

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF SEPTEMBER 8, 2021

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. 20758-T1 (44th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2601

Common Address: 1113-1115 W Patterson Ave

Applicant: The Thomas Romano Living Trust No. 25-8346

Owner: The Thomas Romano Living Trust No. 25-8346

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

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

Purpose: To permit the construction of a new four story multi-unit residential building with an attached garage at the subject site

NO. 20572 (42nd WARD) ORDINANCE REFERRED (12-16-20)
DOCUMENT #02020-6237

Common Address: 523-45 S Wabash Ave; 63-69 E Ida B. Wells Dr.; 50-66 E Harrison St

Applicant: Eterra Plus, LLC

Owner: Auditorium Park One, LLC; Wabash Harrison Park One, LLC

Attorney: Michael Ezgur

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

Purpose: The Applicant proposes to construct a new, mixed-use, residential and hotel development consisting of a 23 story and 36 story building connected by a commercial and parking base. The commercial space is approximately 42,000 square feet on the first and second floors. There are 777 residential units, 314 hotel keys 151 automobile parking spaces.

NO. 20703 (42nd WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-1954

Common Address: 601 W. Monroe

Applicant: Jamal Properties (601 W. Monroe) Inc.

Owner: Jamal Properties (601 W. Monroe) Inc.

Attorney: Rich Klawiter & Katie Jahnke Dale - DLA Piper, LLP

Change Request: DC-12, Downtown Core District to Residential-Business Planned Development

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0514 (Bonus Floor Area) 17-8-0513 (Large Residential Developments) and 17-8-0512 (Tall Buildings)

NO. 20700 (41st WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-1960

Common Address: 7400-04 W. Talcott Avenue/7401-7425 W. Everell Avenue

Applicant: Lexington Homes, LLC

Owner: Sisters of the Resurrection, an Illinois not-for-profit corporation and Amazing Grace Luxury Living, LLC, an Illinois limited liability company

Attorney: Katriina S. McGuire-Thompson Coburn LLP

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

Purpose: To redevelop the subject property with single-family homes and accessory parking

NO. 20730 (27th WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-2130

Common Address: 901 N. Halsted Street

Applicant: Omni Halsted Street Chicago, LLC

Owner: Omni Halsted Street Chicago, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale - DLA Piper, LLP

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

Purpose: Mandatory Planned Development pursuant to Sections 17-8-0509 (Development Along Waterways), 17-8-0512 (Tall Buildings), 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area)

NO. 20501T1 (29th WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4542

Common Address: 1819 North Major Avenue

Applicant: Whitecap Lofts, LLC

Owner: Whitecap Lofts, LLC

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

Change Request: M1-2, Limited Manufacturing/Business Park District to C3-5, Commercial, Manufacturing & Employment District

Purpose: To permit the location and establishment of commercial uses within the existing building, as part of its general rehabilitation.

NO. 20742 (27th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2456

Common Address: 1201-35 W Washington Boulevard; 22-42 N Racine Ave

Applicant: DAC Developments LLC

Owner: 1201 Washington LLC; Peppercorn 1217, LLC, Peppercorn 1229, LLC

Attorney: Michael Ezgur

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

Purpose: To allow for construction of a new mixed use residential development with ground floor commercial space and the creation of shared modern amenities for the existing commercial buildings

NO. 20764-T1 (27th WARD) ORDINANCE REFERRED (6-23-21)
DOCUMENT #02021-2645

Common Address: 537-547 W Oak Street; 939-957 N Larrabee St

Applicant: Oak-Larrabee LLC

Owner: The Chicago Housing Authority

Attorney: Steve Friedland

Change Request: M1-2 Limited Manufacturing/ Business Park District to DR-3 Downtown Residential District

Purpose: To permit the development of 78 dwelling units with accessory parking

NO. 20719T1 (24th WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-2059

Common Address: 3232-46 West Cermak Road

Applicant: 3232-46 Cermak Buyer, LLC & RTI Group South, LLC

Owner: 3232-46 Cermak Owner, 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 establish a qualifying transit-served location and to allow sufficient density to allow a proposed 5-story, mixed-use building with roof deck with 1 commercial unit on the ground floor and 59 residential units on the 4 floors above.

NO. 20709 (20th WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-1983

Common Address: 835-61 East 63rd Street/6301-25 South Maryland Avenue

Applicant: 63rd Maryland, LLC

Owner: City of Chicago

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

Change Request: B3-3, Community Shopping District to B3-3, Community Shopping District then to a Residential-Business Planned Development

Purpose: The Applicant is seeking an elective Planned Development (Section 17-8-0600-A) in order to construct a 5-story mixed-use building, containing retail, two (2) live-work units and fifty-six (56) dwelling units. The proposed development will also include thirty-two parking spaces (8 parking spaces for retail use and 32 parking spaces for residential use.)

NO. 20723 (3rd WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-2055

Common Address: 1338 to 1408 South Wabash Avenue

Applicant: 1400 Land Holdings, LLC

Owner: 1400 Land Holdings, LLC and Filmworks II Condominium Association

Attorney: Andrew Scott

Change Request: Residential-Business Planned Development No. 1353 and DX-7, Downtown Mixed-Use District to Residential-Business Planned Development No. 1353, as amended

Purpose: To allow for an FAR transfer, FAR increase and increase in the number of dwelling units

NO. 20628T1 (2nd WARD) ORDINANCE REFERRED (2-24-21)
DOCUMENT #02021-625

Common Address: 1628-1630 N. Wells Street

Applicant: 1628 North Wells, LLC

Owner: 1628 North Wells, LLC

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

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

Purpose: The Applicant is proposing to develop the subject property with a new seven (7)-story mixed-use building containing retail space at grade and forty-eight (48) residential units above.

NO. 20711 (2nd WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-2001

Common Address: 739-755 N. Wells Street

Applicant: Chicago 741, LLC

Owner: Chicago 741, LLC

Attorney: Katie Jahnke Dale- DLA Piper, LLP

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

Purpose: Mandatory planned development pursuant to Sections 7-4- 100 (Bonus Floor Area), 17-8-0513-B (Tall Buildings'), and 17-4-0405. 17-4-0405-B & 17-5-0513-B (Unit Count/MLA Reduction)

NO. 20728 (2nd WARD) ORDINANCE REFERRED (5-26-21)
DOCUMENT #02021-2144

Common Address: 1120-1130 N. State Street

Applicant: Quick's, LLC

Owner: Quick's, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale - DLA Piper, LLP

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

Purpose: Mandatory Planned Development Pursuant to Section 17-8-0512-A (Tall Buildings), 17-8-0513 (Large Residential Developments) and 17-8-0514 (Bonus Floor Area)

NO. 20686T1 (1st WARD) ORDINANCE REFERRED (4-21-21)
DOCUMENT #02021-1523

Common Address: 1812-14 W. Grand Avenue

Applicant: The Grand Company, LLC

Owner: The Grand Company, LLC

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

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

Purpose: The prior Type 1 zoning change expired, so the Applicant needs to refile the zoning change and substitute previously approved Type 1 Plans. The Applicant proposes a mixed-use building with commercial units on the ground floor and 4 dwelling units on the upper floors.