

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF MAY 25, 2021
TO BE REPORTED OUT MAY 26, 2021**

NO. A-8619 (16th WARD) ORDINANCE REFERRED (2-26-21)
DOCUMENT #02021-794

Common Address: 1114 W. 59th Street

Applicant: Alderman Stephanie Coleman

Change Request: RS3, Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

NO. A-8620 (16th WARD) ORDINANCE REFERRED (2-26-21)
DOCUMENT #02021-795

Common Address: 5800 S. Ada Street

Applicant: Alderman Stephanie Coleman

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

NO. A-8622 (16th WARD) ORDINANCE REFERRED (2-26-21)
DOCUMENT #02021-796

Common Address: 5822 S. Halsted Street

Applicant: Alderman Stephanie Coleman

Change Request: M1-1, Limited Manufacturing/Business Park District to C1-1 Neighborhood Commercial District

NO. A-8631 (26th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-718

Common Address: 3239 W. Division Street

Applicant: Alderman Roberto Maldonado

Change Request: B1-2 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

NO. A-8632 (26th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-719

Common Address: 3259 W. Division Street

Applicant: Alderman Roberto Maldonado

Change Request: B1-2 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

NO. A-8633 (26th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-720

Common Address: 3922 W. North Avenue

Applicant: Alderman Roberto Maldonado

Change Request: B1-2 Neighborhood Shopping District to B1-1 Neighborhood Shopping District

NO. A-8639 (42nd WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-1120

Common Address: 100 W. Randolph Street

Applicant: Alderman Brendan Reilly

Change Request: Business Planned Development No. 270 to DC-16, Downtown Core District

NO. A-8635 (50th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-622

Common Address: 2509-2527 W. Devon Avenue

Applicant: Alderman Debra Silverstein

Change Request: B2-5, Neighborhood Mixed-Use District to B1-2 Neighborhood Shopping District

NO. 20667 (1st WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1506

AMENDED TO TYPE 1

Common Address: 1317-35 N. Western Avenue

Applicant: 1317-35 N. Western, LLC

Owner: Gibbons Construction, LLC

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to rezone the property to allow sufficient density for the construction of a proposed 5-story, mixed-use building with 38 dwelling units, 2 ground floor commercial units, 2 loading births and 32 interior parking stalls.

NO. 20242-T1 (2nd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8475

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2227 North Clybourn Avenue

Applicant: 2227 North Clybourn, LLC

Owner: 2227 North Clybourn, LLC

Attorney: Rolando R. Acosta

Change Request: M1-2, Limited Manufacturing/Business Park District to B2-3

Neighborhood Mixed-Use District, Neighborhood Mixed-Use District

Purpose: To bring property into compliance. There will be NO vacation rental/ shared housing permitted

NO. 20679T1 (2nd WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1636

Common Address: 1645 N. Wells Street

Applicant: 2020 Wells Street, LLC

Owner: 2020 Wells Street, LLC

Attorney: Bernard I. Citron/Thompson Coburn, LLP

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

Purpose: To meet the use standards, bulk and density of the B2-3 zone and establish a total of 14 dwelling units and 1 commercial space, applicant seeks to rezone the property in order to permit residential uses on the ground floor within the existing 4-story residential building

NO. 20685T1 (2nd WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1607

Common Address: 2229 North Clybourn Avenue

Applicant: Convention Center Drive, LLC

Owner: Convention Center Drive, LLC

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

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

Purpose: The Applicant is seeking a Zoning Change to bring the existing building into compliance under the current Zoning Ordinance and to permit the conversion of the existing retail/commercial unit into one (1) additional dwelling unit, for a total of three (3) dwelling units at the subject property.

NO. 20680 (3rd WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1637

Common Address: 5434 South Dearborn Street

Applicant: Center Court Development, LLC

Owner: Center Court Development, LLC

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

Change Request: RS3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking to permit a new three-story, two (2) dwelling-unit residential building at the subject property

NO. 20665T1 (3rd WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1504

Common Address: 318-328 East 43rd Street

Applicant: The Forum on 43rd, LLC

Owner: The Forum on 43rd, LLC

Attorney: Elvin Charity

Change Request: RM5, Residential Multi-Unit District to B3-2, Community Shopping District

Purpose: To comply with the use table and standards of the B3-2 zoning district; to allow retail, restaurant, and entertainment uses and banquet hall within existing building

NO. 20682T1 (11th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1598

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3212-3228 S. Shields Ave.; 3213-3229 S. Stewart Ave.

Applicant: M DiFoggio Investments, LLC

Owner: M DiFoggio Investments, LLC

Attorney: Richard A. Toth & Mara Georges, Georges & Synowiecki, Ltd .

Change Request: M1-2, Limited Manufacturing/Business Park District & RM4.5, Residential Multi-Unit District to RM5, Residential Multi-Unit District

Purpose: To allow a residential townhouse development with 14 dwelling units and 28 parking spaces. No commercial space.

NO. 20014 (12th WARD) ORDINANCE REFERRED (4-10-19)
DOCUMENT #02019-2789

PASS AS REVISED

Common Address: 2139 and 2159 W Pershing Road

Applicant: Code RE Partners, Inc. a Utah Corporation

Owner: CC 2139 Pershing LLC and CC 2159 Pershing LLC

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: M2-3 Light Industry District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District to a Planned Development

Purpose: The subject property is improved with two 6-story buildings. The planned development will permit the property to be developed with a total of 125 dwelling units in the 2159 W. Pershing building and 39 dwelling units with commercial/office space in the 2139 W. Pershing building. There will be a total of 100 parking spaces for 2139 W. Pershing and 45 parking spaces for 2159 W. Pershing. Building height will not change.

NO. 20687 (12th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1525

AMENDED TO TYPE 1

Common Address: 3595-99 South Archer Avenue

Applicant: Archer Homes Developments, Inc.

Owner: Archer Leavitt, Inc.

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

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

Purpose: To comply with the minimum lot area per dwelling unit and maximum floor area ratio requirements of the Ordinance in order to build a 4-story, mixed-use building with 2 live-work units plus 1 commercial unit on the ground floor and 27 dwelling units on the upper floors.

NO. 20690 (12th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1549

Common Address: 2502 South Christiana Avenue

Applicant: A2M ENTERPRISES, INC.

Owner: A2M ENTERPRISES, INC.

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

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-1, Community Shopping District

Purpose: To establish an outdoor patio, at grade, accessory to the existing restaurant located at 2500 South Christiana Ave. No changes are proposed to the existing restaurant.

NO. 20421 (14th WARD) ORDINANCE REFERRED (6-17-20)
DOCUMENT #02020-2912

Common Address: 3330-3356 West 51st Street

Applicant: CHRISTIANO MOTORS, INC Owner: CHRISTIANO MOTORS, INC

Attorney: Law Office of Mark J. Kupiec & Assoc

Change Request: M1-2, Limited Manufacturing/Business Park District to M2-2, Light Industry District

Purpose: To allow outdoor motor vehicle storage and parking on-site

NO. 19986 (16th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1390

PASS AS REVISED

Common Address: 6048-6058 S Halsted, 800-810 W 61st St, 801-811 W 61st St and 6100-6136 S Halsted St

Applicant: Englewood Phase I, LLC

Owner: Englewood Phase 1, City of Chicago

Attorney: Scott Borstein

Change Request: B2-2 Neighborhood Mixed Use District to a Residential Planned Development

Purpose: Applicant intends to develop 48 new affordable and market rate homes and ground floor commercial space with 49 parking spaces in a four story structure

NO. 20637 (19th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-638

Common Address: 1841-1855 W. 95th Street

Applicant: Jacquelynn McCormick

Owner: Jacquelynn McCormick

Attorney: Thomas S. Moore

Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District

Purpose: The applicant wishes to rezone the property in order to allow the use of the vacant lower level commercial unit for a post-surgical massage therapy establishment. The 2 1st floor commercial units will remain occupied with their current tenants (daycare, dojo). The exterior of the existing 1-story commercial building will remain with no changes.

NO. 20671T1 (25th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1510

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1721 W 21st Street

Applicant: Midway Assets, LLC

Owner: Midway Assets, LLC

Attorney: Tyler Manic, Schain Banks

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

Purpose: To rezone the property to a B2-3 to allow for the construction of a 7 dwelling- unit building and 3 parking spaces. The property is located in a TOD.

NO. 20675T1 (25th WARD) ORDINANCE REFERRED (4-21-21)

DOCUMENT #02021-1608

Common Address: 1827 S. May Street

Applicant: Pilsen Rentals, LLC Series XX

Owner: Pilsen Rentals, LLC Series XX

Attorney: Tyler Manic and Ben Weber

Change Request: RT4, Residential Two-Flat, Townhouse to RM6, Residential Multi-Unit District

Purpose: To comply with bulk, density and minimum lot area standards to allow for the conversion of the existing 6 dwelling units to 8 dwelling units by adding one dwelling unit in the basement and one dwelling unit in the attic within the existing residential building.

NO. 20668 (26th WARD) ORDINANCE REFERRED (4-21-21)

DOCUMENT #02021-1507

Common Address: 2449 West Rice Avenue

Applicant: Homeros Ramos, Sr.

Owner: Homeros Ramos, Sr.

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to rezone the property to allow for construction of a proposed 3-story rear addition with stair enclosure and roof deck to the existing 3-story, 3 dwelling unit building. The existing 2-car garage will remain with no changes.

NO. 20627T1 (27th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-626

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2636 W. Adams Street

Applicant: Cornel and Maria Coarda

Owner: Cornel and Maria Coarda

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

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

Purpose: The Applicant is seeking to permit a new three-story, four (4) dwelling-unit residential building at the subject property.

NO. 20678T1 (27th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1635

Common Address: 952 West Lake Street/209 North Morgan Street

Applicant: Big Table, LLC

Owner: Big Table, LLC

Attorney: Michael Ezgur - Acosta Ezgur, LLC

Change Request: C1-2, Neighborhood Commercial District to DX-3, Downtown Mixed-Use District

Purpose: To convert the office use on upper floors to residential use and to create nine residential dwelling units with ground floor retail to remain

NO. 20593 (27th WARD) ORDINANCE REFERRED (1-27-21)
DOCUMENT #02021-316

PASS AS REVISED

Common Address: 159-185 N Green St; 801-825 W Lake St; 162-184 N Halsted St

Applicant: SC Lake, LLC

Owner: Fight Club Owner c/o Shapack Partners

Attorney: John George and Chris Leach

Change Request: DS3 Downtown Service District and Business Planned Development No. 1359, as amended to DX-7 Downtown Mixed Use District and then to Business Planned Development No. 1359, as amended

Purpose: To add additional parcel of land to Subarea B of BPD 1359 and to redevelop the new enlarged Sub Area B

NO. 20650 (27th/2nd WARD) ORDINANCE REFERRED (3-24-21)
DOCUMENT #02021-1024

PASS AS REVISED

Common Address: 142-172 W Chicago/800-934 N LaSalle/152-314 W Walton /801-921 and 828-950 N Wells/201- 315 and 230-314 W Oak/859-1037 and 930-1036 N Franklin/ 210-232 W Chestnut/ 200-210 W Institute

Applicant: North Union LLC/The Moody Bible Institute of Chicago

Owner: JPMorgan Chase Bank, N.A, as Successor Trustee to Bank One Trust Company, N.A. and Patricia G. Dean as Trustee under the Last Will and Testament of Mary T. Goller, deceased, and The Moody Bible Institute of Chicago

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

Change Request: Institutional Planned Development No. 477 and C1-3 Neighborhood Commercial District to DX-5, Downtown Mixed-Use District then to a Residential-Business Institutional Planned Development

Purpose: Mandatory Planned Development pursuant to Section 17-8-0512 (Tall Buildings) and 7-8-0513 (Large Residential Developments)

NO. 20656 (27th WARD) ORDINANCE REFERRED (3-24-21)
DOCUMENT #02021-1199

PASS AS REVISED

Common Address: 876 N. Franklin Street

Applicant: North Union, LLC /The Moody Bible Institute of Chicago

Owner: Harris Trust and Savings Bank, as Trustee under Trust Agreement dated September 2, 1999 and known as Trust Number L-738

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

Change Request: Institutional Planned Development No. 477 to DX-5, Downtown Mixed-Use District

Purpose: Remove from existing PD and conform to underlying zoning. The Applicant (Moody) no longer owns the subject property and is seeking to remove the property from the PD to allow the current owner to continue to operate it independent of the amended PD that is being established through a separately-filed application. No changes are proposed to the existing use or improvements on the property.

NO. 20196 (28th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6843

PASS AS REVISED

Common Address: 731-799 South Washtenaw Ave./2605-59 West Harrison St

Applicant: Chicago Hope Academy/Chicago Lions Charitable Organization

Owner: Chicago Hope Academy

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

Change Request: M1-1, Limited Manufacturing/Business Park District & C3-1, Commercial, Manufacturing & Employment District to C3-1, Commercial, Manufacturing & Employment District then to an Institutional Planned Development

Purpose: The Applicants plan to develop the property with an interactive community and school campus, which will include a new 3-story school building with indoor gymnasium, two (2) Community athletic fields, a 2-story field house, existing multi-sport field and track facilities and the existing 2-story building, which will continue to operate as Quest Multisport. As the property exceeds 2 acres in size, a mandatory Planned Development is required in order to permit the proposed school campus.

NO. 20636T1 (28th WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-637

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1319-1325 S. Ashland Ave./1542-1554 W. Hastings Ave.

Applicant: 1300 Ashland Opportunity, LLC

Owner: 1300 Ashland Opportunity, LLC

Attorney: Michael Ezgur- Acosta-Ezgur, LLC

Change Request: B1-1 Neighborhood Shopping District to B3-5, Community Shopping District

Purpose: To construct a new, 43,131 square foot, five-story building with commercial space including office and retail, an outdoor rooftop garden, and parking for 4 automobiles, 7 bicycles and one loading berth.

NO. 20684T1 (30th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1606

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 4415-4425 W. School Street

Applicant: Big Guy Holdings, LLC Series Kenneth

Owner: Big Guy Holdings, LLC Series Kenneth

Attorney: Tyler Manic, Schain Banks

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

Purpose: - To add 2 DU to the ground floor to allow a conversion of an existing 6 DU building to an 8 DU building. No parking spaces will be added for the 2 proposed DU. No changes are proposed to size & structure of the building. All proposed renovations are within the interior of the building. No commercial space is provided.

NO. 20666 (37th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1505

Common Address: 1118 North Pulaski Road

Applicant: Blanca Espinoza

Owner: Blanca Espinoza

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to rezone the property to allow sufficient density to make the existing 2nd floor dwelling unit code-compliant in the existing 2-story building; conversion from a single-family residence to a 2 dwelling-unit residential building.

NO. 20688 (40th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1528

Common Address: 5642 North Ashland Avenue

Applicant: Alfa Chicago, Inc.

Owner: Alfa Chicago, Inc.

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

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

Purpose: To comply with the minimum lot area per unit, the maximum floor area ratio and the height requirements of the Ordinance, in order to build a new 4-story residential building with 4 dwelling units

NO. 20673 (42nd WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1499

PASS AS REVISED

Common Address: 210 S. Canal St., 307-309 S. Clinton St. and 310 S. Canal St.

Applicant: National Railroad Passenger Corporation d/b/a Amtrak

Owner: The City of Chicago and 320 South Canal Titleholder, LLC

Attorney: Lenny D. Asaro, Faegre, Drinker, Biddle & Reath, LLP

Change Request: Planned Development #376 to Planned Development #376

Purpose: Amend PD Statement No. 16 to allow for a Minor Change resulting in a transfer of FAR Building Area from Subareas B and C to Subarea A subject to the Second Amendment to the Right of First Offer Agreement between the City of Chicago and Applicant dated February 2, 2021

NO. 20594 (42nd WARD) ORDINANCE REFERRED (1-27-21)
DOCUMENT #02021-317

PASS AS REVISED

Common Address: 640 W Washington Blvd

Applicant: 640 W Washington LLC

Owner: 640 W Washington LLC

Attorney: DLA Piper; Ted Novak and Mariah DiGrino

Change Request: DX-7 Downtown Mixed Use District to a Business Residential Planned Development

Purpose: Mandatory Planned Development to permit the construction of a 47 story building with 413 residential dwelling units and approx. 8,000 sq.ft. of ground floor retail, commercial and accessory and incidental uses. The total project FAR will be 11.5. 137 accessory parking spaces will be provided

NO. 20670 (43rd WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1509

Common Address: 1952 North Bissell Street

Applicant: Carolina Lapekas

Owner: Carolina Lapekas

Attorney: Gordon and Pikarski Chartered

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

Purpose: The applicant seeks to construct a front and third floor addition to the existing building. The amendment is sought due to insufficient FAR of the present zoning district.

NO. 20681 (47th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1638

Common Address: 2424 West Byron Street

Applicant: Kingsley Holdings, LLC

Owner: Kingsley Holdings, LLC

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

Change Request: RS2, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

Purpose: The Applicant is seeking to permit a new two-and-a-half, story-single family residence at the subject property

NO. 20676T1 (49th WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1621

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1415 West Morse Avenue

Applicant: MF/CHG 11, LLC 1415 W. Morse, LLC

Owner: MF/CHG 11, LLC 1415 W. Morse, LLC

Attorney: Rolando R. Acosta, Acosta Ezgur, LLC

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

Purpose: Construct a rear addition with sixteen residential dwelling units

HISTORICAL LANDMARK DESIGNATIONS

O2021-1410 (24th WARD) ORDINANCE REFERRED (4-21-21)

Historical landmark designation for Pentecostal Church of Holiness Building at 4208 W 15th St

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

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2021-80	3	2105 S State St	Reggie's Rock Bar and Grill LLC
Or2021-83	11	741 W 31st St	CVS
Or2021-82	11	741 W 31st St	CVS
TBD	14	4620 S Pulaski Road	Lowe's Home Center LLC
TBD	14	4620 S Pulaski Road	Lowe's Home Center LLC
TBD	14	4620 S Pulaski Road	Lowe's Home Center LLC