

**Summary of a Meeting
Committee on Zoning,
Landmarks & Building Standards
Meeting of March 7, 2019
To be Reported out March 13, 2019**

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NO. 19767 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6029

PASS AS AMENDED AND REVISED

Common Address: 1300-1328 & 1301-1349 West Concord Place; 1624-1698 & 1653-1727 North Throop Street; 1696-1698, 1627-1649 & 1663-1699 North Ada Street; 1301-1405 West Wabansia Street

- Applicant:** Fleet Portfolio, LLC
- Owner:** Fleet Portfolio, LLC
- Attorney:** Rich Klawiter/ Katie Jahnke Dale-DLA Piper LLP (US)
- Change Request:** M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District and then to a Waterway Residential Business Planned Development
- Purpose:** the applicant requests a rezoning of the subject property from the M3-3 Heavy Industry District to the C2-3 Motor Vehicle-Related Commercial District then to a Waterway Residential-Business Planned Development to permit the approval of a multi-phase mixed-use project consisting of a maximum 4.0 FAR, 1,500 dwelling units and entertainment and commercial uses.

NO. 19768 (2nd WARD) ORDINANCE REFERRED (7-25-18)
DOCUMENT #02018-6030

PASS AS AMENDED AND REVISED

Common Address: 1306-1422 & 1301-1511 West Cortland Street; 1972-2076 North Kingsbury Street; 1952-2068 & 1953-2047 North Southport Avenue; 1401-1443 West Dickens Avenue; 1400-1430 & 1401-1427 West McLean Avenue; 2040-2068 & 2033-2077 North Dominick Street; 1801-1853 North Elston Avenue

- Applicant:** Alloy Property Company, LLC
- Owner:** See application for list of owners
- Attorney:** Rich Klawiter/ Katie Jahnke Dale-DLA Piper LLP (US)
- Change Request:** M2-2 Light Industry District and M3-3 Heavy Industry District to C2-3 Motor Vehicle Related Commercial District
- Purpose:** the applicant requests a rezoning of the subject property from the M2-2 Light and M3-3 Heavy Industry District to the C2-3 Motor Vehicle-Related Commercial District then to a Waterway Residential-Business Planned Development to permit the approval of a multi-phase mixed-use project consisting of a maximum 6.5 FAR, 3,500 dwelling units and entertainment and commercial uses.

NO. 19909 (2nd WARD) ORDINANCE REFERRED (11-14-18)
DOCUMENT #O2018-9930

Common Address: 1323 W Wrightwood Ave

Applicant: Development Group LLC – Wabash

Owner: Development Group LLC – Wabash

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to B2-2 Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new four-story (with basement) all residential building and a detached garage, at the subject site. The existing building will be razed. The new proposed building will contain a total of three (3) dwelling units. There will be vehicular parking for each of the proposed dwelling units located in a new three-car detached garage - at the rear of the lot. The proposed new building will feature a rooftop deck, above the 4th Floor, which will be for the exclusive use of the residents of the building and which will be accessible via two small (stair) 'access structures.' The proposed new building will be masonry in construction and will measure 44 feet-9 inches in height (4th Floor ceiling).

NO. 19862-T1 (27th WARD) ORDINANCE REFERRED (10-31-18)
DOCUMENT #02018-8118

Common Address: 118-134 N Green Street/ 833-839 W Randolph St

Applicant: Main Third Bowl LLC

Owner: Main Third Bowl LLC

Attorney: DLA Piper

Change Request: DX-3 Downtown Mixed-Use District to DX-3 Downtown Mixed-Use District

Purpose: The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-Use District to the DX-3 Downtown Mixed-Use District (Type 1). To allow for the renovation of existing dwelling units located on the Property. The existing building contains ground floor commercial with dwelling units above, only 12 of which are legally recognized. The rezoning will allow the Applicant to establish 34 additional units for a total of 46. Pursuant to the minimum lot area reductions permitted for transit-served locations. The property currently does not contain any parking. No additional floor area to the 84,000 square feet