

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF MARCH 16, 2020
TO BE REPORTED OUT MARCH 18, 2020**

OFFICE OF THE
CITY CLERK

2020 MAR 16 PM 3:10

RECEIVED
#1

TAD-590 (47TH and 42ND WARDS) ORDINANCE REFERRED (10-16-19)
DOC # O2019-8025

PASS AS AMENDED

Amendment of Municipal Code Chapters 17-10 and 17-17 by adding new Sections 17-10-1011 and 17-10-1012 concerning electric vehicles and electric vehicle supply equipment

TAD-592 (46TH WARD) ORDINANCE REFERRED (1-15-20)
DOC # O2020-136

Amendment of Chicago Sustainable Development Policy to prioritize bird collision deterrence strategies for building projects to reduce avian mortality and injury

NO. TAD-593 (36TH WARD) ORDINANCE REFERRED (11-13-19)
DOC # O2019-8529

PASS AS AMENDED

Amendment of Municipal Code Section 13-64-150 to further regulate standards for installation of smoke alarms and smoke detectors

NO. A-8505 (47TH AND 40TH WARDS) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-8011

Applicant: Alderman Matt Martin and Alderman Andre Vasquez

Change Request: To classify a segment of the North Clark Street right of way from the centerline of West Lawrence Ave on the south and the centerline of West Ainsle Ave on the north
And a segment of the North Clark Street right of way from the centerline of West Argyle Ave on the south and the centerline of West Winona Ave on the north as a Pedestrian Street

NO. A-8516 (11TH WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-151

Common Address: 810 W 31st St

Applicant: Alderman Patrick Thompson

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

NO. A-8517 (11TH WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-152

PASS AS AMENDED

Common Address: 828-838 W 31st St

Applicant: Alderman Patrick Thompson

Change Request: C1-2 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

NO. A-8518 (11TH WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-153

Common Address: 3615-3659 S Halsted St

Applicant: Alderman Patrick Thompson

Change Request: C1-2 Neighborhood Commercial District to B1-1 Neighborhood Shopping District

NO. A-8519 (11th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-155

PASS AS AMENDED

Common Address: 3465 S Lituania Ave, 816-838 W 35th St, 825-931 W 35th St and
3501-3511 S Sangamon Ave

Applicant: Alderman Patrick Thompson

Change Request: C2-2 Motor Vehicle Related Commercial District and RS1 Residential Single-Unit
(Detached House) District to B1-1 Neighborhood Shopping District

NO. A-8520 (11th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-156

PASS AS AMENDED

Common Address: 4601-4699 S Halsted St

Applicant: Alderman Patrick Thompson

Change Request: B3-2 Community Shopping District and C3-2 Commercial, Manufacturing and
Employment District to B1-1 Neighborhood Shopping District

NO. A-8521 (11th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-150

PASS AS AMENDED

Common Address: 528-412 W 31st Street and 525-451 W 31st Street

Applicant: Alderman Patrick Thompson

Change Request: B3-2 Community Shopping District, C1-2 Neighborhood Commercial District, RT4
Residential Two-Flat, Townhouse and Multi-Unit District and RS3 Residential Single
Unit (Detached House) District to B1-1 Neighborhood Shopping District

NO. A-8522 (11th WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #O2020-149

PASS AS AMENDED

Common Address: 336-200 W 31st Street and 349-215 W 31st Street

Applicant: Alderman Patrick Thompson

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

NO. A-8525 (5th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #O2020-845

PASS AS REVISED

Common Address: 5616 S Maryland Ave

Applicant: Alderman Leslie Hairston

Change Request: RM5 Residential Multi-Unit District and Institutional Planned Development No 43 as
amended to Institutional Planned Development No 43

NO. 20347 (48th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-784

Common Address: 5440 N Sheridan
Applicant: 5440 Sheridan Property Owner LLC
Owner: 5445 Edgewater Plaza Condominium Association
Attorney: DLA Piper
Change Request: Residential Planned Development No. 1056 to B3-5 Community Shopping District
Purpose: Revert the existing planned development to its pre-existing zoning to construct a 5 story building

NO. 20344 (47th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-781

Common Address: 4845 N Winchester Ave
Applicant: David Smrha
Owner: David Smrha
Attorney:
Change Request: RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To add an additional unit to the basement of the building. The rezoning will allow for a total of 4 units as opposed to 3

NO. 20340 (45th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-777

Common Address: 5667 W Higgins Ave
Applicant: Ridgeview LLC
Owner: Ridgeview LLC
Attorney: Law Offices of Samuel VP Banks, Sara Barnes
Change Request: RS3 Residential Single Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: To permit the construction of a new three story (with basement) six unit residential building, at the subject site

NO. 20331 (44th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-768

Common Address: 3123 N Kenmore Ave
Applicant: Lisa Holl Chang
Owner: Lisa Holl Chang
Attorney: Gordon & Pikarski
Change Request: RS3 Residential Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi-Unit District
Purpose: The applicant seeks to expand the existing 2 unit residential dwelling unit building beyond the currently allowable floor area

NO. 20297 (42nd WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9351

PASS AS REVISED

Common Address: 777 North Franklin Street

Applicant: RPO 225 W. Chicago, LLC

Owner: RPO 225 W. Chicago, LLC

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

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

Purpose: Mandatory Planned Development pursuant to Section 17-8-0514 (Bonus Floor Area).

NO. 20324 (40th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-761

Common Address: 4918 North Lincoln Avenue

Applicant: Patrick Landrosh

Owner: Patrick Landrosh

Attorney: Gordon & Pikarski

Change Request: B1-2 Neighborhood Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: The property will be used as a 5 story, 14 residential unit building including a ground floor live-work unit and ground floor commercial space and 14 on-site parking spaces. The building will reach a height of approximately 57 feet, 4 inches.

NO. 20325-T1 (38th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-762

Common Address: 6328 W. Irving Park Road

Applicant: 6330 Irving Park LLC

Owner: 6330 Irving Park LLC

Attorney: Paul Kolpak

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

Purpose: Proposed use of the property after rezoning will be to construct a new 3 story 9 dwelling unit building. The height of the building will be 33 feet 0 inches. There will be 9 parking spaces. No commercial space.

NO. 20236 (35th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8469

Common Address: 3566 West Belden Avenue

Applicant: Artur Kaczmarek and Anna Bugaj

Owner: Artur Kaczmarek and Anna Bugaj

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

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

Purpose: To comply with the minimum lot area and maximum floor area to establish one additional dwelling unit within the existing 2 ½ story residential building (attic space) for a total of 3 dwelling units at the subject property.

NO. 20248-T1 (32nd WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8481

AMENDED TO TYPE 1

Common Address: 1514-18 West Diversey Parkway
Applicant: SNS Realty Group, LLC
Owner: 1514-18 W. Diversey, LLC
Attorney: Thomas S. Moore
Change Request: RT-3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT-4, Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The applicant wishes to provide sufficient density to construct a proposed 3-story, 6 dwelling-unit building with roof deck and

NO. 20312 (32nd WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-82

Common Address: 2551 N. Milwaukee Avenue/3061 W. Logan Boulevard
Applicant: PC AU 2, LLC
Owner: Logan Square Lofts, LLC
Attorney: Katriina S. McGuire/Thompson Coburn LLP
Change Request: B3-3, Community Shopping District to C2-3, Motor Vehicle-Related Commercial District
Purpose: The purpose of the rezoning is to allow the applicant to pursue a special use to operate a cannabis business establishment.

NO. 20329 (31st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-766

Common Address: 4341 W Fullerton Ave
Applicant: Luis Vanegas
Owner: Diego Motoa, Olga Barrios
Attorney: Hector Morales
Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District
Purpose: To allow for wholesale and retail sales of auto supply/ auto parts. One overnight parking space in rear of store from a total of three overnight on-site parking spaces

NO. 20338 (31st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-775

Common Address: 2734-58 North Cicero Avenue
Applicant: Cicero Food Mart
Owner: H Y Properties LLC
Attorney: Law Offices of Samuel VP Banks, Nicholas Ftikas
Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District
Purpose: The Applicant is seeking to locate and establish a gas station facility, accessory convenience store, and accessory single-lane automated car wash at the subject site, which will combine the two (2) zoning lots, so as to function as one (1) zoning lot.

NO. 20343 (31st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-780

Common Address: 3047 N Cicero Ave
Applicant: Natural Food Catering, Corp
Owner: MLCRGC Properties LLC
Attorney: Law Office of Mark J Kupiec
Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District
Purpose: To establish a catering business within the existing building (with onsite food preparation)

NO. 20113 (27th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5577

PASS AS REVISED

Common Address: 158-184 North Ada Street and 1353-1367 West Lake Street
Applicant: Marquette Management, LLC
Owner: Marquette Management, LLC
Attorney: Law Offices of Samuel V.P. Banks
Change Request: Residential-Business Planned Development No. 1384 to Residential-Business Planned Development No. 1384, *as amended*
Purpose: The Applicant is seeking an amendment to the existing Residential-Business Planned Development No. 1384, and the uses permitted and prescribed therein, in order to establish a restaurant-bar (1,482.25 square feet) within one of the grade-level spaces, within the existing thirteen-story building, at the subject site. The existing thirteen-story building, which contains residential amenity and lobby areas - at grade level and 263 dwelling units - above, will remain unchanged, but/for the interior buildout of the proposed restaurant-bar. There is and will continue to be parking for 128 vehicles and 134 bicycles, within the interior of the Floor, pursuant to the Transit Oriented Development (TOD) Ordinance. The existing building is masonry, steel and glass in construction and measures 162 feet-5 inches in height.

NO. 20231 (27th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7972

PASS AS REVISED

Common Address: 723-741 W Randolph; 101-133 N Halsted St; 724-740 W Washington
Applicant: Randolph Halsted LLC
Owner: Please see application for list of owners
Attorney: DLA Piper
Change Request: DX-5 Downtown Mixed Use District to DX-7 Downtown Mixed-Use District as well as DX-7 Downtown Mixed-Use District and Residential Business Planned Development No. 1230 to Residential Business Planned Development No. 1230, *as amended*
Purpose: To permit the construction of a 58-story building with 370 residential units, 240 hotel rooms and 50 parking spaces and an 18-story building with ground floor commercial/retail and office above, together with accessory and incidental uses.

NO. 20237-T1 (27th WARD) ORDINANCE REFERRED (11-13-19)
DOCUMENT #02019-8470

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 1035-65 North Orleans Street/325-333 West Hill Street

Applicant: 1065NOS, LLC

Owner: Orleans KG Exchange, LLC

Attorney: Rolando R. Acosta

Change Request: RT-4, Residential Two-Flat, Townhouse and Multi-Unit District to DX-5 Downtown Mixed-Use District

Purpose: To allow construction of a six-story addition on top of the existing two-story building for a total of eight stories to use as a hotel with 114 hotel keys, four residential dwelling units, an event space with a 450 person capacity, and no parking or loading.

NO. 20334 (27th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-771

Common Address: 1367 W Chicago Ave

Applicant: Ali Manish

Owner: Ali Manish

Attorney:

Change Request: B1-2 Neighborhood Shopping District to B1-3 Neighborhood Shopping District

Purpose: New construction of a 4 story building, with an office on the ground floor and 4 dwelling units above

NO. 20335-T1 (27th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-772

Common Address: 1458-1500 N Wieland Street

Applicant: Nader & Juan Hindo

Owner: 1458 N Wieland LLC

Attorney: Thomas Raines

Change Request: RM5 Residential Multi-Unit District to B2-3 Neighborhood Mixed-Use District
Purpose: To construct a 5 story, seven unit, residential building with an attached parking garage containing 3 parking spaces. Approx. 12,555 sq.ft. and 58' in height

NO. 20337 (26th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-774

Common Address: 1628 North Harding Avenue

Applicant: Noel Roman

Owner: Noel Roman

Attorney: Law Offices of Samuel VP Banks, Nicholas Flikas

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

Purpose: The Applicant is seeking to bring the existing three-story, two_ (2) unit residential building into compliance with the Chicago Zoning Ordinance.

NO. 20333-T1 (25th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-770

PASS WITH SUBSTITUTE NARRATIVE AND PLANS

Common Address: 425-449 W 17th St, 1700-1734 S Stewart Ave, 1717-1735 S Stewart Ave, 400- 448 W 18th St and 1701-1735 S Canal St

Applicant: New Chinatown Real Estate

Owner: New Chinatown Real Estate

Attorney: Richard Toth, Daley & Georges

Change Request: Commercial Manufacturing Planned Development No. 1301 to Planned Manufacturing District No. 11, Sub Area B

Purpose: To allow development of an approx. 156, 396 SF building, 59-3" high, with retail and restaurant uses, and accessory parking

NO. 20342-T1 (23rd WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-779

Common Address: 5781-5789 South Archer Avenue

Applicant: GW Archer Long LLC

Owner: GW Archer Long LLC

Attorney: Law Offices of Samuel VP Banks, Sara Barnes

Change Request: M1-1 Limited Manufacturing/ Business Park District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the construction of new one-story commercial-office building, with a surface parking lot, at the subject property - which such site is presently split-zoned.

NO. 20328 (21st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-765

Common Address: 9400 S Bishop St

Applicant: Alaba Olatunji

Owner: Alaba Olatunji

Attorney: Kenny Olatunji

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

Purpose: To allow the conversion from 2 dwelling units to 3 dwelling units

NO. 20332-T1 (20th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-769

Common Address: 1347-49 W 47th St

Applicant: Ursetta Development, Inc.

Owner: Ursetta Development, Inc.

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

Purpose: The applicant wishes to rezone the property to allow for the construction of a proposed 2-story mixed use building. 23'5" in height, with 2 ground floor commercial spaces, 2 dwelling units and 4 interior parking stalls. The ground floor commercial spaces measure 797 square feet and 972 square feet for a total of 1,769 square feet.

NO. 20341 (14th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-778

Common Address: 5648 South Archer Avenue,
Applicant: Chicago Alterative Health Center LLC, d/b/a Midway Dispensary
Owner: Chicago Alterative Health Center LLC, d/b/a Midway Dispensary
Attorney: Law Offices of Samuel VP Banks, Sara Barnes
Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District
Purpose: The Applicant is seeking a Zoning Map Amendment in order to permit the expansion of the existing cannabis dispensary (medical and adult-use), within the grade level of the existing building(s), at the subject site site

NO. 20330 (11th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-767

Common Address: 1741 S Ruble St
Applicant: Ruble Properties LLC
Owner: Ruble Properties LLC
Attorney: Louis Weinstock
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C2-2 Motor Vehicle Related Commercial District
Purpose: To allow for the addition of a car wash at an existing gas station

NO. 20326 (6th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-763

Common Address: 7401 S State St
Applicant: Guaranteed Investments Corp
Owner: LP 7400, LLC
Attorney: Shiller Preyer Law Offices
Change Request: M1-2 Limited Manufacturing/ Business Park District to M2-2 Light Industry District
Purpose: Cannabis Business Establishment within existing one story building

NO. 20346-T1 (3rd WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-783

Common Address: 2513-2517 S Wabash Ave
Applicant: JBR Brewing LLC
Owner: 2515 S Wabash LLC
Attorney: Zubin Kammula
Change Request: M1-3 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District
Purpose: To allow for the establishment of a brewpub and general restaurant with event space in excess of the 4,000 sq.ft.

NO. 20336-T1 (1st WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-773

AMENDED TO TYPE 1

Common Address: 1302 N Milwaukee Ave
Applicant: Ray River Group LLC
Owner: Westown Property Management, LLC
Attorney:
Change Request: B1-3 Neighborhood Shopping District to C1-3 Neighborhood Commercial District
Purpose: A new indoor mini-golf use with bar in the ground floor commercial space

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>
Or2020-75	45	4612 W Irving Park Rd	The TJX Companies
Or2020-74	45	3925 N Cicero Ave	DD's Discounts
Or2020-66	44	3519 N Clark St	CMX Cinebistro
Or2020-65	44	3519 N Clark St	CMX Cinebistro
Or2020-64	44	3519 N Clark St	CMX Cinebistro
Or2020-63	44	3519 N Clark St	CMX Cinebistro
Or2020-62	44	3301 N Ashland Ave	Midwest Express Care 2, Inc.
Or2020-61	44	3301 N Ashland Ave	Midwest Express Care 2, Inc.
Or2020-60	44	3301 N Ashland Ave	Midwest Express Care 2, Inc.
Or2020-59	44	2868 N Broadway	Midwest Express Care 2, Inc.
Or2020-58	44	2868 N Broadway	Midwest Express Care 2, Inc.
Or2020-55	44	3519 N Clark St	Grit Sports YT-dba UFC Gym
Or2020-54	44	3519 N Clark St	Grit Sports YT-dba UFC Gym
Or2020-53	44	3519 N Clark St	Grit Sports YT-dba UFC Gym
Or2020-52	44	3519 N Clark St	Grit Sports YT-dba UFC Gym
Or2020-72	42	320 W Ohio St	12 Interactive LLC, DBA Perkspot
Or2020-71	42	159 E Ohio St	Ed Debevic's Restaurant
Or2020-70	42	25 E Ohio St	CVS Pharmacy
Or2020-69	42	25 E Ohio St	CVS Pharmacy
Or2020-68	42	25 E Ohio St	CVS Pharmacy
Or2020-67	41	11601 W Touhy Ave	Mobil-Chicago Travel Plaza, LLC
TBD	39	6375 N Milwaukee	GW Properties
Or2020-73	27	333 N Green St	Convene at 333 N. Green, LLC
TBD	25	500 W 18 th St	AM Center, LLC
Or2020-45	20	5917-27 S Wentworth Ave	LaSalle Building Corp. DO NOT PASS
Or2020-56	13	4014 W 59 th St	Brothers C & S, LLC
Or2020-79	11	2201 S Halsted St	The Cannery on Halsted
Or2020-78	11	2201 S Halsted St	The Cannery on Halsted
Or2020-76	11	2201 S Halsted St	The Cannery on Halsted
Or2020-80	11	635 W Roosevelt Rd	Delago, LLC
Or2020-77	11	635 W Roosevelt Rd	Delago, LLC
Or2020-44	2	105 W Chicago Ave	Robert Hoelterhoff DO NOT PASS
TBD	2	1400 W Fullerton Ave	TCF Bank
TBD	2	1400 W Fullerton Ave	TCF Bank

DESIGNATION

DOCUMENT NO. O2020-743 (42nd WARD) ORDINANCE REFERRED (2-19-20)

Historical landmark designation for Chicago & North Western Railway Office Building at 226 W Jackson Blvd

DOCUMENT NO. O2020-742 (3rd WARD) ORDINANCE REFERRED (2-19-20)

Historical landmark designation for Mt. Pisgah Missionary Baptist Church Complex at 4600-4628 S Dr. Martin Luther King, Jr. Dr