

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MEETING OF DECEMBER 15, 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. A-8605 (1st WARD) ORDINANCE REFERRED (9-9-20)
DOCUMENT #02020-4356

Common Address: 2948-54 W Armitage Ave; 2001-2011 N Humboldt Blvd

Applicant: Alderman Daniel LaSpata

Change Request: C1-3 Neighborhood Commercial District to C1-2 Neighborhood Commercial District

NO. A-8497 (35th WARD) ORDINANCE REFERRED (7-24-19)
DOCUMENT #02019-5811

Common Address: 2643-2651 N Milwaukee Avenue

Applicant: Alderman Carlos Ramirez-Rosa

Change Request: B3-3 Community Shopping District to B3-1 Community Shopping District

NO. 20525 (3rd WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4806

Common Address: 3924 S Wells St

Applicant: Progressive Baptist Church

Owner: Progressive Baptist Church

Attorney: Lewis Powell III

Change Request: RT-4 Residential Two Flat, Townhouse and Multi-Unit District to B2-1 Neighborhood Mixed Use District

Purpose: In order to establish a community center with offices and meeting rooms

NO. 20421 (14th WARD) ORDINANCE REFERRED (6-17-20)
DOCUMENT #02020-2912

Common Address: 3330-3356 West 51st Street

Applicant: CHRISTIANO MOTORS, INC

Owner: CHRISTIANO MOTORS, INC

Attorney: Law Office of Mark J. Kupiec & Assoc

Change Request: M1-2, Limited Manufacturing/Business Park District to M2-2, Light Industry District

Purpose: To allow outdoor motor vehicle storage and parking on-site

NO. 20349 (16th WARD) ORDINANCE REFERRED (2-19-20)
DOCUMENT #02020-786

Common Address: 2240 W 63rd St

Applicant: CSX Transportation Inc.

Owner: CSX Transportation Inc.

Attorney: Chico & Nunes

Change Request: B3-1 Community Shopping District, M1-2 Limited Manufacturing/ Business Park District, and C2-2 Motor Vehicle Related Commercial District to M2-1 Light Manufacturing District and then to a Manufacturing Planned Development

Purpose: To support redevelopment for an intermodal freight container yard

NO. 20463 (24th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3887

Common Address: 2100 S. Pulaski Road

Applicant: Raul and Sofia Mejorado

Owner: Raul and Sofia Mejorado

Attorney: Richard E. Zulkey & Assoc.

Change Request: B3-2 Community Shopping District to B2-3, Neighborhood Mixed-Use District

Purpose: To legalize pre-existing 1st floor residential apartment and continue existing commercial unit with 3 dwelling units above

NO. 20439 (27th WARD) ORDINANCE REFERRED (7-22-20)
DOCUMENT #02020-3720

Common Address: 1939-1959 West Lake Street; 115-159 North Damen; 1900-1958 West Maypole; 1901-1959 West Maypole; 1900-1948 West Washington; 100-146 North Wolcott

Applicant: BMH-I, an Illinois limited liability company

Owner: Chicago Housing Authority

Attorney: Steven Friedland, Applegate & Thorne-Thomsen

Change Request: Planned Development #1097 to B2-3, Neighborhood Mixed-Use District then to Planned Development #1097, as amended

Purpose: To permit the development of the remainder of the Planned Development, including a new 96-unit, 8-story building in Sub Area A of the PD.

NO. 20516 (32nd WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4797

Common Address: 1653-1739 W Webster Ave and 2075-2189 N Elston Ave

Applicant: Triangle Square Condominium LLC

Owner: Triangle Square Condominium LLC

Attorney: John George and Chris Leach

Change Request: Residential Business Planned Development No. 1420 to Residential Business Planned Development No. 1420, as amended

Purpose: To add 1 additional dwelling unit to Sub-Area C

NO. 20533-T1 (47th WARD) ORDINANCE REFERRED (10-7-20)
DOCUMENT #02020-4819

Common Address: 3333-3335 N Lincoln Ave; 3336-38 N Marshfield Ave

Applicant: Chicago 3333 Lincoln LLC

Owner: Chicago 3333 Lincoln LLC

Attorney: Patrick Turner

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

Purpose: To allow a 100% reduction in the residential off street parking requirement as a transit served location. Compliance with the non-residential off street parking requirement, and an increase in the maximum floor area ratio for a transit served location. Lastly the erection of 3 story additions to include 8 residential units and 3 retail space

NO. 20494T1 (47th WARD) ORDINANCE REFERRED (9-9-20)

DOCUMENT #02020-4561

Common Address: 1800-1808 W Berenice Ave /3834-44 N Ravenswood Ave

Applicant: 1800 Berenice, LLC

Owner: 1800 Berenice, LLC

Attorney: Katriina S. McGuire/Thompson Coburn, LLP

Change Request: B2-1.5, Neighborhood Mixed-Use District and M1-2, Limited Manufacturing/Business Park District to B2-3, Neighborhood Mixed-Use District

Purpose: To construct a six-story mixed use building with two floors of office space on floors two and three, 39 residential units on the fourth through sixth floors, and 34 parking spaces on the ground floor.