

FINAL AMENDED
DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF JUNE 16, 2020

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. 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. 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

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

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

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. 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 and Employment District to a Waterway Business Planned Development #1151, as amended

Purpose: To allow for additional uses

**NO. 20350 (30th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-788**

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 (27th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9353

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. 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

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.