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Meeting Of The Committee on Zoning Landmark & Building Standards

MONDAY, JUNE 23, AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

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NO. A-8004 (39th WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3371

Common Address: 6141 North Cicero Ave
Applicant: Alderman Margaret Laurino
Change Request: B3-3 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8005 (43rd WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3372

Common Address: 2740-50 N Hampden Court; 2751-55 N Hampden Court
Applicant: Alderman Michele Smith
Change Request: RM-5 Multi Unit District and RM6 Residential Multi Unit District to RM-5 Multi Unit District

NO. 18018 (1st WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3298

Common Address: 1512 West Chestnut Street
Applicant: Innovare Properties LLC- Series 1 (Michael Cordaro and John Paolleta)
Owner: Innovare Properties LLC- Series 1 (Michael Cordaro and John Paolleta)
Attorney: Law Offices of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The existing building will be razed. The Applicant is seeking a zoning amendment in order to locate and establish a new, three-story, three unit, all residential building at the site. Each unit will have a private balcony (off of the front) and a private deck (off of the rear). The building will be masonry in construction and measure 38' in height. Three parking spaces will be provided on a concrete parking pad located at the rear of the lot.

NO. 18024 (1st WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3304

Common Address: 2201-31 N Milwaukee; 2142-58 N Talman
Applicant: PMG LS Investments, LLC (See application for list of LLC members)
Owner: Gibbons Construction LLC
Attorney: Scott Borestein
Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development
Purpose: Applicant intends to develop a mixed use building with approximately 15,000 sq.ft. commercial space. 141 parking spaces. 144 bike spaces and 135 units in a 79 foot structure.

NO. 18016 (2nd WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3296

Common Address: 900 N Dewitt Place (240 E Delaware Place)

Applicant: 900 North Dewitt Place Development LLC (See application for list of LLC members)

Owner: 900 North Dewitt Place Development LLC (See application for list of LLC members)

Attorney: Dean Maragos/ Robert Repel

Change Request: DR-7 Downtown Residential District to DX-7 Downtown Mixed Use District

Purpose: To provide corporate housing and daily short term housing. 82 units (80 utilized for corporate housing, one owner's unit, one resident manager's unit, 1,200 SF 1st floor commercial space. Applicant does not have any parking but, parking is available to the public at 8 locations within 1.5 blocks (1,562 spaces).

NO. 18022 (2nd WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3302

Common Address: 1659 North Halsted St

Applicant: Glascotts at 1659 N Halsted (James Glascott)

Owner: Glascotts at 1659 N Halsted (James Glascott)

Attorney: Law Offices of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to RM4.5 Residential Multi-Unit District

Purpose: The applicant seeks a zoning change to allow residential use in the basement of the existing building to create a garden apartment. The building will contain a total of 4 dwelling units. The existing building will remain unchanged on the exterior and construction will be limited to the conversion of the basement unit. The building's square footage will remain at 4,545 square feet, and the building height will remain at 37 feet. The rear of the property has a concrete pad with three parking spaces that will remain.

NO. 18023 (2nd WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3303

Common Address: 801-833 North Clark St/ 77 West Chestnut

Applicant: Ryan Companies US, Inc. (See application for list of LLC members)

Owner: U.S. Bank National Association

Attorney: Katriina McGuire

Change Request: DX-5 Downtown Mixed-Use District and DX-7 Downtown Mixed Use District to DX-7 Downtown Mixed Use District and DX-7 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The proposed development will consist of 392 dwelling units. 159 parking spaces. 50 bike spaces and will be 380 feet tall. The existing bank building located at the northeast corner of West Chicago — Avenue and North Clark Street will remain.

NO. 18015-T1 (26th WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3295

Common Address: 3201 W Wabansia Ave and 1652-1654 N Kedzie

Applicant: Stanly Pluta

Owner: Stanly Pluta

Attorney: Gordan & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject site will be improved with a 49' 10" high residential building containing 27 residential units, 27 parking spaces. No commercial space is proposed.

NO. 18020 (26th WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3300

Common Address: 875 North Richmond St

Applicant: 875 N Richmond #3 LLC (See application for list of LLC members)

Owner: 875 N Richmond #3 LLC (See application for list of LLC members)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The existing two-story (with garden level/basement), two-unit, residential building is non-conforming. The Applicant is seeking a zoning amendment in order to permit three (3) dwelling units within the existing building. There will be no physical expansion of or physical alterations to the exterior of the building. There will be interior renovations, which will include the location of a kitchen in the garden level (basement) unit. There are, and will remain, two (2) onsite (garage) parking spaces located at the rear of the subject lot.

NO. 18030 (27th WARD) ORDINANCE REFERRED (4-30-14)
DOCUMENT # O2014-3310

Common Address: 1014 North Larabee Street

Applicant: THE DOMAIN GROUP LLC (Rory Arthurs)

Owner: THE DOMAIN GROUP LLC (Rory Arthurs)

Attorney: Law Offices of Mark J Kupiec & Assoc

Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: To build a new 8 dwelling unit residential building; no commercial; 8 parking spaces; 4-story / height: 54'