

**DEFERRED AGENDA  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
JULY 24, 2018**

**NO. 19655 (8<sup>th</sup> WARD) ORDINANCE REFERRED (5-23-18)  
DOCUMENT #02018-3992**

**Common Address:** 7746 S Chappel Ave

**Applicant:** William Nelson

**Owner:** William Nelson

**Attorney:** Thomas Moore

**Change Request:** RS3 Single Unit (Detached House) District to RT3.5 Residential Two Flat, Townhouse and Multi Unit District

**Purpose:** The applicant seeks to make the existing basement unit legal in a 2 story 2 dwelling unit to a 2 story with 3 dwelling unit building 29 feet 7 inches in height

**NO. 19607 (14<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)  
DOCUMENT #02018-2516**

**Common Address:** 4801-4859 S Cicero

**Applicant:** Cicero Senior Lofts, LLC

**Owner:** William Sircher and Robert Sircher

**Attorney:** Lawrence Adelson

**Change Request:** Business Planned Development 919 to Business Planned Development 919, as amended

**Purpose:** The property will be redeveloped for approximately 62-units of senior housing. Approximately 40 parking spaces will be provided. The current design does not include any commercial space. The building will be approximately 45 feet to the top of the parapet. An existing billboard will remain.

**NO. 19532 (15<sup>th</sup> WARD) ORDINANCE REFERRED (2-28-18)  
DOCUMENT #02018-883**

**Common Address:** 4259 S Sacramento Ave

**Applicant:** Imelda Y Alameda and Juan Alameda

**Owner:** Imelda Y Alameda and Juan Alameda

**Attorney:** Alexandra Reed Lopez

**Change Request:** RS3 Single Unit (Detached House) District to B1-1 Neighborhood Shopping District

**Purpose:** the two story building uses the second floor as residential dwelling. The first floor, approx. 10'3" high, 25' from the door to the back wall, will be used as a grocery store. There are two parking spaces to asphalt on the northeast corner of Sacramento and Pope John Paul II Drive

**NO. 19680 (25<sup>th</sup> WARD) ORDINANCE REFERRED (5-23-18)**

OFFICE OF THE  
CITY CLERK

2018 JUL 19 PM 2:19

RECEIVED  
#3

**DOCUMENT #02018-4363**

**Common Address:** 1907-1909 S Blue Island Ave

**Applicant:** Ventus Blue Island LLC

**Owner:** FLG Corporation

**Attorney:** Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

**Change Request:** C1-2 Neighborhood Commercial District to RM5.5 Residential Multi Unit District

**Purpose:** After rezoning, the building will contain 12 dwelling units with 1,580 sf of commercial space on the ground floor. 3 dwelling units will be government subsidized and require no parking. The building will remain the same height. There will be no changes to the exterior of the building. Applicant is seeking a variance to reduce 5 parking spaces to 0 parking spaces. The building is also a contributing property in a landmark district.

**NO. 19377 (27<sup>th</sup> WARD) ORDINANCE REFERRED (10-11-17)**

**DOCUMENT #O2017-7025**

**Common Address:** 723-741 W Randolph; 121-133 N Halsted; 724-726 W Washington

**Applicant:** Randolph Halsted LLC

**Owner:** See Application for list of owners

**Attorney:** DLA Piper

**Change Request:** DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed Use District and DX-7 Downtown Mixed Use District and Residential Business Planned Development No. 1230 to Residential Business Planned Development No. 1230, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from the DX-5 Downtown Mixed-Use District, DX-7 Downtown Mixed-Use District and Residential-Business Planned Development No. 1230 to a unified DX-7 Downtown Mixed-Use District then to Residential-Business Planned Development No. 1230, as amended, to permit the construction of a 58-story building with 370 residential units, 165 hotel rooms and 150 parking spaces, together with accessory and incidental uses.

**NO. 19477 (27<sup>th</sup> WARD) ORDINANCE REFERRED (12-13-17)**

**DOCUMENT #02017-8997**

**Common Address:** 310-328 N Sangamon; 933-934 W Carroll Ave

**Applicant:** Mark Goodman & Associates

**Owner:** PVJS Company

**Attorney:** Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

**Change Request:** M2-3 Light Industry District to to DX-5 Downtown Mixed Use District and DX-5 Downtown Mixed Use District to a Business Planned Development

**Purpose:** To permit the construction of a 12 story (165'4") building with approx. 4,380 sqft of ground floor retail and commercial uses, approx. 211,291 sq.ft. of office on floors 2-12. 53 parking spaces and accessory and incidental uses

**NO. 19592 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**

**DOCUMENT #02018-2325**

**Common Address:** 1114 W Fulton St

**Applicant:** FMW Holdings LLC

**Owner:** FMW Holdings LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing four-story building. The zoning change will also bring the existing non-conforming building into compliance, under the current Zoning Ordinance. The proposed renovation plan calls for the establishment of commercial (3,137 square feet) space - at grade level, and office suites - above (Floors 2 thru 4). The plan also calls for the erection of a one-story penthouse, above the 4<sup>th</sup> Floor, which will be for the exclusive use of the tenants of the building. No onsite parking is intended or required. The existing building, with proposed 5<sup>th</sup> Floor addition, is and will be masonry in construction and will measure 61 feet-0 inches in height.

**NO. 19659-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (5-23-18)**  
**DOCUMENT #02018-4018**

**Common Address:** 1511 N Sedgwick St

**Applicant:** 1511 Sedgwick, LLC

**Owner:** 1511 Sedgwick, LLC

**Attorney:** Law Office of Mark J Kupiec

**Change Request:** C1-3 Neighborhood Commercial District to B2-5 Neighborhood Mixed Use District

**Purpose:** To build a new 4 story, 7 dwelling unit residential building; no parking - Transit Served Location; approximately 570 square feet of commercial space; height: 50'-6"

**NO. 19670 (37<sup>th</sup> WARD) ORDINANCE REFERRED (5-23-18)**  
**DOCUMENT #02018-4169**

**Common Address:** 600 N Lockwood Ave

**Applicant:** Bogdan Wasilewski

**Owner:** Bogdan Wasilewski

**Attorney:** Law Office of Mark J Kupiec

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

**Purpose:** To establish an additional dwelling unit within the existing residential building (basement) for a total of 3 dwelling units within the existing building; existing 2 car garage to continue; no commercial space: existing 2 story / within max height of 38 feet

**NO. 19685-T1 (39<sup>th</sup> WARD) ORDINANCE REFERRED (5-23-18)**  
**DOCUMENT #02018-4501**

**Common Address:** 4801-4837 W Peterson Ave; 5955-63 N Caldwell Ave

**Applicant:** Klairmont Enterprises Inc.

**Owner:** Klairmont Enterprises Inc.

**Attorney:** DLA Piper

**Change Request:** B3-1 Community Shopping District to B3-2 Community Shopping District

**Purpose:** The Applicant requests a rezoning of the subject property from the B3-1 Community Shopping District to the B3-2 Community Shopping District, to allow for the construction of a single-story ground floor addition containing 8,208 square feet to an existing commercial building.

**NO. 19603-T1 (44<sup>th</sup> WARD) ORDINANCE REFERRED (3-28-18)**  
**DOCUMENT #02018-2386**

**Common Address:** 3500-3504 N Clark St

**Applicant:** Justara LLC

**Owner:** Justara LLC

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-2 Community Shopping District to B3-3 Community Shopping District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new four-story mixed-use (commercial/residential) building, at the subject property. The existing one-story commercial building will be razed. The new proposed building will contain commercial space (4,421 square feet) - at grade level, and a total of eighteen (18) dwelling units - above (Floors 2 thru 4). There will be a roof deck, available for the exclusive use of the residential tenants of the building, located above the 4<sup>th</sup> Floor. The subject property is located on a Pedestrian Street and less than 2,640 linear feet from the entrance to the CTA 'El' Station. Therefore, the Applicant is seeking to permit the building pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for a total of five (5) vehicles, located at the rear of the new building, off of the Public Alley. The new building will be masonry in construction and measure 46 feet-1 <sup>3</sup>/<sub>4</sub> inches in height to the ceiling of the 4<sup>th</sup> Floor (55 feet-1 <sup>1</sup>/<sub>2</sub> inches to the ceiling of the rooftop access structure).