

**AMENDED SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF JANUARY 26, 2021
TO BE REPORTED OUT JANUARY 27, 2021**

O2020-6206 (MAYORAL APPLICATION) ORDINANCE REFERRED (12-16-20)

PASS AS AMENDED

Amendment of Municipal Code Chapters 17-2 and 17-7 by modifying residential zoning district uses and standards and establishing Predominance of the Block (606) District as well as a brief extension of the 606 Demolition Moratorium

O2020-6207 (MAYORAL APPLICATION) ORDINANCE REFERRED (12-16-20)

Amendment of Municipal Code Chapter 17-7 by adding new Section 17-7-0580 establishing a Multi-Unit Preservation (Pilsen) District

NO. 20565-T1 (1st WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6231

Common Address: 650 N Wood St

Applicant: Grasslands 1801 LLC

Owner: Huron-Wood Condominium Association

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

Change Request: RS3 Residential Single Unit (Detached House) to RM5.5 Residential Multi-Unit District

Purpose: To permit the conversion of the existing commercial unit into a dwelling unit, resulting in an all residential building, with a total of (9) nine dwelling units, at the subject site

NO. 20541 (3rd WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5625

PASS AS REVISED

Common Address: 319 - 331 E. 43rd Street and 4300-4318 S. Calumet Avenue

Applicant: 43 Green JV, LLC

Owner: City of Chicago

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

Change Request: RM5, Residential Multi-Unit District to B2-3, Neighborhood Mixed-Use District then to Residential Business Planned Development

Purpose: This is a mandatory planned development to allow a mixed-use residential project in excess of 40 units and 80' in height.

NO. 20578 (8th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6209

Common Address: 1503 E 74th Place

Applicant: Chicago Land Title and Trust Company ATUT #8002383076

Owner: Chicago Land Title and Trust Company ATUT #8002383076

Attorney: Mark Kupiec

Change Request: RS3 Residential Single Unit (Detached House) to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: To comply with the minimum lot area per dwelling unit requirements of the ordinance in order to establish one additional dwelling unit within the existing building for a total of 3 dwelling units

NO. 20554T1 (12th WARD) ORDINANCE REFERRED (11-16-20)

DOCUMENT #02020-5693

Common Address: 3723-53 S. Archer Ave./3728- 3904 S. Western Ave.

Applicant: 3798 S Western, LLC

Owner: Vereit Real Estate, L.P.

Attorney: Rolando Acosta

Change Request: M2-2, Light Industry District C1-1 Neighborhood Commercial District

Purpose: To allow for the construction of two new, one-story commercial buildings.

NO. 20584-T1 (12th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6218

Common Address: 2401 S Homan Ave; 3349-59 W 24th St

Applicant: 2401 H Buyers LLC

Owner: 2401 H Buyers LLC

Attorney: Rolando Acosta

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5.5 Residential Multi-Unit District

Purpose: To add four dwelling units to the existing building for a total of eight dwelling units on the property

NO. 20577-T1 (12th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6208

Common Address: 3300 W Pershing Road; 3846-58 S Spaulding Ave

Applicant: 3300 W Pershing LLC

Owner: 3300 W Pershing LLC

Attorney: Rolando Acosta

Change Request: RS3 Residential Single Unit (Detached House) to RM6 Residential Multi-Unit District

Purpose: To add three dwelling units to the existing building for a total of ten dwelling units on the property

NO. 20579-T1 (15th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6210

Common Address: 4834 S Oakley Ave

Applicant: South Oakley Venture LLC

Owner: South Oakley Venture LLC

Attorney: Mitchell Weinstein

Change Request: M2-2 Light Industry District to C3-2 Commercial, Manufacturing and Employment District

Purpose: Change of use to Commercial Art Studio

NO. 20567 (17th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6241

Common Address: 6430 S Richmond St

Applicant: Michelle Alexander Investments LLC

Owner: Michelle Alexander Investments LLC

Attorney:

Change Request: RS3 Residential Single Unit (Detached House) to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: In order to meet bulk requirements and density to allow the conversion of the basement level into two additional dwelling units

NO. 20547 (22nd WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5654

PASS AS AMENDED

Common Address: 3925 W. 31st Street

Applicant: NAS CORPORATION

Owner: NAS CORPORATION

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

Change Request: B3-1, Community Shopping District to B3-5, Community Shopping District

Purpose: To comply with the parking requirement and the maximum floor area ratio requirement; to build a 2nd story addition to the existing building and to establish medical services.

NO. 20566 (26th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6230

Common Address: 1000-1002 N California Ave

Applicant: Gino Battaglia

Owner: Gino Battaglia

Attorney: Dean Maragos

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

Purpose: To establish a tavern, on the ground floor and seek a variation for public place of amusement for live entertainment within 125 feet of a RS-3 Zone

NO. 20580 (27th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6212

Common Address: 3323-3369 W Grand Ave

Applicant: The Grand Augusta LLC

Owner: The Grand Augusta LLC

Attorney: Jack Parrino/ Bernie Citron

Change Request: B2-3 Neighborhood Shopping District to M1-1 Limited Manufacturing District

Purpose: To construct a commercial building for the operation of a car wash

NO. 20478 (27th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4562

PASS AS REVISED

Common Address: 1330-1364 W Washington/100-138 N Ada/1349-1389 W Randolph Street

Applicant: Chicago Title Land Trust Co Trust 15408 & Chicago Journeymen Plumbers Local 130, UA

Owner: Chicago Title Land Trust Co Trust 15408 & Chicago Journeymen Plumbers Local 130, UA

Attorney: William Banks, Schain Banks

Change Request: C1-3, Neighborhood Commercial District to DX-3, Downtown Mixed-Use District and then to a Planned Development

Purpose: To create a planned development. Sub Area A is a 502 space parking garage that will be 85' in height, 272,318 SF with 14,726 SF commercial space on the ground floor. Sub Area B will require a separate amendment to the Planned Development for any future development. Sub Area C is existing and will remain with no changes.

NO. 20479 (27th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4578

PASS AS REVISED

Common Address: 1465-1483 N Kingsbury St/835-919 W Blackhawk St/1450-1472 N Dayton St

Applicant: The Shops at Big Deahl, LLC

Owner: The Shops at Big Deahl, LLC

Attorney: Katriina S. McGuire – Thompson Coburn LLP

Change Request: Business Planned Development #1292 (C3-5, Commercial, Manufacturing & Employment District) to C2-5, Motor Vehicle-Related Commercial District to Residential Business Planned Development #1292, as amended

Purpose: The PD will be amended to permit multi-family dwelling units in 3 mixed use structures, open space and a sports/recreation facility.

NO. 20492T1 (27th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4566

PASS AS REVISED

Common Address: 1352 West Lake Street

Applicant: 1352 W. Lake Restaurant, LLC

Owner: Randolph RR, LLC; Randolph MT, LLC; Randolph DF, LLC; Randolph GN, LLC; Randolph BT, LLC; 1352 W. Lake Street GF, LLC

Attorney: Thomas R. Raines

Change Request: M2-3, Light Industry District to DS-3, Downtown Service District

Purpose: Conversion of building to an eating & drinking establishment – General Restaurant with an outdoor patio at grade.

NO. 20543 (27th WARD) ORDINANCE REFERRED (11-16-20)
DOCUMENT #02020-5629

PASS AS REVISED AND AS AMENDED

Common Address: 311-15 N. Sangamon St./901-25 W. Wayman St./310-314 N. Peoria St.

Applicant: MRR 311 N. Sangamon, LLC

Owner: MRR 311 N. Sangamon, LLC and MRR Palmer Square, LLC

Attorney: Michael Ezgur

Change Request: DX-3, Downtown Mixed-Use District and C1-1, Neighborhood Commercial District to DX-5, Downtown Mixed-Use District then to Business Planned Development

Purpose: To construct a new 296 key hotel in place of the current two-story restaurant building

NO. 19927 (28th WARD) ORDINANCE REFERRED (01-23-19)
DOCUMENT #O2019-280

Common Address: 1100-1118 South Western Avenue

Applicant: 1100 S Western LLC

Owner: 1100 S Western LLC

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a zoning change to permit two (2) new four-story, residential buildings. Each building will contain twenty-one (21) residential units. Onsite garage parking for twenty-one (21) cars will be provided in each building. Each of the two (2) new four-story residential building will be masonry in construction and measure 48.0' in height.

NO. 20570 (29th WARD) ORDINANCE REFERRED (12-16-20)
DOCUMENT #02020-6239

Common Address: 207-09 N Parkside Ave

Applicant: North Courts 5 Inc.

Owner: North Courts 5 Inc.

Attorney: Thomas Moore

Change Request: RS3 Residential Single Unit (Detached House) to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: The applicant wishes to rezone the property to allow sufficient density to add 2 dwelling units to the unused basement-level of the existing 3-story, 6 dwelling unit building for a total of 8 dwelling units. There are no planned changes to the exterior of the building and the 11 on-site parking stalls will remain with no changes.

NO. 20571 (31st WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6238

Common Address: 4921 W Belmont Ave

Applicant: Auto Renew Group LLC

Owner: Auto Renew Group LLC

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

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

Purpose: To permit the conversion-expansion of the existing non-conforming automobile service operations, to include detailing, reconditioning and light painting services, by a new operator within the existing building

NO. 20568 (31st WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6242

Common Address: 4830 W Diversey Ave; 2820 N Cicero Ave

Applicant: Grocery Retail Holdings, LLC

Owner: Grocery Retail Holdings, LLC

Attorney: Thomas Moore

Change Request: B1-1Neighborhood Shopping District to B3-1 Community Shopping District

Purpose: The applicant wishes to rezone the property to allow for a coin-operated 7aundromat in the existing vacant 1-story commercial building. The 100 exterior, on-site parking stalls (97 parking stalls, 3 handicap parking stalls) will remain with no changes

NO. 20569 (32nd WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6240

Common Address: 3056 N Racine Ave

Applicant: Helena Hyangran Chung

Owner: Helena Hyangran Chung

Attorney: Thomas Moore

Change Request: RT-4 Residential Two Flat, Townhouse and Multi-Unit District to B1-1Neighborhood Shopping District

Purpose: A new commercial tenant in the vacant ground floor commercial unit; the second commercial unit will remain with the current retail tenant, Studio 32, Inc. The 2 story mixed use building and two car detached garage will remain with no changes.

NO. 20510 (40th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4548

PASS AS REVISED

Common Address: 6300 North Ridge Avenue/1925 West Thome Avenue

Applicant: Misericordia Home

Owner: The Catholic Bishop of Chicago and Misericordia Home

Attorney: Joseph P. Gattuso / Taft Stettinius & Hollister LLP

Change Request: Planned Development #253 and RS3, Residential Single-Unit (Detached House) District to Planned Development #253, as amended

Purpose: Addition of 1925 West Thome to PD #253 which will expand the boundaries of PD #253 and to add 16 new intermediate care facility buildings

NO. 20587T1 (43rd WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6222

PASS AS AMENDED TO A TYPE 1

Common Address: 735-37 W Wrightwood Ave

Applicant: NY II, LLC

Owner: NY II, LLC

Attorney: Tyler Manic & Ben Weber, Schain Banks

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To comply with bulk, density, and minimum lot area requirements to allow for the addition of two dwelling units to an existing 3 story mixed use building

NO. 20345 (46th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-782

PASS AS REVISED

Common Address: 1038-1054 W Wilson Ave, 4600-4608 N Kenmore Ave and 4600-4612 N Winthrop Ave

Applicant: 1050 Wilson Partners LLC

Owner: 1050 Wilson Partners LLC

Attorney: DLA Piper

Change Request: Residential Business Planned Development No. 1329 to Residential Business Planned Development No. 1329, as amended

Purpose: The Applicant requests a rezoning of the subject property from Residential-Business Planned Development No. 1329 to Residential-Business Planned Development No. 1329. As amended, to create two subareas and to allow for venue as a permitted use to permit a theater use in the existing building located on the property. No other changes are proposed to the existing approved planned development.

NO. 20494T1 (47th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4561

PASS WITH SUBSTITUTE NARRATIVE & PLANS

Common Address: 1800-1808 W Berenice Ave /3834-44 N Ravenswood Ave

Applicant: 1800 Berenice, LLC Owner: 1800 Berenice, LLC

Attorney: Katriina S. McGuire/Thompson Coburn, LLP

Change Request: B2-1.5, Neighborhood Mixed-Use District and M1-2, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a six-story mixed use building with two floors of office space on floors two and three, 39 residential units on the fourth through sixth floors, and 34 parking spaces on the ground floor.

NO. 20588 (47th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6223

Common Address: 2145 W Montrose; 4631 N Lincoln Ave

Applicant: 2139 W Montrose Condominium Association

Owner: 2139 W Montrose Condominium Association

Attorney: Talar Berberian

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: To permit the existing 7,618 square feet of building area, in order to allow the existing bulk and density and legalize the existing commercial space and four dwelling units

NO. 20583-T1 (47th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6217

Common Address: 3437 N Paulina Street

Applicant: Semco Realty Group LLC-3447

Owner: Semco Realty Group LLC-3447

Attorney: Tyler Manic, Schain Banks

Change Request: RS3 Residential Single Unit (Detached House) District to RM5 Residential Multi Unit District

Purpose: In order to meet the bulk and density requirements to allow for the construction of an additional unit at the garden level of the front building. Zero parking is existing and no additional parking will be provided

NO. 20563-T1 (47th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6234

Common Address: 4040-4048 N Hermitage Ave

Applicant: 4046 Hermitage LLC

Owner: 4046 Hermitage LLC

Attorney: Warren E. Silver

Change Request: RM5.5 Residential Multi-Unit District to RM5.5 Residential Multi-Unit District

Purpose: To amend the development plan to allow for construction of a residential apartment building containing 19 dwelling units and 19 enclosed parking spaces

NO. 20440 (48th WARD) ORDINANCE REFERRED (7-22-20)

DOCUMENT #02020-3707

PASS AS REVISED

Common Address: 5051 North Broadway

Applicant: 5050 North Broadway Property, LLC

Owner: 5050 North Broadway Property, LLC

Attorney: Katie Jahnke Dale - DLA Piper LLP

Change Request: Residential-Business Planned Development No. 1347 to Residential-Business Planned Development No. 1347, as amended.

Purpose: Amendment to existing planned development.

NO. 20561 (50th WARD) ORDINANCE REFERRED (12-16-20)

DOCUMENT #02020-6236

Common Address: 2620 W Touhy Ave

Applicant: Hebrew Theological College

Owner: Yeshiva Ohr Boruch, The Veitzener Cheder, Inc

Attorney: Mark Nova

Change Request: RS3 Residential Single Unit (Detached House) District and B3-1 Community Shopping District to B3-1 Community Shopping District

Purpose: To permit the operation of a full-time all day seminary college program leading to a full range of course offerings leading to a Bachelor of Arts degree as well as Hebrew Teacher Certification

HISTORICAL LANDMARK DESIGNATIONS

O2020-5906 (20th WARD) ORDINANCE REFERRED (12-16-20)

Historical landmark designation for the Emmett Till and Mamie Till-Mobley House at 6427 S St. Lawrence Ave

O2020-6031 (42nd WARD) ORDINANCE REFERRED (12-16-20)

Historical landmark designation for Illinois Bell Building at 225 W Randolph St

O2020-5914 (48th WARD) ORDINANCE REFERRED (12-16-20)

Historical landmark designation for the Perkins-Nordine House located at 6106 N Kenmore Ave

LANDMARK FEE WAIVER

Or2020-350 (1ST WARD) ORDINANCE REFERRED (12-16-20)

Historical landmark fee waiver for property at 1441 N Milwaukee Ave

Or2020-341 (2ND WARD) ORDINANCE REFERRED (12-16-20)

Historical landmark fee waiver for property at 2146 W Pierce Ave

Or2020-346 (9TH WARD) ORDINANCE REFERRED (12-16-20)

Historical landmark fee waiver for property at 11345 S Forrestville Ave

Or2020-347 (39TH WARD) ORDINANCE REFERRED (12-16-20)

Historical landmark fee waiver for property at 5801 N Pulaski Rd

Or2020-339 (43rd WARD) ORDINANCE REFERRED (12-16-20)

Historical landmark fee waiver for property at 560 W Fullerton Pkwy

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>
Or2020-338	14	4343 S Pulaski Rd	Jimmy Dremonas (Pete's Market)
Or2020-337	14	4000 W 40th St	U-Haul
Or2020-336	14	4000 W 40th St	U-Haul
Or2020-335	14	4000 W 40th St	U-Haul
Or2020-334	14	4000 W 40th St	U-Haul
Or2020-332	14	3507 W 51st St	Amazon
Or2020-331	14	3507 W 51st St	Amazon
TBD	20	1138 W 48 th St	Chicago Meat Authority
TBD	20	1129 W 47 th St	Chicago Meat Authority
TBD	20	1129 W 47 th St	Chicago Meat Authority
Or2020-345	28	1520 W Harrison St	Rush University Medical Center
Or2020-344	28	1520 W Harrison St	Rush University Medical Center
Or2020-343	28	1520 W Harrison St	Rush University Medical Center
Or2020-340	44	2902 N Clark St	ML Sinai Resale Shop
TBD	44	3700 N Clark St	Raising Canes
Or2020-342	47	3407 N Paulina St	Dan Latino