

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF 12-10-19
TO BE REPORTED OUT 12-18-19**

NO. 20177 (2nd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6839

PASS AS REVISED

Common Address: 213 West Schiller Street

Applicant: The Catherine Cook School

Owner: Cobblesquare Place Associates

Attorney: Law Offices of Samuel V.P. Banks

Change Request: Residential-Business Planned Development No. 301 to Residential-Business Planned Development No. 301, *As Amended*

Purpose: The Applicant is seeking to amend the existing Planned Development No. 301, and the uses permitted and prescribed therein, in order to establish three (3) auxiliary classrooms within the existing three-story building, generally located at 1338 North Wells and 211 West Schiller Street, which is located within the boundaries of the *Cobbler Square Development* (PD 301).

NO. 20262-T1 (2nd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8495

Common Address: 2105-09 W. Caton Street

Applicant: Public 2, LLC

Owner: Estate of Sean McKeough

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking to permit the construction of a new four-story, eight (8) unit mixed-use building at the subject site.

NO. 19797 (4th WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6974

Common Address: 700-12 East 41st St

Applicant: Red Van Construction

Owner: Red Van Construction

Attorney: Law Office of Mark J Kupiec

Change Request: C1-2 Neighborhood Commercial District to RM5 Residential Multi Unit District

Purpose: To build 7 new townhouses, 13 parking spaces, no commercial space; 2 story, Height: 36 feet.

NO. 20255-T1 (11th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8488

Common Address: 2119 S. Halsted St.

Applicant: Grain Liquors, LLC

Owner: 2119 South, LLC

Attorney: Danielle G. Grcic

Change Request: M1-2, Limited Manufacturing/Business Park District to B3-3, Community Shopping District

Purpose: To maintain and legalize the use of the property, to continue the operation of the existing business/restaurant with accessory liquor and with 8 dwelling units.

NO. 20252-T1 (11th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8485

Common Address: 4241 S. Halsted Street

Applicant: Kasper Development LLC 4223

Owner: Kasper Development LLC 4223

Attorney: Paul A. Kolpak

Change Request: RS-1, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a two-story masonry single family residence with a two-car frame, detached garage.

NO. 20239-T1 (11th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8472

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3084 South Lock Street

Applicant: Kelsey and William Elliott

Owner: Kelsey and William Elliott

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to convert the vacant commercial space and 1-car garage into 1 dwelling unit each for a new total of 4 dwelling units at the property. The applicant will seek relief, as necessary, for any required on-site parking.

NO. 20197 (13th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6844

PASS AS REVISED

Common Address: 5401-5459 West 64th Place; 6435-6459 South Linder Avenue; 5400-5458 West 65th Street; and 6434-6458 South Long Avenue

Applicant: The Public Building Commission of Chicago

Owner: City of Chicago in Trust for Schools on behalf of the Board of Education

Attorney: Carol D. Stubblefield, Neal & Leroy, LLC

Change Request: RS2, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District and then to an Institutional Planned Development.

Purpose: Mandatory Planned Development for development of land to be used for schools on sites with a net site area of 2 acres or more, Chicago Zoning Ordinance Section 17-8-0506.

NO. 20253 (15th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8486

Common Address: 4542-48 S. Washtenaw Ave.

Applicant: Heidi Chow Eng

Owner: Heidi Chow Eng

Attorney: Paul A. Kolpak

Change Request: RS-3, Residential Single-Unit (Detached House) District to RT4, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To allow the subdivision of the existing 3 lots into two zoning lots. One will measure 50x125 ft. to allow the 2 story 4 unit frame building with garage to remain, and the 25x125 ft. lot is to have a proposed single family residence.

NO. 20232 (18th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7973

Common Address: 4000 W 87th St

Applicant: KNZ Auto Repair, Inc.

Owner: Tom's Cabinets, Inc.

Attorney: Sana'a Hussien

Change Request: B3-1 Community Shopping District to C2-1 Motor Vehicle Related Commercial District

Purpose: To sell vehicles on the lot in order to obtain a city business license.

NO. 20260 (19th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8493

Common Address: 10100 South Western Avenue

Applicant: GPS Investments Beverly, LLC

Owner: GPS Investments Beverly, LLC

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: To permit the establishment of a new automated car wash, which will replace the existing car wash and accessory structures, at the subject site.

NO. 20168 (21st WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6875

Common Address: 1000 West 94th Street

Applicant: Gregory T. Semmer

Owner: Sangamon Industrial, LLC

Attorney: Thomas S. Moore

Change Request: M1-1, Limited Manufacturing/Business Park District to M2-1, Light Industry District

Purpose: The applicant wishes to rezone the property in order to allow the open yard space, approximately 20,000 sq. ft., to be used as an exterior contractor storage yard for a landscaping services-use in the existing 1-story commercial building.

NO. 20245 (25th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8478

Common Address: 1057-59 West Taylor Street

Applicant: Taylor Residences, LLC

Owner: Taylor Residences, LLC

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

Change Request: B1-2, Neighborhood Shopping District to B3-3, Community Shopping District

Purpose: To comply with the minimum lot area and the maximum floor area, to build a new 4 story, mixed-use building with ground floor commercial units and 6 dwelling units on the upper floors.

NO. 19984 (27th WARD) ORDINANCE REFERRED (3-13-19)
DOCUMENT #02019-1388

PASS AS REVISED

Common Address: 1200-1234 W Randolph St; 146-162 N Racine Ave

Applicant: 1234 W Randolph Developer LLC

Owner: A New Dairy Company, 1200 Randolph LLC, and City Winery Real Estate Holdings LLC

Attorney: Michael Ezgur

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

Purpose: The Applicant proposes to retain the existing City Winery building to the east, along with all current uses, including a large music venue, restaurant, wine production facility and accessory uses. Additionally, the Applicant proposes to construct a new, twenty three-story, mixed-use building with approximately 4,500 square feet of commercial space, a rooftop bar and pool, 289 hotel keys, 4 automobile parking spaces pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance, 76 bicycle parking spaces, and two loading berths. The proposed height of the new building is 304 feet 8 inches.

NO. 20066 (27th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4399

PASS AS REVISED

Common Address: 1436-1450 W Randolph Street

Applicant: MP Union Park LLC

Owner: WFLP Randolph LLC, Majka Holdings LLC,

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: C1-3 Neighborhood Commercial District to C1-5 and then to a Residential Business Planned Development

Purpose: The Applicant is seeking a zoning Map Amendment in order to permit the construction of a new eight-story residential building and a new six-story mixed-use (commercial/residential) building, at the subject property. The existing two-story building will be razed/removed, while the existing five-story office building will be retained and preserved - as is. The new proposed eight-story building will contain a residential lobby and amenity space, including an open garden area - at grade level, and 175 dwelling units - above (2nd thru 8th Floors). There will be additional residential amenity space and outdoor (green) space also located on the 8th Floor. The proposed six-story mixed-use building will contain commercial/retail space (7,202 square feet) and a residential lobby - at grade level, and a total of 85 dwelling units - above (2nd thru 6th Floors). The subject property is located less than 1,320 linear feet from the entrance to the Ashland Avenue CTA Train Station, and - therefore, the subject site qualifies as a Transit Served Location, under the tenets of the current Zoning Ordinance. As such, the Applicant is seeking to reduce the amount of required vehicular parking by approximately 77% - from 260 spaces to 59 spaces. All of the parking for the new development will be located at grade level, within the interior of the proposed eight-story building. The new proposed buildings will be concrete, steel and glass - in construction, with masonry accents. The tallest (eight-story) building will measure 103 feet-4 inches in height *The proposed height and number of dwelling units trigger a mandatory planned development, under the current Zoning Ordinance.

NO. 20234-T1 (27th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8467

Common Address: 1455 W. Huron St.

Applicant: CP2 Properties, LLC-1455 West Huron, LLC

Owner: CP2 Properties, LLC-1455 West Huron, LLC

Attorney:

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

Purpose: To comply with the current bulk requirement of the zoning code in order to convert from 5 to 6 dwelling units.

NO. 20235 (30th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8468

Common Address: 2440 N. Lorel Avenue

Applicant: Aditya Ramani

Owner: Aditya Ramani

Attorney:

Change Request: RS3, Residential Single-Unit (Detached House) District to RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Make a legal conversion to a three unit residential building.

NO. 20261 (31st WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8494

Common Address: 2535 North Laramie Avenue

Applicant: Esquina del Sabor Catracho, Inc.

Owner: Nestor Santos

Attorney: Law Offices of Samuel V.P. Banks

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

Purpose: The applicant is seeking to permit the location and establishment of a general restaurant use within the existing building at the subject property.

NO. 19804-T1 (32nd WARD) ORDINANCE REFERRED (9-20-18)
DOCUMENT #O2018-6981

**PASS AS REVISED
PASS AS SUBSTITUTED
PASS WITH SUBSTITUTE NARRATIVE & PLANS**

Common Address: 2341-47 N Elston Ave

Applicant: 2343-47 N Elston Ave LLC

Owner: 2343-47 N Elston Ave LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: M3-3 Heavy Industry District to B2-2 Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building, at the subject site. The proposed new building will contain a total of nine (9) dwelling units - located between the basement and 4th Floors. There will be an attached one-story garage, with onsite parking for nine (9) vehicles - located at the rear of the property, with access off of the Public Alley. The proposed building will be masonry, glass and steel in construction and measure 45 feet-0 inches in height.

NO. 20121-T1 (33rd WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #O2019-5559

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2448 W. Diversey Avenue

Applicant: Padraig McGuire

Owner: Nelson Dagio

Attorney: Daniel G. Lauer, Esq.

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-3, Neighborhood Mixed-Use District

Purpose: The Applicant intends to construct a 4-Story, three (3) dwelling unit building with a basement. There will be three (3) garage parking spaces at the rear of the property. The footprint of the building shall be approximately 21 feet by 62 feet 4 inches in size. The Building height shall be 47 feet 2 inches, as defined by City Code.

NO. 20145-T1 (33rd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #O2019-6809

**PASS AS SUBSTITUTED
PASS AS REVISED**

Common Address: 3121 North Rockwell Street

Applicant: Nicholas Pupillo

Owner: 3121 Rockwell LLC

Attorney: Gordon & Pikarski

Change Request: M2-3, Light Industry District to C3-5, Commercial, Manufacturing & Employment District

Purpose: The Applicant seeks to use the existing building as a dance studio.

NO. 20247 (33rd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8480

Common Address: 4931 North Troy Street

Applicant: George P. Mounsef

Owner: George P. Mounsef

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to rezone the property in order to allow sufficient density to convert the existing, finished basement space in the existing 2-story, 2 dwelling unit building into an additional dwelling unit for a new total of 3 dwelling units at the property.

NO. 20238 (35th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8471

Common Address: 3127 N. Central Park Avenue

Applicant: JEK Enterprises, LLC

Owner: JEK Enterprises, LLC

Attorney: Thomas S. Moore

Change Request: RS3, Residential Single-Unit (Detached House) District to RM-4.5, Residential Multi-Unit District

Purpose: The applicant wishes to rezone the property in order to provide sufficient density to construct a proposed 3-story, 3 dwelling unit building with basement, roof deck and detached 3-car garage at the rear of the property.

NO. 20158 (38th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6854

Common Address: 5535-55 West Irving Park Road

Applicant: Marino Properties III LLC

Owner: 5555 W. Irving Park LLC

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

Change Request: B3-1, Community Shopping District to C2-1, Motor Vehicle-Related Commercial District

Purpose: To allow outdoor auto sales and outdoor auto storage.

NO. 20254 (39th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8487

Common Address: 6246 N. Pulaski Road

Applicant: Valentino Caushi

Owner: 6246 N. Pulaski, LLC

Attorney: Paul A. Kolpak

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

Purpose: To consolidate lots 1&2 into 1 zoning lot with dimensions of 75x124.12 to construct a new three story mixed use building. There will be 2,628 sq. ft. of commercial space on ground floor. There will be a total of 9 dwelling units from the second and third floor.

NO. 20246-T1 (40th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8479

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1767 West Rosehill Drive

Applicant: 1767 West Rosehill, LLC

Owner: 1767 West Rosehill, LLC

Attorney: Thomas S. Moore

Change Request: C1-1, Neighborhood Commercial District to B2-3, Neighborhood Mixed-Use District

Purpose: The applicant wishes to construct a proposed 4-story, 13 dwelling-unit building with basement and 13 interior parking stalls.

NO. 20194 (42nd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6841

PASS AS REVISED

Common Address: 51-65 E. Randolph Street

Applicant: Global Citizenship Experience Lab School

Owner: Heritage Shops (SPV), LLC

Attorney: John J. George, Akerman LLP

Change Request: Residential-Business Planned Development No. 787 to Residential-Business Planned Development No. 787, as amended

Purpose: Applicant seeks to add "High School" as a permitted use.

NO. 20226 (42nd WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7967

PASS AS REVISED

Common Address: 233 E Ontario Street

Applicant: 233 E Ontario Hotel Propco LLC

Owner: 233 E Ontario Hotel Propco LLC

Attorney: Meg George

Change Request: DX-12 Downtown Mixed Use District to a Commercial Planned Development

Purpose: Applicant seeks to increase the FAR and must take an FAR bonus to do so. Accordingly, a planned development is required.

NO. 20189 (43rd WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6853

PASS AS REVISED

Common Address: 2604-2742 North Sheffield Avenue

Applicant: Chicago Housing Authority, an Illinois municipal corporation

Owner: Chicago Housing Authority, an Illinois municipal corporation

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

Change Request: Residential Planned Development No. 52 to B3-2, Community Shopping District, then to Residential Planned Development No. 52, as amended

Purpose: The applicant proposes additional development at the subject property.

NO. 20051-T1 (44th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4103

PASS AS SUBSTITUTED
PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3347-49 N Southport Ave

Applicant: 3347 Southport LLC

Owner: 3347 Southport LLC

Attorney: Thomas Moore

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

Purpose: The applicant wishes to rezone the property to construct a proposed 6-story mixed-use building, 64' 1" in height, with 1 ground floor commercial space (4,230 sq. ft.), 35 residential efficiency units and 36 bike parking stalls. There is no planned parking onsite; the applicant will seek to establish the subject property as a transit-served location to waive the required parking.

NO. 20065 (44th WARD) ORDINANCE REFERRED (6-12-19)
DOCUMENT #02019-4340

PASS AS REVISED

Common Address: 857-937 W Barry Ave, 3000-3020 N Halsted St, 3001-3021 N Dayton St, 3000-3024 N Dayton St, 800-956 W Wellington Ave, 901-937 W Wellington Ave, 2934-2958 N Mildred Ave, 900-908 W Oakdale Ave and 3001-3029 N Sheffield Ave

Applicant: Advocate North Side Health Network d/b/a Advocate Illinois Masonic Medical Center

Owner: Chicago Transit Authority

Attorney: John George, Akerman LLP

Change Request: B3-2 Community Shopping District and Institutional Planned Development No. 50 to Institutional Planned Development No. 50, as amended

Purpose: Applicant is proposing to construct a new parking garage in newly added Sub-Area D with 408 parking spaces and medical uses on the ground floor the height of the parking garage will be approx. 50 feet fronting Sheffield Avenue but will step up to approx. 74 feet along the CTA tracks.

NO. 20134-T1 (44th WARD) ORDINANCE REFERRED (9-18-19)
DOCUMENT #02019-6826

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 3312 North Halsted Street

Applicant: Lion Halsted 2, LLC

Owner: Lion Halsted 2, LLC

Attorney: Paul Shadle & Liz Butler - DLA Piper LLP (US)

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

Purpose: To allow for the construction of a four-story mixed-use building.

NO. 20251 (44th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8484

Common Address: 3524 North Clark Street

Applicant: MedMar Lakeview, LLC

Owner: 3524 N. Clark, LLC

Attorney: John J. George, Akerman LLP

Change Request: B3-2, Community Shopping District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To allow an Adult Use Cannabis dispensary as a permitted use.

NO. 20250-T1 (44th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8483

Common Address: 3757 North Sheffield Avenue

Applicant: 957 Grace Acquisitions, LLC

Owner: 957 Grace Acquisitions, LLC

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to construct a 4-story, 10 dwelling unit addition to a previously approved 4-story, 40 dwelling unit building (3763 North Sheffield Avenue) in order to combine the 2 zoning lots into 1 zoning lot. The reason for rezoning is to comply with density bulk requirements and establish a qualifying transit-served location to accommodate the Minimum Lot Area Reduction and the reduction in on-site parking. 3 on-site parking stalls will be provided.

NO. 20244 (44th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8477

Common Address: 3608-10 N. Southport Avenue

Applicant: DOG-A-HOLICS, INC.

Owner: JIA BOSWORTH, LLC

Attorney: Katriina S. McGuire/Thompson Coburn LLP

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

Purpose: To allow for the continued operation of an existing dog/animal day care shelter/kennel/boarding.

NO. 20243-T1 (44th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8476

Common Address: 3500-3502 North Clark Street

Applicant: 3500 North Clark, LLC

Owner: 3500 North Clark, LLC

Attorney: Katriina S. McGuire/Thompson Coburn LLP

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

Purpose: In order to construct a four-story mixed-use building with 18 dwelling units and five parking spaces.

NO. 20241-T1 (49th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8474

Common Address: 7100-7110 N. Sheridan Road

Applicant: Maynard – 7100 Sheridan, LLC

Owner: Maynard – 7100 Sheridan, LLC

Attorney: Bridget O'Keefe

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

Purpose: To comply with the bulk and density requirements of the Code to allow the conversion of 2 vacant first floor retail spaces to 2 residential units.

NO. 20222-T1 (50th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7963

Common Address: 6301-33 N Western Ave

Applicant: 6301 N Western Ave, LLC

Owner: 6301 N Western Ave, LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS2 Residential Single-Unit (Detached House) District to B1-3 Neighborhood Shopping District

Purpose: The Applicant is seeking a zoning change to permit the establishment of a two-and-a-half-level, non-accessory parking garage with one hundred and thirty-one (131) parking spaces and with 9,470 square feet of retail space at grade, within the existing three-story commercial building.

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>
Or2019-501	24	3860 W Ogden Ave	Christian Lawndale/ Joseph Lesch
Or2019-502	24	3812 W Ogden Ave	Christian Lawndale/ Joseph Lesch
Or2019-503	24	3750 W Ogden Ave	Christian Lawndale/ Joseph Lesch
Or2019-504	24	3750 W Ogden Ave	Christian Lawndale/ Joseph Lesch
Or2019-509	41	10000 Ohare Airport	Air Canada
Or2019-508	41	10000 Ohare Airport	Air Canada