

**AMENDED 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 (42ND WARD) ORDINANCE REFERRED (6-17-20)
DOC# O2020-3454

SUBSTITUTED

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 (28TH 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 (5TH 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. Ftikas, 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 (10TH WARD) ORDINANCE REFERRED (4-22-20)
DOCUMENT #02020-1908

PASS AS REVISED

Common Address: 3000-3148 E. 122nd 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 Degan

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 (32nd 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 (32nd 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 (32nd 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 (43rd 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

HELD IN COMMITTEE

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)-

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 –

DOC#	WARD	LOCATION	PERMIT ISSUED TO
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 th St	Common Living INC.

LANDMARK ITEMS

Or2020-156 (4th 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.