

**MEETING
OF THE
COMMITTEE ON ZONING,
LANDMARKS & BUILDING
STANDARDS
TUESDAY, MAY 19, 2020, AT 10:00 A.M.**

In compliance with the Governor's Executive Orders 2020-7, 2020-10, and 2020-18, 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/>].

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards via email at nicole.wellhausen@cityofchicago.org and raymond.valadez@cityofchicago.org.

- I. Roll Call
- II. Approval of Rule 45 Minutes
- III. Deferred Items
- IV. Public Commentary
- V. New Business
- VI. Adjournment

Each person participating in public comment shall have up to three minutes to address all items on the agenda during the public comment period. The committee will not conduct separate public comment for each agenda item.

NO. 20364T1 (1st WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1862

Common Address: 2655 W. Haddon Avenue

Applicant: Campbell Ventures, LLC

Owner: Campbell Ventures, LLC

Attorney: Sara K. Barnes, Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the rehabilitation of the existing three-story residential building, at the subject site, and to bring the existing non-conforming improvements into compliance under the current Zoning Ordinance.

NO. 20384 (2nd WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1891

Common Address: 2015-2031 N. Mendell Street

Applicant: 2017 Baker Mendell., LLC

Owner: 2017 Baker Mendell., LLC

Attorney: Rolando Acosta

Change Request: PD 1339 to PD 1339, as amended

Purpose: To authorize cannabis-related uses

NO. 20369T1 (4th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1873

Common Address: 4200-4214 S. Berkeley Ave

Applicant: Quad Communities Development Corporation, NFP

Owner: Quad Communities Development Corporation, NFP

Attorney: Andrew Scott. Esq., Dvkema Gossett. P.L.L.C.

Change Request: RM5, Residential Multi-Unit District to BI-3 Neighborhood Shopping District

Purpose: To legalize a non-conforming office building on the property

NO. 20353 (9th WARD) ORDINANCE REFERRED (4-22-20)

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.

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. 20396 (10th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1908

Common Address: 3000-3148 E. 122nd St

Applicant: NP Avenue O, LLC

Owner: NP Avenue O, LLC

Attorney: Rich Klawiter & Liz Butler - DLA Piper LLP (US)

Change Request: Planned Manufacturing District 6 to Waterway Industrial Planned Development

Purpose: To authorize the construction and operation of an industrial building: Mandatory Planned Development pursuant to Section 17-8-509-A (Development Along Waterways)

NO. 20354T1 (11th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1854

Common Address: 4351-4401 S. Halsted Street

Applicant: CZ Real Estate, Inc.

Owner: CZ Real Estate, Inc.

Attorney: Richard A .Toth, Daley and Georges, Ltd.

Change Request: B2-3, Neighborhood Mixed-Use District & RS1, Residential Single-Unit (Detached House) District to RS3, Residential Single-Unit (Detached House) District

Purpose: To allow development of 8 individual 2-story single family homes, with 2 parking spaces per home.

NO. 20392 (14th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1899

Common Address: 4800-4858 S. Western Ave/2401-2559 W. 48th St

Applicant: Chicago Park District

Owner: Chicago Park District

Attorney: John J. George, Akerman LLP

Change Request: M2-2, Light Industry District and CI-2, Neighborhood Commercial District to POS-1, Parks and Open Space District then to a Planned Development

Purpose: To allow for a new Chicago Park District headquarters and fieldhouse.

NO. 20352 (15th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1852

Common Address: 4614-4624 S. Marshfield Ave

Applicant: Mark A. Reyes

Owner: Sergio Reyes

Attorney:

Change Request: C1-1, Neighborhood Commercial District to C2-1, Motor Vehicle-Related Commercial District

Purpose: Property needs to be properly zoned in order to apply for a business license. State of Illinois Dep. of Agriculture Cannabis Craft Grower

NO. 20358 (15th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1858

Common Address: 4117 S. Albany Ave

Applicant: HBH Development LLC - Series 1

Owner: HBH Development LLC - Series 1

Attorney: Sara K. Barnes, Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the rehabilitation of the existing two-and-a-half-story (with basement) residential building, which such rehabilitation plan calls for the establishment of two (2) additional dwelling units, within the existing building - for a total of four (4) dwelling units, at the subject site.

NO. 20374 (15th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1895

Common Address: 1701-1725 W 61st St, 6100-6158 S Paulina St, 1700-1724 W 62nd St and 6101-6159 S Hermitage Ave

Applicant: Earle School, LLC, a Wisconsin limited liability company

Owner: Chicago Board of Education

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

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

Purpose: To redevelop the former Earle School with 64 dwelling units.

NO. 20397 (20th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1913

Common Address: 38 W. 64th Street

Applicant: The Peoples Gas Light and Coke Company

Owner: The Peoples Gas Light and Coke Company

Attorney: John J. Lawlor, Esq.

Change Request: M2-3, Light Industry District and MI-2, Limited Manufacturing/Business Park District to M3-2, Heavy Industry District then to a Planned Development

Purpose: To expand and redevelop Applicant's existing "South Shop" public utility operations support center.

NO. 20365 (22nd WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1863

Common Address: 4243 W. Ogden Ave

Applicant: 4340 Ogden, LLC

Owner: 4340 Ogden, LLC

Attorney: Sara K. Barnes, Law Offices of Samuel V.P. Banks

Change Request: M1-1, Limited Manufacturing/Business Park District and M2-2, Light Industry District to M2-2, Light Industry District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the location and establishment of a cannabis craft grower facility and/or a cannabis infuser facility, at the Subject Property.

NO. 20399 (24th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1910

Common Address: 1348 S. Karlov Ave

Applicant: GMO Properties, LLC

Owner: GMO Properties, LLC

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

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

Purpose: The Applicant is seeking to permit a fourth dwelling unit within the existing multi-unit residential building.

NO. 20359 (25th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1859

Common Address: 2345-2353 S. Wentworth Ave

Applicant: ME Wentworth LLC

Owner: ME Wentworth LLC

Attorney: Law Office of Mark J. Kupiec & Assoc

Change Request: C1-3, Neighborhood Commercial District to C1-5, Neighborhood Commercial District

Purpose: To comply with the maximum floor area and the maximum height, to build a floor addition to the existing 6-story hotel and retail building and to establish one dwelling unit within the proposed addition (approximately 3,000 square feet)

NO. 20368T1 (25th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1866

Common Address: 2435-2437 S. Leavitt Street

Applicant: Bader Leavitt, LLC

Owner: Bader Leavitt, LLC

Attorney: Daniel G. Lauer, Esq.

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

Purpose: The Zoning Map Amendment is needed to meet the bulk and density requirements to go from 23 SRO Units to nine (9) dwelling units.

NO. 20380T1 (25th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1887

Common Address: 2132 W. 18th Place

Applicant: Florin Pavel

Owner: Florin Pavel

Attorney: Rolando R. Acosta

Change Request: RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B2-3, Neighborhood Mixed-Use District

Purpose: To add four residential dwelling units for a total of six residential dwelling units in the building

NO. 20395-T1 (25th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1902

Common Address: 2049 W. Coulter Street

Applicant: Midcoast Investments, LLC - 2049 W Coulter Series

Owner: Midcoast Investments, LLC - 2049 W Coulter Series

Attorney: Tyler Manic, Schain Banks

Change Request: RS3, Residential Single-Unit (Detached House) District to B2-5, Neighborhood Mixed-Use District

Purpose: The purpose of the rezoning is to comply with MLA bulk and density standards to allow for the renovation and the legalization of a 4th floor unit of the existing 4-story, 8 unit residential building.

NO. 20375 (26th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1896

Common Address: 1201-1209 N. California Avenue; 2744-2758 W. Division Street

Applicant: 1201 N. California HHDC, LLC

Owner: 1201 N. California HHDC, LLC

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: B1-1, Neighborhood Shopping District to a B3-5, Community Shopping District and then to a planned development

Purpose: To develop 64 residential units at the property.

NO. 20371-T1 (27th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1875

Common Address: 932-940 W. Randolph St., 150-154 N. Sangamon St.

Applicant: L3 932 W. Randolph, LLC

Owner: L3 932 W. Randolph, LLC

Attorney: Akerman, LLP

Change Request: C1-2, Neighborhood Commercial District to DX-5, Downtown Mixed-Use District

Purpose: Proposed renovation and addition to an existing 3 story building for retail and office space that exceeds the height and floor area ratio requirements of its current zoning district.

NO. 20381 (27th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1888

Common Address: 1132 W. Fulton Market

Applicant: CWAZ, LLC

Owner: 1132 Property Associates, LLC

Attorney: Tristan & Cervantes

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

Purpose: To establish and comply with zoning requirements to operate an adult use cannabis dispensary on the ground level.

NO. 20382 (27th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1889

Common Address: 1152 W. Randolph Street

Applicant: CWAZ, LLC

Owner: Linda Strauss-Miller

Attorney: John Escobar, Tristan & Cervantes

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

Purpose: To establish and comply with zoning requirements to operate an adult use cannabis dispensary.

NO. 20385 (27th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1892

Common Address: 816 N. May Street

Applicant: Ashley Wendela & Brendan Metzger

Owner: Ashley Wendela & Brendan Metzger

Attorney: Pericles Abbas

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

Purpose: To increase the allowable floor-area ratio of the lot so the applicants can obtain all necessary permits to construct a second-story addition to their home.

NO. 20366 (28th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1864

Common Address: 4848 W. Madison Street

Applicant: Purely Cold Storage and Warehousing, LLC

Owner: Purely Cold Storage and Warehousing, LLC

Attorney: Robert L. Gamrath III - Burke, Warren, MacKay & Serritella, P.C

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

Purpose: The adaptive reuse of the property will be as a "Butcher Shop" for the sale of cut meat at wholesale which is not permitted in Business Districts.

NO. 20379-T1 (28th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1886

Common Address: 2731 W. Lexington Street

Applicant: Florin Pavel

Owner: Florin Pavel

Attorney: Rolando R. Acosta

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

Purpose: To add two residential dwelling units on the basement level for a total of eight residential dwelling units in the building and three exterior paved parking spaces

NO. 20356 (30th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1856

Common Address: 3051 N. Monticello Ave

Applicant: Timothy O'Connell and Charlotte Barnes

Owner: Timothy O'Connell and Charlotte Barnes

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to rezone the property to allow sufficient density for an interior build-out of the basement, which is more than 50% above grade, into habitable living space.

NO. 20360 (30th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1860

Common Address: 4205-4207 W. Roscoe Street

Applicant: Rafael Szymanski

Owner: Rafael Szymanski

Attorney: Law Office of Mark J. Kupiec & Associates

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

Purpose: To comply with the minimum lot area and maximum floor area to build a new 2-story, 3 dwelling unit residential building.

NO. 20390-T1 (30th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1907

Common Address: 3218 N. Karlov Avenue

Applicant: Gemini Property Holdings LLC, Karlov 2

Owner: Gemini Property Holdings LLC, Karlov 2

Attorney: Rolando R. Acosta

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

Purpose: To construct a four-story residential building with four dwelling units and four parking spaces.

NO. 20386-T1 (32nd WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1903

Common Address: 1712-1720 N. Damen Avenue

Applicant: 1714 North Damen Avenue Limited Partnership

Owner: 1714 North Damen Avenue Limited Partnership

Attorney: Andrew Scott, Esq., Dykema Gossett, P.L.L.C.

Change Request: C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To allow for the operation of a recreational cannabis dispensary assuming approval of a special use.

NO. 20389-T1 (32nd WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1906

Common Address: 1842-1858 West Webster Avenue/2200-2242 North Lister Avenue

Applicant: 1650 Fullerton, LLC

Owner: 1650 Fullerton, LLC

Attorney: Rolando R. Acosta

Change Request: M3-3, Heavy Industry District to C2-3, Motor Vehicle-Related Commercial District

Purpose: Authorize a Cannabis Adult Use Dispensary and other commercial uses

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. 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 & Employment District then to Waterway Business Planned Development #1151, as amended

Purpose: To allow for additional uses

NO. 20370 (35th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1874

Common Address: 3139 N. Central Park Avenue

Applicant: Daniel M. Mihalescu

Owner: Goran Josipovic

Attorney: Paul Kolpak

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

Purpose: To construct a new masonry, 3-story, 3-dwelling-unit building with a finished basement

NO. 20361 (36th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1861

Common Address: 3122 North Narragansett Avenue

Applicant: Ewa Blizniak

Owner: Ewa Blizniak

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

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

Purpose: The Applicant is seeking to permit the location and establishment of a dwelling unit within the basement (garden unit) of the existing building, for a total of two (2) dwelling units at the subject property.

NO. 20398 (36th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1909

Common Address: 6341 W. Henderson Street

Applicant: Alejandra Arevalo

Owner: Alejandra Arevalo

Attorney: Warren E. Silver

Change Request: RS2, Residential Single-Unit (Detached House) District to RT3.5, Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To legalize the second-story addition to the existing single-family residence, which was constructed without a permit by a prior owner. The single family residence with the second-story addition conforms to the bulk and density limitations of the proposed zoning district.

NO. 20363 (38th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1850

Common Address: 4801 N. Austin Avenue

Applicant: Printer's Row, LLC

Owner: Printer's Row, LLC

Attorney:

Change Request: B3-1, Community Shopping District to C1-2, Neighborhood Commercial District

Purpose: To have the appropriate zoning to be able to brew beer onsite to operate a principle wholesale distribution center with retail

NO. 20401 (39th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1912

Common Address: 5636 North Karlov Avenue

Applicant: Simone Akram

Owner: Simone Akram

Attorney: Gordon and Pikarski

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

Purpose: To meet the bulk and density requirements in order to allow the conversion from a single family home to 3 dwelling units within an existing 2-story building with a basement

NO. 20378-T1 (40th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1877

Common Address: 2465-2479 West Foster Avenue/5151-5159 North Lincoln Avenue

Applicant: Foster and Lincoln, LLC

Owner: Foster and Lincoln, LLC

Attorney: Rolando R. Acosta

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

Purpose: To demolish the existing building and construct a new 55,000 square-foot, five-story building

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. 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. 20355 (43rd WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1855

Common Address: 1959 N. Halsted Street

Applicant: Jeanine's Wine Bar, LLC

Owner: Halsted 1959, LLC

Attorney: Powell Junia, P.C.

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

Purpose: Expansion of existing tavern at 1961 N. Halsted Street

NO. 20387 (43rd WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1904

Common Address: 2530-2538 N. Orchard St.; 701 W. Wrightwood Ave.

Applicant: 2530 North Orchard, LLC

Owner: 2530 North Orchard, LLC

Attorney: Richard A. Toth/Mara Georges; Daley and Georges, Ltd .

Change Request: B1-2, Neighborhood Shopping District to RM5, Residential Multi-Unit District

Purpose: To legalize an existing dwelling unit for an existing 3-story, non-conforming, 6 dwelling-unit residential building which will have a total of 7 dwelling units.

NO. 20357 (44th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1857

Common Address: 3240 N. Sheffield Avenue

Applicant: Rex Higginbotham

Owner: Rex Higginbotham

Attorney: Sara K. Barnes, Law Offices of Samuel V.P. Banks

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

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the conversion of the existing grade-level commercial space into a single dwelling unit, i.e. to locate and establish a residential use below the second floor, within the existing four-story building.

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. 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. 20391 (46th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1898

Common Address: 3630-3636 N. Lake Shore Drive and 601-627 West Waveland Ave.

Applicant: CCA Lakeview, LLC

Owner: 3660 Lake Shore Phase II, LLC and 3660 Lake Shore Phase III, LLC

Attorney: John J. George/Chris A. Leach

Change Request: Residential Planned Development #1023 to Residential Planned Development #1023, as amended

Purpose: To amend RPD No. 1023 to allow the redevelopment of the subject property. To construct a 239- foot tall, 19-story residential building containing 333 residential units, with 145 parking spaces and a 5,000 square foot restaurant, as a residential support service space on the ground floor.

NO. 20362-T1 (47th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1849

Common Address: 2035 West Irving Park Road

Applicant: Jaeger Electric, Inc

Owner: William Dolgi

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

Change Request: B1-1, Neighborhood Shopping District to B3-3, Community Shopping District

Purpose: The Applicant is seeking to permit the proposed FAR and height for the new four-story, mixed-use building, with retail/commercial at grade and twelve (12) dwelling units above, at the subject property.

NO. 20351 (47th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1851

Common Address: 2214 West Wilson Avenue

Applicant: Brendan McAulev

Owner: Brendan McAulev

Attorney: Thomas S. Moore

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

Purpose: The applicant wishes to rezone the property to allow sufficient density for an interior build-out of the basement, which is more than 50% above grade, into an additional dwelling unit for a new total of 4 dwelling units at the property.

NO. 20383 (47th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1890

Common Address: 5001-5009 N. Clark Street

Applicant: CWAZ, LLC

Owner: 5001 Clark Properties, LLC

Attorney: John Escobar, Tristan & Cervantes

Change Request: C1-2, Neighborhood Commercial District to C2-2, Motor Vehicle-Related Commercial District

Purpose: To allow the expansion into the adjacent space at 5005-5009 N. Clark Street to continue additional medical and adult use cannabis dispensary and office space

NO. 20400 (48th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1911

Common Address: 5938-5940 North Broadway Street

Applicant: Edgewater C&C Inc., d/b/a Brasserie bv C&C

Owner: 5938 N. Broadway Street, LLC

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

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

Purpose: The Applicant is seeking to establish a general restaurant within the existing building's grade level retail unit.

NO. 20372 (50th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1876

Common Address: 7131 North Western Avenue

Applicant: GW Western & Touhy, LLC

Owner: GW Western & Touhy, LLC

Attorney: Sara K. Barnes, Law Offices of Samuel V.P. Banks

Change Request: B3-2, Community Shopping District and RT4, Residential Two-Flat, Townhouse and Multi-Unit District to B3-2, Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new, one-story, multi-unit commercial-retail building ('strip mall'), that will feature an accessory, one-lane drive-thru facility, and a surface parking lot, at the subject site. [The subject property is currently split-zoned.]