with a five-story mixed-use building

**NO. 22143T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1326**

**Common Address:** 1257-1301 North Ashland Avenue

**Applicant:** Grand Properties Acquisitions, LLC

**Owner:** Avenue Properties, LLC

**Attorney:** Rolando R. Acosta

**Change Request:** B3-2, Community Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** Redevelopment of the property with a five-story mixed-use building

**NO. 22043T1 (2nd WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3883**

**Common Address:** 1030-1050 West North Avenue/1604-1624 North Kingsbury Street

**Applicant:** LSCD of Lincoln Park, LLC

**Owner:** LSCD of Lincoln Park, LLC

**Attorney:** Liz Butler-Taft, Stettinius & Hollister, LLP

**Change Request:** Business Planned Development No. 844 to C1-5, Neighborhood Commercial District

**Purpose:** To establish an off-premises sign

**NO. 20555T1 (2nd WARD) ORDINANCE REFERRED (11-16-20)**

**DOCUMENT #02020-5708**

**Common Address:** 1675 N. Elston Avenue

**Applicant:** 1675 Holdings, LLC

**Owner:** 1675 Holdings, LLC

**Attorney:** Thomas Ralnes

**Change Request:** M3-3, Heavy Industry District to B3-3, Community Shopping District

**Purpose:** To establish a medium venue for 150 to 999 people with patio for an outdoor accessory eating and drinking establishment and recreation area in the North Branch Corridor Overlay - Subdistrict A and to establish the subject property as a transit-served location.

**NO. 20951T1 (3rd WARD) ORDINANCE REFERRED (2-23-22)**

**DOCUMENT #02022-633**

**Common Address:** 5339-5353 South State Street and 2-16 East 54<sup>th</sup> Street

**Applicant:** Deeply Rooted Productions, Inc., an Illinois not-for-profit corporation

**Owner:** City of Chicago

**Attorney:** Steven Friedland, Applegate & Thorne -Thomsen

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B3-2, Community Shopping District

**Purpose:** To permit the construction of a new dance studio and performance venue

**NO. 21125 (3rd WARD) ORDINANCE REFERRED (9-21-22)**

**DOCUMENT #02022-2739**

**Common Address:** 45-79 East 18th Street; 1801-1809 South Wabash; 1800-1806 S. Michigan Avenue

**Applicant:** Mercy Housing, Inc.

**Owner:** 18th & Wabash Corp.

**Attorney:** Steven Friedland, Applegate & Thorne-Thomsen

**Change Request:** DX-5, Downtown Mixed-Use District and DR-3, Downtown Residential District to DR-5, Downtown Residential District then to a Residential Planned Development

**Purpose:** To redevelop the existing 6-story building at 1801 S. Wabash with 80 dwelling units and to build a new 5-story building on the parking lot at 1800 S. Michigan containing 50-dwelling units.

**NO. 21110T1 (10th WARD) ORDINANCE REFERRED (7-20-22)**

**DOCUMENT #02022-2481**

**Common Address:** 2664 East 106th Street

**Applicant:** Juan A Canchola

**Owner:** Juan A Canchola

**Attorney:** Law Office of Mark J. Kupiec & Assoc.

**Change Request:** M3-3, Heavy Industry District to C2-3, Motor Vehicle-Related Commercial District

**Purpose:** To allow the establishment of a banquet hall on the first floor and one apartment on the second floor of the existing building

**NO. 22070 (16th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-52**

**Common Address:** 6206 S. Racine Avenue

**Applicant:** Gorman & Company, LLC

**Owner:** Board of Education of the City of Chicago

**Attorney:** Steve Friedland, Applegate & Thorne-Thomsen

**Change Request:** RS3, Residential Single-Unit (Detached House) District to B2-2, Neighborhood Mixed-Use District and then to a planned development

**Purpose:** To redevelop the former Woods school with 48 dwelling units, an approximately 22,000 square foot health center and a community center

**NO. 20866 (27th WARD) ORDINANCE REFERRED (11-17-21)**

**DOCUMENT #02021-5097**

**Common Address:** 1300 W. Carroll Avenue

**Applicant:** 1300 W. Carroll Owner, LLC

**Owner:** 1300 W. Carroll Owner, LLC

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

**Change Request:** 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 Sections 17-8-0512 (Tall Buildings), 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area). To create a two-subarea planned development. Subarea A would permit the construction of a 418'0" foot tall building with 338 residential units above 460 vehicular parking spaces, 204,780 square feet of office space, and ground floor commercial uses, together with accessory and incidental uses. Subarea B would permit the construction of a 515'0" foot tall building with either 633 residential units or 569,657 square feet of office space (or a mixed-use development of the two foregoing uses) above 255 vehicular parking spaces and ground-floor commercial uses, together with accessory and incidental uses.

**NO. 22077T1 (27th WARD) ORDINANCE REFERRED (1-18-23)**

**DOCUMENT #02023-70**

**Common Address:** 1440-1464 N. Magnolia Avenue/1241-1259 W. LeMoyne Street/1439-1461 N. Elston Avenue

**Applicant:** Goose Island Holiday Pop Ups, LLC

**Owner:** Chicago Title Land Trust Company under Trust Agreement dated July 12, 1999, and known as Trust number 125216-05

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** M3-3, Heavy Industry District to C3-1, Commercial, Manufacturing and Employment District

**Purpose:** To allow for the "sports and recreation, participant-outdoor" zoning use category

**NO. 22103 (27th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1201**

**Common Address:** 357-359 North Green Street

**Applicant:** Omni 357 North Green, LLC

**Owner:** Omni 357 North Green, LLC

**Attorney:** Edward J. Kus/Taft Stettinius & Hollister, LLP

**Change Request:** M2-3, Light Industry District and DX-7, Downtown Mixed-Use District to DX-7, Downtown Mixed-Use District then to a Planned Development

**Purpose:** To develop a 30-story office building, approximately 495 feet tall, with ground floor and rooftop commercial uses and approximately 300 parking spaces

**NO. 22033 (28th WARD) ORDINANCE REFERRED (12-14-22)**

**DOCUMENT #02022-3837**

**Common Address:** 441 North Kilbourn Avenue/4239 West Ferdinand Street

**Applicant:** Capitol Realty, LLC

**Owner:** Capitol Realty, LLC and Vanderwood Realty, Inc

**Attorney:** Edward J. Kus/Taft Stettinius & Hollister, LLP

**Change Request:** Planned Manufacturing District No. 9 to a Planned Development

**Purpose:** Addition to a warehouse; property exceeds 10 acres

**NO. 22136 (32nd WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1303**

**Common Address:** 1354 W. Diversey Parkway

**Applicant:** Development Group, LLC--Wrigley Branch

**Owner:** Development Group, LLC--Wrigley Branch

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

**Change Request:** B3-2, Community Shopping District to B2-2, Neighborhood Mixed-Use District

**Purpose:** To permit the construction of a new four-story, three-unit residential building, with onsite accessory parking for three vehicles at the subject property

**NO. 22104 (34th WARD) ORDINANCE REFERRED (3-15-23)**

**DOCUMENT #02023-1231**

**Common Address:** 320 N. Jefferson, 650 W. Wayman, 740 W. Fulton Market & 331 N. Halsted

**Applicant:** Omni 357 North Green, LLC

**Owner:** Omni 357 North Green, LLC

**Attorney:** Edward J. Kus/Taft Stettinius & Hollister, LLP

**Change Request:** Planned Development No 643, as amended to Planned Development No 643, as amended

**Purpose:** To remove Subarea E from Planned Development No. 643 and to adjust PD boundaries