

**SUMMARY OF MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF MAY 19, 2020
TO BE REPORTED OUT MAY 20, 2020**

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. 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., Dykema 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. 20354-T1 (11th WARD) ORDINANCE REFERRED (4-22-20)

DOCUMENT #02020-1854

SUBSTITUTE NARRATIVE AND PLANS

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. 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. 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. Fikas, 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. 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. 20286-T1 (25th WARD) ORDINANCE REFERRED (12-18-19)
DOCUMENT #02019-9337

SUBSTITUTE NARRATIVE AND PLANS

Common Address: 2207 W. 18th Street

Applicant: 2207 W. 18th, LLC

Owner: 2207 W. 18th, LLC

Attorney: Rolando R. Acosta

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

Purpose: To build a three-story addition and a third-floor addition to the existing building to use the property for residential dwelling units and add 8 parking spaces.

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. 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. 20382 (27th WARD) ORDINANCE REFERRED (4-22-20)
DOCUMENT #02020-1889

AMENDED TO TYPE 1

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. 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. 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. 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. 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. 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. Flikas, 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. 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. 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. 20323 (42nd WARD) ORDINANCE REFERRED (1-15-20)
DOCUMENT #02020-94

PASS AS REVISED

Common Address: 421-51 N. Michigan Ave., 137-209 E. Illinois and 458-78 N. Cityfront Plaza Drive

Applicant: Tribune Tower East (Chicago) Owner, LLC

Owner: Tribune Tower East (Chicago) Owner, LLC

Attorney: John J. George /Chris A. Leach

Change Request: DX-12 & DX-16 to DX-12 then to Residential Business Planned Development

Purpose: To construct a new mixed-use building on the surface parking lot

NO. 20348 (42nd WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-785

PASS AS REVISED

Common Address: 200-340 S. Canal St.; 500-530 W. Van Buren St.; 201-339 S Clinton St.; & 501-531 W. Adams St.

Applicant: 320 South Canal Titleholder LLC

Owner: National Railroad Passenger Corporation (Sub-area A)

Attorney: John J. George /Chris A. Leach

Change Request: PD 376 to PD 376, as amended

Purpose: Increase allowable building height by 15', incorporate vacated ROW into the net site area of the PD and to purchase 36,000 SF of Bonus FAR

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. 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. 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. 20228 (47th WARD) ORDINANCE REFERRED (10-16-19)
DOCUMENT #02019-7969

PASS AS AMENDED AND REVISED

Common Address: 3246-3360 N. Campbell Ave. / 2500-2546 W. Melrose St. / 3237-3429 N. Rockwell St.

Applicant: DePaul College Prep Foundation

Owner: DePaul College Prep Foundation

Attorney: Richard Klawiter / Liz Butler - DLA Piper LLP (US)

Change Request: Institutional Planned Development No. 1184 and RS-2 Residential Single Unit District to CI-1 and then to Institutional Planned Development No. 1184., as amended

Purpose: Mandatory amendment to existing Planned Development to allow for changes in the boundaries of subareas and the addition of property to the Planned Development.

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. 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. Fikas, 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

PASS AS AMENDED TO TYPE I

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.]

LANDMARK DESIGNATIONS

DOCUMENT NO. O2020-1821 (4TH WARD) ORDINANCE REFERRED (4-22-20)

Historical landmark designation for Blackwell-Israel Samuel A.M.E. Zion Church Building at 3956 S Langley Ave

DOCUMENT NO. O2020-1822 (42ND WARD) ORDINANCE REFERRED (4-22-20)

Historical landmark designation for Near North Side Multiple Property District at various portions of N Dearborn St, E Erie St, W Grand Ave, E Huron St, W Ontario St, N Rush St, N State St and E Superior St

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE –

DOC#	WARD	LOCATION	PERMIT ISSUED TO
TBD	2	225 E Chicago	Ann & Robert H. Lurie Children's Hospital of Chicago
TBD	2	225 E Chicago	Ann & Robert H. Lurie Children's Hospital of Chicago
Or2020-115	3	3301 S State St	IL Institute of Technology
Or2020-114	3	110 E Cermak	South Loop 2 Fitness
Or2020-116	11	2477 S Archer	Shell
Or2020-105	21	8522 S Lafayette Ave	Perspectives Charter School
Or2020-108	22	4334 W 26th St	McDonalds
Or2020-106	22	3714 W 26th St	Illinois Vehicle Insurance Agency, LLC
Or2020-109	23	4354 W 63rd St Midwest	Anesthesia & Pain Specialists

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE --

DOC#	WARD	LOCATION	PERMIT ISSUED TO
Or2020-113	27	1835 W Harrison St	CHDG Phase 1 AI (Hotel/Retail) Owner
Or2020-112	27	2854 W Van Buren St	Herban Produce
Or2020-111	27	2854 W Van Buren St	Herban Produce
Or2020-118	32	2341 W Belmont Ave	Jim Schultz
Or2020-117	32	1604 W Fullerton Ave	Jacqueline Prompton
TBD	34	1024 W 19TH St	Public Building Commission of Chicago
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Or2020-119	41	8755 W Higgins Rd	Sedgwick
Or2020-122	42	444/ 450 N Dearborn St	EC 42 Developer,LLC
Or2020-121	42	444/ 450 N Dearborn St	EC 42 Developer,LLC
Or2020-120	42	444/ 450 N Dearborn St	EC 42 Developer,LLC
Or2020-123	47	4772 N Lincoln Ave	Richard Forsyte