

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF JUNE 16, 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. 20394 (45th WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1901**

**Common Address:** 3911-3985 North Milwaukee Avenue/4671-4777 West Irving Park Road

**Applicant:** CSD Six Corners, LLC

**Owner:** CSD Six Corners, LLC (Sub-Area A & C); ACK Smith, LLC (Sub-Area B)

**Attorney:** John J. George, Akerman, LLP

**Change Request:** Planned Development #1321 to B3-3, Community Shopping District then to Planned Development #1321, as amended

**Purpose:** To allow for residential dwelling units and assisted living units in addition to proposed retail uses with parking in Sub-Areas A&C.

**NO. 20388-T1 (44th WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1905**

**Common Address:** 1118-1124 & 1128 W. Patterson Ave.

**Applicant:** Patterson Green, LLC

**Owner:** Patterson Green, LLC

**Attorney:** Paul A. Kolpak

**Change Request:** RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District to RM5.5, Residential Multi-Unit District

**Purpose:** To construct a new 4-story, 18-unit building with 18 parking spaces.

**NO. 20377 (42nd WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1893**

**Common Address:** 641-663 W. Madison St., 641-661 W. Washington Blvd., 2-40 N. Desplaines St., 640-662 W. Madison St., 541-663 W. Madison St., 2-40 S. Clinton St., 540-718 W. Monroe St., 1-39 S. Jefferson St., 2-40 S. Jefferson St.

**Applicant:** Napleton Chicago Imports, LLC

**Owner:** PT Chicago, LLC.

**Attorney:** John J. George, Akerman LLP

**Change Request:** Residential Business Planned Development #233 to Residential Business Planned Development #233, as amended

**Purpose:** To add Indoor Light Equipment Sales/Rental and Motor Vehicle Repair Shop, not including body work, painting or commercial vehicle repairs as permitted uses in Sub-Area A of PD233

**NO. 20295 (42nd WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9348**

**Common Address:** 344 N. Canal Street

**Applicant:** The Habitat Company

**Owner:** Chicago Title Land Trust Company as Trustee under Trust Agreement dated October 31, 1969 and known as Trust Number 10-16710-08

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

**Change Request:** DS-5 Downtown Service District to DX-5 Downtown Mixed-Use District then to a Residential-Business Planned Development

**Purpose:** Mandatory Planned Development pursuant to Sections 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area).

**NO. 20376 (42nd WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1897**

**Common Address:** 400 North Lake Shore Drive

**Applicant:** RMW Acquisition Company, LLC

**Owner:** RMW Acquisition Company, LLC

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

**Change Request:** Residential-Business Planned Development No. 368 to Residential-Business Planned Development No. 368, as amended

**Purpose:** Amendment to existing Planned Development

**NO. 20367 (33rd WARD) ORDINANCE REFERRED (4-22-20)- TO BE DEFERRED**  
**DOCUMENT #02020-1865**

**Common Address:** 4918 N. Drake Avenue

**Applicant:** Pius Ekpo

**Owner:** Pius Ekpo

**Attorney:**

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

**Purpose:** The basement unit, which was existing at purchase is non-conforming under RS-3 zoning.

**NO. 20393 (33rd WARD) ORDINANCE REFERRED (4-22-20**  
**DOCUMENT #02020-1900**

**Common Address:** 3401-25 North California Avenue/2704-18 West Roscoe Street

**Applicant:** WMS Property, LLC

**Owner:** WMS Property, LLC

**Attorney:** Rolando R. Acosta

**Change Request:** Industrial Planned Development #1151 to C3-2, Commercial, Manufacturing and Employment District to a Waterway Business Planned Development #1151, as amended

**Purpose:** To allow for additional uses

**NO. 20350 (30<sup>th</sup> WARD) ORDINANCE REFERRED (2-19-20)**  
**DOCUMENT #02020-788**

**Common Address:** 4200 W. Belmont Ave; 3202 N. Kildare and 4157 W. Melrose

**Applicant:** Noah Properties LLC

**Owner:** 4200 West Belmont LLC, an Illinois limited liability company and Trust No. 5025983. LLC Series 1400 N. Cicero, an Illinois limited liability company, as tenants in common c/o Attorney Cory Faulkner

**Attorney:** Law Offices of Samuel VP Banks, Nicholas Ftikas

**Change Request:** Commercial Manufacturing Development No. 409 to B2-2 Neighborhood Mixed-Use District and then Residential Planned Development No. 409, as amended

**Purpose:** The Applicant is seeking to amend Planned Development No. 409 in order to permit a residential development at the subject property. Planned Development No. 409 does not currently allow for residential uses and must be amended to permit the Applicant's residential development plan.

**NO. 20299 (27th WARD) ORDINANCE REFERRED (12-18-19)**  
**DOCUMENT #02019-9353**

**Common Address:** 900-18 West Fulton Market/300-308 North Peoria Street

**Applicant** Shorewood Development Group, LLC

**Owner:** First American Bank under Trust Agreements dated September 22, 1981 (#255) and dated December 17, 1981 (#315)

**Attorney:** Katie Jahnke Dale & Liz Butler-DLA Piper LLP

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

**Purpose:** Mandatory planned development pursuant to Section 7-8-0514 (Bonus Floor Area)

**NO. 20373 (9th WARD) ORDINANCE REFERRED (4-22-20)**  
**DOCUMENT #02020-1894**

**Common Address:** 11944 S. Prairie Ave

**Applicant:** MV Chicago Properties, LLC

**Owner:** MV Chicago Properties, LLC

**Attorney:** Tamara A. Walker

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

**Purpose:** To convert from a 2 unit to a 3 unit by converting the basement into a legally conforming unit consistent with the current bulk and density

**NO. 20353 (9th WARD) ORDINANCE REFERRED (4-22-20)- TO BE DEFERRED**  
**DOCUMENT #02020-1853**

**Common Address:** 720 E. 111th St

**Applicant:** Ryan Companies US., Inc

**Owner:** North Pullman 111th, Inc. and Pullman QOZB, LLC

**Attorney:** Mariah DiGrino / Liz Butler - DLA Piper LLP (US)

**Change Request:** Business-Residential-Institutional Planned Development No. 1167, as amended to Business-Residential-Institutional Planned Development No. 1167, as amended

**Purpose:** Mandatory amendment to existing Planned Development per Statement 6 of the PD to allow for changes in the boundaries of subareas and addition of permitted uses to newly configured subareas as described below.