

**SUMMARY OF A MEETING**  
**COMMITTEE ON ZONING, LANDMARKS AND BUILDING STANDARDS**  
**MEETING OF JUNE 16, 2020**  
**TO BE REPORTED OUT JUNE 17, 2020**

OFFICE OF THE  
CITY CLERK

2020 JUN 16 PM 1:49

RECEIVED  
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AKRC

**NO. A-8523 (16th WARD) ORDINANCE REFERRED (2-19-20)**

**DOCUMENT #02019-751**

**PASS AS AMENDED**

**Common Address:** Various Addresses

**Applicant:** Alderman Stephanie Coleman

**Change Request:** Business Planned Development No. 614 to B3-1, Community Shopping District

**NO. 20394 (45th WARD) ORDINANCE REFERRED (4-22-20)**

**DOCUMENT #02020-1901**

**PASS AS REVISED**

**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**

**PASS AS REVISED**

**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**

**PASS AS REVISED**

**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**

**PASS AS REVISED**

**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. 20393 (33rd WARD) ORDINANCE REFERRED (4-22-20)**

**DOCUMENT #02020-1900**

**PASS AS REVISED**

**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. 20417-T1 (33rd WARD) ORDINANCE REFERRED (5-20-20)**

**DOCUMENT #02020-2422**

**Common Address:** 4255-57 N. Sacramento

**Applicant:** EP 4257 N. Sacramento, LLC

**Owner:** EP 4257 N. Sacramento, LLC

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

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

**Purpose:** The applicant is seeking to bring two (2) existing garden level units into compliance with the Chicago Zoning Ordinance

**NO. 20367 (33rd WARD) ORDINANCE REFERRED (4-22-20)**

**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. 20350 (30<sup>th</sup> WARD) ORDINANCE REFERRED (2-19-20)**

**DOCUMENT #02020-788**

**PASS AS REVISED**

**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 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-18-19)**

**DOCUMENT #02019-9353**

**PASS AS REVISED**

**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. 20413-T1 (25th WARD) ORDINANCE REFERRED (5-20-20)**

**DOCUMENT #02020-2373**

**PASS WITH SUBSTITUTE NARRATIVE AND PLANS**

**Common Address:** 2025-27 West 17<sup>th</sup> Street

**Applicant:** 2025 W. 17<sup>th</sup>, LLC

**Owner:** 2025 W. 17<sup>th</sup>, LLC

**Attorney:** Rolando Acosta

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

**Purpose:** To construct a residential building with six dwelling units

**NO. 20412 (18th WARD) ORDINANCE REFERRED (5-20-20)**

**DOCUMENT #02020-2454**

**Common Address:** 2607 West 71st Street

**Applicant:** Red Barn Opportunity Fund, LLC

**Owner:** Red Barn Opportunity Fund, LLC

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

**Change Request:** BI-1 Neighborhood Shopping District to B2-1, Neighborhood Mixed-Use District

**Purpose:** To allow residential use on the ground floor and to allow a second-story dormer addition and a rear two-story addition to the existing building. Existing 2 dwelling units to remain.

**NO. 20414 (12th WARD) ORDINANCE REFERRED (5-20-20)**

**DOCUMENT #02020-2374**

**Common Address:** 2417 South Christiana Avenue

**Applicant:** Christiana 2417, LLC

**Owner:** Christiana 2417, LLC

**Attorney:** Rolando Acosta

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

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

**NO. 20402-T1 (11th WARD) ORDINANCE REFERRED (5-20-20)**

**DOCUMENT #02020-2387**

**Common Address:** 3422 S. Normal Avenue

**Applicant:** Yue Sheng Liang

**Owner:** Yue Sheng Liang

**Attorney:** Gordon & Pikarski Chartered

**Change Request:** M1-2, Limited Manufacturing/Business Park District to RS3, Residential Single-Unit (Detached House) District

**Purpose:** To meet the bulk and density standards in order to allow the subdivision of the property to accommodate the construction of 6 detached, 2-story single family residential buildings

**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)**

**DOCUMENT #02020-1853**

**PASS AS REVISED**

**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

**NO. 20411 (6th WARD) ORDINANCE REFERRED (5-20-20)**

**DOCUMENT #02020-2447**

**Common Address:** 6830 S. Michigan Avenue

**Applicant:** Grace Odibo

**Owner:** Grace Odibo

**Attorney:** Lewis Powell, III

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

**Purpose:** To comply with the bulk and density, in order to establish 3 dwelling units at the subject property

**NO. 20416 (5th WARD) ORDINANCE REFERRED (5-20-20)**

**DOCUMENT #02020-2376**

**Common Address:** 1500 East 71<sup>st</sup> Street

**Applicant:** Deo Volente, LLC

**Owner:** Deo Volente, LLC

**Attorney:**

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to C1-2, Neighborhood Commercial District

**Purpose:** To establish and legalize the two ground floor retail/commercial spaces by obtaining a city business license, while continuing the residential use above

**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>
Or2020-145	1	1471 N. Milwaukee	Sweetgreen Chicago, LLC
Or2020-144	1	2639 N Elston Ave	Emmcs LLC C/O Shriner Group
Or2020-141	32	2366 N Damen Ave	Vequity
TBD	41	513 Express Center Drive	dnata USA, Paul Coventry
TBD	41	513 Express Center Drive	dnata USA, Paul Coventry
TBD	41	513 Express Center Drive	dnata USA, Paul Coventry
Or2020-136	42	71 E Wacker Dr.	Wacker Drive TRS LLC
Or2020-137	45	5211 W Lawrence Ave	Northshore University Health