

**DEFERRED AGENDA**  
**COMMITTEE ON ZONING,**  
**LANDMARKS & BUILDING STANDARDS**  
**MEETING OF JUNE 22, 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. A-8617 (43rd WARD) ORDINANCE REFERRED (11-16-20)**  
**DOCUMENT #02020-5757**

**Common Address:** 1810-1820 N. Wells Street

**Applicant:** Alderman Michele Smith

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

**NO. 20195 (32nd WARD) ORDINANCE REFERRED (9-18-19)**  
**DOCUMENT #02019-6842**

**Common Address:** 1838-1842 N. Elston Avenue/1839-1843 N. Besly Court

**Applicant:** 1838 Elston Avenue LLC

**Owner:** 1838 Elston Avenue LLC

**Attorney:** Katriina S. McGuire

**Change Request:** M3-3, Heavy Industry District to B3-3, Community Shopping District  
then to Residential Business Planned Development

**Purpose:** To permit residential uses on the site and to seek FAR bonuses per the North Branch Industrial Corridor Framework ordinance for the establishment of a mixed use building with retail on the ground floor and 40 residential units.

**NO. 20632 (32nd WARD) ORDINANCE REFERRED (2-24-21)**  
**DOCUMENT #02021-632**

**Common Address:** 2101-2125 West Lyndale Street/2200-2240 North Hoyne Avenue/2100-2124 West Webster Avenue/2201-2243 North Hamilton Avenue

**Applicant:** 2219 North Hamilton, LLC

**Owner:** The Catholic Bishop of Chicago

**Attorney:** Paul Shadle/Katie Jahnke Dale - DLA Piper, LLP

**Change Request:** RT4, Residential Two-Flat, Townhouse and Multi-Unit District to Institutional Residential Planned Development

**Purpose:** Mandatory planned development pursuant to Sec. 17-8-0515 and Sec. 17-8-0505 to allow for adaptive reuse of existing convent building at St. Hedwig Parish campus.

**NO. 20225 (27th WARD) ORDINANCE REFERRED (10-16-19)**  
**DOCUMENT #02019-7966**

**Common Address:** 200-18 N Aberdeen; 1100-08 W Lake St; 213-33 N May St; 1111-25 W Fulton St

**Applicant:** LG Development LLC

**Owner:** Arthur Harris & Co.; McCafferty Interests

**Attorney:** Michael Ezgur

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District and then to a Business Planned Development

**Purpose:** The Applicant seeks to rezone the Property to DX-5 and purchase a F.A.R. bonus of 3.1 for a total F.A.R. of 8.1 in a Planned Development. The portion of the Property that includes the buildings located at 1115 West Fulton will remain, and the portion of the Property south thereof, upon which the Applicant proposes to construct a new mixed-use development, consists of three main components: 1) a 197 key hotel building; 2) an office building, and 3) the renovation of an existing 1-story building into commercial space, connecting the three buildings at the base, for a total of approximately 22,000 square feet of ground floor commercial space. The new mixed-use development will contain 53 automobile parking spaces, 50 bicycle parking spaces and three loading berths. The maximum building height will be 308 feet.

**NO. 20672 (27th WARD) ORDINANCE REFERRED (4-21-21)**  
**DOCUMENT #02021-1495**

**Common Address:** 1132-57 West Lake Street/146-208 North May Street (even only)/1132-40 West Randolph Street (even only)/169-209 North Racine Avenue (odd only)

**Applicant:** LG Development Group, LLC

**Owner:** Lake Street Corporation; Randnob Holdings, LLC; Litani Lake Street, LLC

**Attorney:** Michael Ezgur- Acosta Ezgur, LLC

**Change Request:** C1-1, C1-2, & C1-3, Neighborhood Commercial Districts to DX-5, Downtown Mixed-Use District and then to Residential Business Planned Development

**Purpose:** To allow for construction of a new, mixed-use residential development with ground floor commercial space south of Lake Street, and a new, mixed-use residential development with ground floor commercial space north of Lake Street. Both buildings will contain parking and loading.

**NO. 20689T1 (27th WARD) ORDINANCE REFERRED (4-21-21)**  
**DOCUMENT #02021-1559**

**Common Address:** 615 N. Ogden Avenue

**Applicant:** Urban Edge Group, LLC 615

**Owner:** 1157 W Erie, LLC

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

**Change Request:** M1-2, Limited Manufacturing/Business Park District to B2-5, Neighborhood Mixed-Use District

**Purpose:** To allow residential use at the property, and to comply with the minimum lot area per unit and the maximum floor area ratio requirements of the ordinance, in order to build a new six-story mixed-use building with commercial unit on the ground floor and 9 dwelling units on the upper floors.

**NO. 20428 (4th WARD) ORDINANCE REFERRED (6-17-20)**

**DOCUMENT #02020-3001**

**Common Address:** 2601-3045 and 2600-3001 S. Ellis Avenue; 2900-3030 and 2901-3001 S. Cottage Grove; 2600-2900 S. Lake Park Avenue; 533 E. 29th Street; 401-434 E. 26th Street; 2701-2955 S. Vernon Avenue; 440-598 E. 31st Street; 2601-2627 S. Martin Luther King Drive

**Applicant:** GRIT Chicago. LLC

**Owner:** City of Chicago and Prairie Shores Owner, LLC

**Attorney:** Paul Shadle /Mariah DiGrino - DLA Piper LLP

**Change Request:** Planned Development No. 1133 and RM-5, Residential Multi-Unit District to B3-5, Community Shopping District then to a Planned Development

**Purpose:** To establish a new Planned Development to allow for the redevelopment of the former Michael Reese Hospital site, including re-establishment and realignment of streets.

**NO. 20589 (4th WARD) ORDINANCE REFERRED (1-27-21)**

**DOCUMENT #02021-314**

**Common Address:** 920-1006 S Michigan Ave; 1011-1015 S Wabasa Ave

**Applicant:** 1000 S Michigan Equities LLC

**Owner:** 1000 S Michigan Equities LLC

**Attorney:** John George/ Chris Leach

**Change Request:** Residential Business Planned Development 1323 to Residential Business Planned Development 1323, as amended

**Purpose:** To amend the planned development to add 232 dwelling units to Sub Area A