

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF DECEMBER 1, 2020**

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. 20429 (46th WARD) ORDINANCE REFERRED (6-17-20)**  
**DOCUMENT #02020-3081**

**Common Address:** 4400-4424 and 4401-4415 North Clarendon Avenue

**Applicant:** Montrose and Clarendon, LLC

**Owner:** Montrose and Clarendon, LLC

**Attorney:** Mariah DiGrino - DLA Piper, LLP

**Change Request:** Residential-Business Planned Development. No. 138. To Residential-Business Planned Development. No. 138. as amended.

**Purpose:** Amendment to existing Planned Development to allow for additional uses in Subareas A and C that are ordinarily allowed in the underlying B3- 5 district

**NO. 20477 (42nd WARD) ORDINANCE REFERRED (9-9-20)**  
**DOCUMENT #02020-4452**

**Common Address:** 50 East Huron Street

**Applicant:** 50 Huron Properties, LLC

**Owner:** Huron Property Owner, LLC

**Attorney:** Thomas S. Moore

**Change Request:** Planned Development #173 to Planned Development #173, as amended

**Purpose:** To amend the allowed uses to include Commercial, Medical Service (17-4-0207-JJ) to permit the operation of a post-acute skilled nursing rehabilitation center. The applicant proposes a new 3-story addition to the existing 5-story vacant office use building at the subject property (50 E. Huron). The applicant will provide 26 on-site parking stalls (4 existing parking stalls, 22 new parking stalls) and 20 new bicycle parking stalls. The remainder of the Planned Development will remain with no other changes.

**NO. 20441 (41st WARD) ORDINANCE REFERRED (7-22-20)**  
**DOCUMENT #02020-3719**

**Common Address:** 5656 North Newcastle Avenue

**Applicant:** The Society For The Danish Old People's Home

**Owner:** The Society For The Danish Old People's Home

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

**Change Request:** Institutional Planned Development No. 276 to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District then to Institutional Planned Development No. 276, as amended.

**Purpose:** The Applicant is seeking to amend the existing Planned Development No. 276. in order to permit the physical expansion of the existing three-story senior living facility, at the subject property.

**NO. 20493T1 (40th WARD) ORDINANCE REFERRED (9-9-20)**  
**DOCUMENT #02020-4564**

**Common Address:** 6542-58 North Clark Street/1637-49 West Albion Avenue

**Applicant:** MNM Clark, LLC

**Owner:** MNM Clark, LLC

**Attorney:** Michael Ezgur

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

**Purpose:** To allow for construction of a new, mixed-use five-story residential storage warehouse building as an addition to the existing, five-story residential storage warehouse building with ground floor commercial space, two loading berths, and eight parking spaces.

**NO. 20501T1 (29th WARD) ORDINANCE REFERRED (9-9-20)**  
**DOCUMENT #02020-4542**

**Common Address:** 1819 North Major Avenue

**Applicant:** Whitecap Lofts, LLC

**Owner:** Whitecap Lofts, LLC

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

**Change Request:** M1-2, Limited Manufacturing/Business Park District to C3-5, Commercial, Manufacturing & Employment District

**Purpose:** To permit the location and establishment of commercial uses within the existing building, as part of its general rehabilitation.

**NO. 20485 (28th WARD) ORDINANCE REFERRED (9-9-20)**  
**DOCUMENT #02020-4575**

**Common Address:** 1257-1411 S. Washtenaw Avenue; 1256-1368 S. Talman Avenue; 1355-65 S. Talman Avenue; 2604-2664 W. Ogden Avenue

**Applicant:** Ogden Washtenaw JV, LLC

**Owner:** Ogden Washtenaw JV, LLC and others

**Attorney:** Scott R. Borstein/Neal and Leroy, LLC

**Change Request:** Residential Business Planned Development No. 1430 to Residential Business Planned Development No. 1430, as amended

**Purpose:** To amend RBPD No. 1430 to allow a drive-through automated teller machine facility within Subarea B of RBPD No. 1430.

**NO. 20444T1 (27th WARD) ORDINANCE REFERRED (7-22-20)**  
**DOCUMENT #02020-3739**

**Common Address:** 1423-1427 North Sedgwick Street

**Applicant:** 1423-1425-1427 N Sedgwick Street, LLC

**Owner:** 1423-1425-1427 N Sedgwick Street, LLC

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

**Change Request:** B3-3 Community Shopping District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To permit the construction of a new six-story residential building, on the two vacant parcels, and to allow for the conversion of the commercial unit, within the existing five-story building, to a dwelling (residential) unit.

**NO. 20263-T1 (27th WARD) ORDINANCE REFERRED (11-13-19)**  
**DOCUMENT #02019-8496**

**Common Address:** 862-68 North Orleans Street

**Applicant:** Praia Management Group, LLC

**Owner:** Praia Management Group, LLC

**Attorney:** Law Offices of Samuel V.P. Banks, Nick Ftikas

**Change Request:** C1-2, Neighborhood Commercial District to DX-7, Downtown Mixed-Use District

**Purpose:** The Applicant is seeking to permit the FAR, height, minimum lot area per unit, and use (hotel) of the proposed eight-story, sixty (60) key hotel building at the subject site.

**NO. 20483 (27th WARD) ORDINANCE REFERRED (9-9-20)**  
**DOCUMENT #02020-4556**

**Common Address:** 1020 N. Elston Avenue

**Applicant:** Skyfall Owner, LLC

**Owner:** Skyfall Owner, LLC

**Attorney:** Katie Jahnke Dale - DLA Piper LLP (US)

**Change Request:** PMD 2 Planned Manufacturing District to Business Planned Development

**Purpose:** To allow for Light Equipment Sales/Rental as a permitted use in PMD 2 pursuant to Section 17-6-0403-F

**NO. 20470 (25th WARD) ORDINANCE REFERRED (9-9-20)**  
**DOCUMENT #02020-4495**

**Common Address:** 2008-2012 South Ashland Avenue

**Applicant:** TRP 2008-2012 Ashland, LLC

**Owner:** TRP 2008-2012 Ashland, LLC

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

**Change Request:** C1-2, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

**Purpose:** To permit the applicant to build a new four-story, 14-unit residential building on the subject property.

**NO. 20463 (24th WARD) ORDINANCE REFERRED (7-22-20)**  
**DOCUMENT #02020-3887**

**Common Address:** 2100 S. Pulaski Road

**Applicant:** Raul and Sofia Mejorado

**Owner:** Raul and Sofia Mejorado

**Attorney:** Richard E. Zulkey & Assoc.

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

**Purpose:** To legalize pre-existing 1st floor residential apartment and continue existing commercial unit with 3 dwelling units above

**NO. 20438 (11th WARD) ORDINANCE REFERRED (7-22-20)-DEFERRED**  
**DOCUMENT #02020-3724**

**Common Address:** 2424 South Halsted Street

**Applicant:** 2420 S Halsted, LLC

**Owner:** 2500 South Corbett Corporation, Crowley's Yacht Yard, Inc. & 2420 South Halsted Chicago, LLC

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

**Change Request:** Planned Manufacturing District 11 and Waterway-Heliport Planned Development Number 1236 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. 20404 (2nd WARD) ORDINANCE REFERRED (5-20-20)**  
**DOCUMENT #02020-2402**

**Common Address:** 1623-31 North Halsted Street

**Applicant:** LV Halsted, LLC

**Owner:** LV Halsted, LLC, Series A,B,C,D

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

**Change Request:** B3-2, Community Shopping District to B3-5, Community Shopping District then to a Residential-Business Planned Development

**Purpose:** Mandatory Residential-Business Planned Development pursuant to Section 17-8-0512 (Tall Buildings)