

**Summary of a Meeting  
Committee on Zoning, Landmarks & Building Standards  
Meeting of July 21, 2020  
To be reported out July 22, 2020**

**MA-2002 (MAYORAL APPLICATION) ORDINANCE REFERRED (6-17-20)**

**DOC# O2020-3443**

Amendment of Municipal Code Titles 2 and 15 by adding new Chapter 2-30 entitled "Multiagency Regulation of Implosions" and Section 15-4-311 providing for additional requirements for license to use explosives for demolition of buildings/structures

**TAD-600 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (6-17-20)**

**DOC# O2020-3454**

Amendment of Municipal Code Chapter 17-4 by adding new Section 17-4-1100 to establish requirements for roll-up overhead or sliding security gates or doors

**NO. A-8468 (28<sup>TH</sup> WARD) ORDINANCE REFERRED (12-12-18)**

**DOCUMENT NO. O2018-9317**

**Common Address** 4500-4518 W Harrison St

**Applicant:** Alderman Jason Ervin

**Change Request** M1-2 Limited Manufacturing District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

**NO. 20431 (5<sup>TH</sup> WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-3144**

**Common Address:** 5527 South Woodlawn Avenue

**Applicant:** Robert J. Shimer Trust dated February 10, 2016

**Owner:** Robert J. Shimer Trust dated February 10, 2016

**Attorney:** Nicholas J. Flikas, Law Offices of Samuel V.P. Banks

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

**Purpose:** The Applicant is seeking to subdivide the subject property into two separate and independent zoning lots, in order to preserve the existing secondary residential building (coach house) at the site.

**NO. 20396 (10<sup>TH</sup> WARD) ORDINANCE REFERRED (4-22-20)**

**DOCUMENT #02020-1908**

PASS AS REVISED

**Common Address:** 3000-3148 E. 122<sup>nd</sup> St

**Applicant:** NP Avenue O, LLC

**Owner:** NP Avenue O, LLC

**Attorney:** Rich Klawiter & Liz Butler - DLA Piper LLP (US)

**Change Request:** Planned Manufacturing District 6 to Waterway Industrial Planned Development

**Purpose:** To authorize the construction and operation of an industrial building: Mandatory Planned Development pursuant to Section 17-8-509-A (Development Along Waterways)

**NO. 20418 (18th WARD) ORDINANCE REFERRED (6-17-20)**  
**DOCUMENT #02020-2899**

PASS AS SUBSTITUTED

**Common Address:** 3216 West 87th Street

**Applicant:** Little Bear Holdings, LLC

**Owner:** VENTERRA ASSOCIATES No. 12, LLC

**Attorney:** Pericles Abbasi

**Change Request:** Planned Development No. 1172 to C3-1, Commercial, Manufacturing & Employment District

**Purpose:** To allow Little Bear Holdings LLC, which has the property under contract with a Zoning Contingency to construct and operate a "Buddy Bear" Car Wash

**NO. 20230 (22nd WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7971**

PASS AS SUBSTITUTED AND REVISED

**Common Address:** 4930-5004 W 44th St

**Applicant:** Academy for Global Citizenship

**Owner:** Academy for Global Citizenship

**Attorney:** Amy Degnan

**Change Request:** RS3 Residential Single Unit (Detached House) District to C1-1 Neighborhood Commercial District and then to an Institutional Planned Development

**Purpose:** A school building and supporting campus that will include seasonal and learning gardens, orchards, greenhouse and 'farm' areas, composting, barn and livestock areas, bee keeping and produce sales (350 sf). 8 dwelling units. 23 parking spaces.

**NO. 20298 (27th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9352**

PASS AS REVISED

**Common Address:** 1200 W. Carroll Avenue

**Applicant:** South Carroll, LLC

**Owner:** South Carroll, LLC

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

**Change Request:** M2-3, Light Industry District to DX-5, Downtown Mixed-Use District then to a Business Planned Development

**Purpose:** Mandatory Planned Development pursuant to Sections 17-8-0514 (Bonus Floor Area) and 17-8-0512 (Tall Buildings)

**NO. 20371-T1 (27th WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1875**

SUBSTITUTE NARRATIVE AND PLANS

**Common Address:** 932-940 W. Randolph St., 150-154 N. Sangamon St.

**Applicant:** L3 932 W. Randolph, LLC

**Owner:** L3 932 W. Randolph, LLC

**Attorney:** Akerman, LLP

**Change Request:** C1-2, Neighborhood Commercial District to DX-5, Downtown Mixed-Use District

**Purpose:** Proposed renovation and addition to an existing 3 story building for retail and office space that exceeds the height and floor area ratio requirements of its current zoning district.

**NO. 20385 (27th WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1892**

**Common Address:** 816 N. May Street

**Applicant:** Ashley Wendela & Brendan Metzger

**Owner:** Ashley Wendela & Brendan Metzger

**Attorney:** Pericles Abbas

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5, Residential Multi-Unit District

**Purpose:** To increase the allowable floor-area ratio of the lot so the applicants can obtain all necessary permits to construct a second-story addition to their home.

**NO. 20405 (27th WARD) ORDINANCE REFERRED (5-20-20)**

**DOCUMENT #02020-2406**

**PASS AS REVISED**

**Common Address:** 171-185 North Halsted Street; 729-741 West Lake Street and 728-740 West Couch Place

**Applicant:** 733 W. Lake Street, Inc.

**Owner:** Parker Owner, LLC

**Attorney:** Gregory Steadman

**Change Request:** Planned Development No. 1252 to Planned Development No. 1252, as amended

**Purpose:** The applicant is seeking to amend the existing PD 1252 to allow a liquor store to be established, to update the current ownership of the building and to reflect the 2014 administrative adjustment granted for minimum off-street parking spaces.

**NO. 20430T1 (30th WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-3123**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 3704-3710 N. Cicero Avenue

**Applicant:** G7 Investment, LLC, Series L

**Owner:** G7 Investment, LLC, Series L

**Attorney:** Daniel G. Lauer, Esq.

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

**Purpose:** To construct a 4-story building with a commercial space on the ground floor and seventeen (17) residential dwelling units.

**NO. 20053-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-12-19)**  
**DOCUMENT #02019-4130**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**  
**PASS AS REVISED**

**Common Address:** 1645-55 W Fullerton Ave

**Applicant:** Fullerton Property Holdings LLC

**Owner:** Metro Chicago Web Corporation/ Newsweb Corporation

**Attorney:** Thomas Moore

**Change Request:** M3-3 Heavy Industry District to C3-2 Commercial, Manufacturing and Employment District

**Purpose:** The applicant wishes to rezone the property in order to expand the potential number of permitted office-uses on the property. There are no planned changes to the existing 3- story building, 43.0' in height, which will remain solely for office or commercial use (combined total of 33,980 sq. ft.) The applicant plans to add on-site parking to conform to applicable use requirements: the applicant currently proposes an additional 65 parking stalls for a total of 80 on-site accessory parking spaces (6 handicap, 74 standard).

**NO. 20386-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1903**

**Common Address:** 1712-1720 N. Damen Avenue

**Applicant:** 1714 North Damen Avenue Limited Partnership

**Owner:** 1714 North Damen Avenue Limited Partnership

**Attorney:** Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

**Change Request:** C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

**Purpose:** To allow for the operation of a recreational cannabis dispensary assuming approval of a special use.

**NO. 20389-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1906**

**SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 1842-1858 West Webster Avenue/2200-2242 North Lister Avenue

**Applicant:** 1650 Fullerton, LLC

**Owner:** 1650 Fullerton, LLC

**Attorney:** Rolando R. Acosta

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

**Purpose:** Authorize a Cannabis Adult Use Dispensary and other commercial uses

**NO. 20432T1 (32nd WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-3180**

**Common Address:** 2658 North Greenview Avenue

**Applicant:** 2658 N Greenview Ave. Chicago IL LLC

**Owner:** La Terra Properties. LLC

**Attorney:** Thomas S. Moore

**Change Request:** M1-2, Limited Manufacturing/Business Park District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The applicant wishes to rezone this property, currently zoned for manufacturing use, to allow construction of a proposed 3-story single-family masonry residence with roof deck and detached 3-car masonry garage with roof deck. Residential uses are not allowed in a Manufacturing District.

**NO. 20434T1 (33rd WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-3215**

**Common Address:** 3334-3336 West Lawrence

**Applicant:** Bess Realty 2, LLC

**Owner:** Bess Realty 2, LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** B1-2 Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To add an additional dwelling unit located at the garden level in an existing mixed-use building. The existing building currently contains 12 dwelling units with 6 offices and 3 commercial spaces. After renovation, the building will contain 13 dwelling units and 6 offices and 3 commercial spaces.

**NO. 20426 (35th WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-2974**

**Common Address:** 3139-3141 N. Central Park Ave.

**Applicant:** Daniel M. Mihalescu

**Owner:** Goran Josipovic

**Attorney:** Paul Kolpak

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RM4.5, Residential Multi-Unit District

**Purpose:** To allow subdivision of lots 12 & 13 to construct new masonry 3-story 3-dwelling-unit building with finished basement on lot 13 & the existing 3 1/2 story building on lot 12 will remain.

**NO. 20423T1 (35th WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-2959**

**Common Address:** 3130-32 N Spaulding Avenue

**Applicant:** PDL Real Estate, LLC

**Owner:** PDL Real Estate, LLC

**Attorney:** Frederick E Agustin, Maurldes, Foley Tabangay, Turner & Agustin, LLC

**Change Request:** RS3, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

**Purpose:** The reason for this change is to allow the subdivision of one (1) zoning lot into two (2) separate zoning lots measuring 25' x 123' for 3,075 square feet for each lot. Lot 11, which is 3132 N. Spaulding, is improved with the existing 2-flat and rear two-car garage. Lot 12, which is 3130 N. Spaulding, will be redeveloped with a new single-family residence and two-car garage.

**NO. 20433 (36th WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-3200**

**Common Address:** 6618-20 W. Belmont

**Applicant:** Belmont Capital, LLC dba O&S Dental Inc.

**Owner:** Belmont Capital, LLC dba O&S Dental Inc.

**Attorney:** Paul A. Kolpak

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

**Purpose:** To allow the warehouse storage and preparation of orders provided to O & S Dental, Inc. from 3rd party shippers.

**NO. 20258 (37th WARD) ORDINANCE REFERRED (11-13-19)**

**DOCUMENT #02019-8491**

**PASS AS REVISED**

**Common Address:** 1830-64 North LeClaire Avenue/1815-1915 North Laramie Avenue

**Applicant:** By the Hand Club for Kids and Grace & Peace Fellowship

**Owner:** By the Hand Club for Kids and Grace & Peace Fellowship

**Attorney:** Graham C. Grady c/o Taft, Stettinius & Hollister

**Change Request:** Residential Planned Development #1149 and Institutional Planned Development #1150 to B3-2, Community Shopping District then to Institutional Planned Development #1150, as amended

**Purpose:** To a) amend PD #1150's existing PD boundaries to include property located at 1815-1915 N. Laramie Ave. and currently zoned PD #1149; b) allow the creation of subareas and c) permit additional uses including residential, sports and recreation (Indoor & outdoor) and accessory parking.

**NO. 20420-T1 (43rd WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-2905**

**Common Address:** 1754 N. Clark St.

**Applicant:** Gus Giordanos' Jazz Dance Chicago, Inc. d/b/a Giordano Dance Chicago

**Owner:** Gus Giordanos' Jazz Dance Chicago, Inc. d/b/a Giordano Dance Chicago

**Attorney:** John J. George, Akerman LLP.

**Change Request:** B3-5, Community Shopping District to B3-5, Community Shopping District (extension of existing Type 1)

**Purpose:** Type 1 zoning ordinance is expiring and Applicant needs additional time to construct the proposed building.

**NO. 20256 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (11-13-19)**

**DOCUMENT #02019-8489**

**PASS AS REVISED**

**Common Address:** 2653 North Clark Street

**Applicant:** Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016. as Trust No. 8002372723

**Owner:** Chicago Title Land Trust Company, as Trustee under Trust Agreement dated October 18, 2016. as Trust No. 8002372723

**Attorney:** Paul Shadle & Katie Jahnke Dale-DLA Piper LLP

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

**Purpose:** Mandatory Planned Development pursuant to Section 17-80513 (Large Residential Developments)

**NO. 20427T1 (45th WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-2990**

**Common Address:** 4837-41 N, Lipps Ave.

**Applicant:** 4841 Lipps, LLC

**Owner:** City of Chicago

**Attorney:** Paul A. Kolpak

**Change Request:** B3-2, Community Shopping District to C1-3, Neighborhood Commercial District

**Purpose:** To develop a mixed-use development with 9 apartments and one restaurant/brewpub.

**NO. 20424 (45th WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-2960**

**Common Address:** 4202-4204 West Irving Park Road

**Applicant:** Dijey, LLC

**Owner:** Dijey, LLC

**Attorney:** Tyler Manic, Schain Banks

**Change Request:** B3-1; Community Shopping District to B3-2, Community Shopping District

**Purpose:** To comply with the bulk and density requirements in order to allow the construction of a 3 story restaurant building with roof deck for outdoor dining

**NO. 20422 (46th WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-2918**

**Common Address:** 827-837 West Wilson Avenue

**Applicant:** Brinshore Development, LLC

**Owner:** 835 W. Wilson Holding, LLC

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

**Change Request:** B3-5, Community Shopping District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To construct a new 6-story, 73-unit residential building.

**NO. 20425 (47th WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-2963**

**Common Address:** 3226 North Lincoln Avenue

**Applicant:** Lincoln Melrose LLC

**Owner:** Citizens State Bank Lofts Condominium Association (upper floor condominiums)

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

**Change Request:** B3-4, Community Shopping District to C1-3, Neighborhood Commercial District

**Purpose:** To obtain appropriate licenses for an amusement arcade.

**NO. 20383 (47th WARD) ORDINANCE REFERRED (4-22-20)-TO BE DEFERRED**

**DOCUMENT #02020-1890**

**Common Address:** 5001-5009 N. Clark Street

**Applicant:** CWAZ, LLC

**Owner:** 5001 Clark Properties, LLC

**Attorney:** John Escobar, Tristan & Cervantes

**Change Request:** C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

**Purpose:** To allow the expansion into the adjacent space at 5005-5009 N. Clark Street to continue additional medical and adult use cannabis dispensary and office space

**LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE –**

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2020-161	1	1425 N Milwaukee Ave	RSR Chicago
Or2020-162	1	1425 N Milwaukee Ave	RSR Chicago
Or2020-157	3	329 E Garfield Blvd	Green Line Performing Arts Center
Or2020-158	3	209 E Cullerton St	AVA School
Or2020-159	11	639 W Roosevelt Road	Delago LLC
TBD	25	560 W Grenshaw	GW Properties
TBD	25	560 W Grenshaw	GW Properties
TBD	25	560 W Grenshaw	GW Properties
Or2020-148	28	1401 W 15 <sup>th</sup> St	Common Living INC.



LANDMARK ITEMS

Or2020-156 (4<sup>th</sup> WARD) ORDER REFERRED 6-17-20

PASS AS SUBSTITUTED

Historical Landmark Fee Waiver for property at 5023, 5029, and 5035 S Greenwood Ave

DIRECT INTRODUCTION TO THE COMMITTEE

A proposed ordinance tolling Code Section 2-120-705 to permit further consideration of a proposed Pilsen Landmark District.