

Meeting Of The Committee on Zoning Landmark & Building Standards

MONDAY, SEPTEMBER 14, 2015 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-8153 (11th WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5399

Common Address: 614-616 W Pershing Road; 620-622 West Pershing Road
Applicant: Alderman Patrick Thompson
Change Request: B2-2 Neighborhood Mixed-Use District to RS1 Residential Single Unit (Detached House) District

NO. A-8154 (11th WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5402

Common Address: 610 W Pershing Road; 3850 S Wallace Street
Applicant: Alderman Patrick Thompson
Change Request: RS1 Residential Single Unit (Detached House) District to M1-2 Limited Manufacturing/ Business Park District

NO. A-8155 (15th WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5403

Common Address: 4526-44 S McDowell Ave
Applicant: Alderman Raymond Lopez
Change Request: RS1 Residential Single Unit (Detached House) District to M1-2 Limited Manufacturing/ Business Park District

NO. A-8151 (25th WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5381

Common Address: 1401-11 W 18th Street; 1800-06 S Blue Island Ave; 1800 S Loomis
Applicant: Alderman Daniel Solis
Change Request: To remove pedestrian street designation

NO. A-8157 (28th WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5412

Common Address: 1016-44 S Claremont Ave 1017-45 S Claremont Ave
Applicant: Alderman Jason Ervin
Change Request: C1-2 Neighborhood Commercial District to RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8158 (28th WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5413

Common Address: 1004-1044 S Oakley Ave

Applicant: Alderman Jason Ervin

Change Request: C1-2 Neighborhood Commercial District to RT4 Residential Two-Flat,
Townhouse and Multi-Unit District

NO. A-8160 (42nd WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5406

Common Address: 150 N Jefferson

Applicant: Alderman Brendan Reilly

Change Request: DX-3 Downtown Mixed Use District to DX-7 Downtown Mixed Use District

NO. A-8161 (42nd WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5407

Common Address: 351 W Huron St

Applicant: Alderman Brendan Reilly

Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use
District

NO. A-8162 (50th WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT # O2015-5404

Common Address: 6324-48 North Western Ave

Applicant: Alderman Debra Silverstein

Change Request: B3-2 Community Shopping District to RS2 Residential Single-Unit
(Detached House)

NO.18441T1 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5318

Common Address: 1605 West Ohio Street, Chicago, Illinois

Applicant: Keeper Property Holdings, LLC

Owner: Keeper Property Holdings, LLC

Attorney: Law offices of Samuel V.P. Banks

Change Request: B3-2 Community Shopping District to B2-2 Neighborhood Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement), and a partial fourth (4th) floor penthouse, all residential building, with detached garage, at the subject property. The existing one-story frame building will be razed. The site will then be redeveloped with a new three-story, two dwelling unit building, with a partial fourth (4th) floor penthouse, which will contain a family room and an enclosed roof access (stairwell). There will be a new (detached) two-car garage located at the rear of the lot. The new building will be masonry in construction and measure 45'-0" in height.

NO.18443 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5320

Common Address: 935 North Ashland Avenue, Chicago

Applicant: 935 N. Ashland LLC

Owner: 935 N. Ashland LLC

Attorney: Law Office of Mark J. Kupiec & Assoc

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

Purpose: To build a third-story addition and add a third dwelling unit; commercial unit on the ground floor. To remain (approx, 900 SF) 2 parking spaces; 3 story, height: 44'.

NO.18444 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5321

Common Address: 2500-20 W. Cortland St. / 1900-24 N. Campbell Ave. / 2501-31 W. Homer St.

Applicant: Guardian Properties, LLC

Owner: Harris Homer, LLC

Attorney: Rolando Acosta

Change Request: C1-1 Neighborhood Commercial District and RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District then to a Residential Planned Development

Purpose: Fifty three-story townhomes with roof-top enclosure and two parking spaces per unit and no loading berths.

NO.18446 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5325

Common Address: 1636 North Western Avenue

Applicant: 1636 N. Western Investors, LLC

Owner: 1636 N. Western Investors, LLC

Attorney: Michael H. Ezgur

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

Purpose: Addition of a third floor to add an additional residential dwelling unit for a total of three residential dwelling units and three parking spaces for a total building height of 35 feet 6 inches.

NO.18451T1 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5331

Common Address: 1933-1935 West Ohio Street, Chicago, Illinois

Applicant: Maria Nolfi

Owner: Maria Nolfi

Attorney: Daniel G. Lauer

Change Request: RS-3 Residential Single-unit (Detached house) District to RM-4.5 Residential Multi-unit District

Purpose: The Applicant intends to construct a two unit residential building with a two car garage at 1935 West Ohio Street. The property located at 1933 West Ohio, is included due to being a zoning lot. As Defined by section 17-17-02197, the zoning lot will be divided into two 24 feet by 95 feet lots no changes will be made to the existing building at 1933 West Ohio which is 23 feet 4 inches in height. The footprint of the building at 1935 West Ohio will be 19 feet by 60 feet in size and the height will be 37 feet 10 inches high

NO.18455 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5339

Common Address: 1813 W Race

Applicant: Ilya Kunin

Owner: Ilya Kunin

Attorney: None

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

Purpose: It will be a single family home of approximately 2600 square feet of above ground living space, plus basement. It will have two garage spaces. The height will be within the limitation of the code. It will be approximately or less than 35 feet.

NO.18459 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5357

Common Address: 1621-23 West Superior Street, Chicago

Applicant: RPM Property Development, Inc

Owner: Daniel Kennelly Trust and Alice Kennelly Trust

Attorney: Law Offices of Mark J. Kupiec & Assoc.

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: To build a new 4 story, 6 dwelling unit residential building; 6 parking spaces; no commercial space; height 38'

NO.18468 (1st WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5369

Common Address: 2623-25 West Fullerton Avenue, Chicago

Applicant: Chicago Title Land Trust Co ATUT 8002362515

Owner: Chicago Title Land Trust Co ATUT 8002362515

Attorney: Law Office of Mark J. Kupiec & Assoc

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: To comply with the minimum lot area and maximum floor area to establish one dwelling unit within the existing building at 2625 West Fullerton with partial third floor addition (height 32'); 2 parking spaces and to build a new 4 story, mixed-use building at 2623 West Fullerton with commercial on the ground floor and 3 dwelling units on the upper floors; 3 parking spaces; approximately 1250 SF of commercial space; max. height of 45'.

NO.18442 (2nd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5319

Common Address: 1745 West Lemoyne Ave

Applicant: Mitchell Rubin

Owner: Mitchell Rubin

Attorney: Law Offices of Samuel V.P. Banks.

Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to RM-4.5 Residential Multi-Unit District

Purpose: The Applicant is seeking a zoning amendment in order to permit the location and establishment of a residential (dwelling) unit in the basement of the existing two-story, multi-unit (two-flat) building, at the subject property. There will be no physical expansion of the existing two-story (with basement) residential building. The Applicant intends to undertake minor interior renovation of the basement space to accommodate for the additional dwelling unit. The existing building measures, and will continue to measure, 20'-10" in height. There is, and will remain, no on-site parking at the property.

NO.18460 (4th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5359

Common Address: 1015-1019 East 43rd Street

Applicant: 1015-1019 East 43rd Street, LLC

Owner: 1015-1019 East 43rd Street, LLC

Attorney: William J.P.Banks of Schain, Banks, Kenny & Schwartz, Ltd

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

Purpose: The Applicant proposes to construct a six(6) dwelling-unit, three-story townhome building with six (6) garages.

NO.18461(4th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5360

Common Address: 4300 South Drexel

Applicant: 4300 Drexel LLC

Owner: 4300 Drexel LLC

Attorney: William J.P. Banks of Schain, Banks, Kenny & Schwartz, Ltd

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

Purpose: The Applicant Proposes to construct 9 dwelling-unit, three-story townhome building with 9 garages.

NO.18472 (9th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5372

Common Address: 11314 South Front Avenue

Applicant: Proteus Projects LLC

Owner: Proteus Projects LLC

Attorney: Steve Richek

Change Request: RS2 Residential Single-Unit (Detached House) to C1-1 Neighborhood Commercial District

Purpose: Micro brewery and bottling business with retail sales, consumption on premises and outdoor beer garden.

NO.18464 (23rd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5364

Common Address: 3213-16 West 63rd Street

Applicant: Tonja Hall

Owner: Standard Bank and Trust Company ATUT #16044

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B1-1 Neighborhood Shopping District to C1-2 Neighborhood Commercial District

Purpose: To establish a banquet hall on the first floor within the existing 3-story commercial building; retail/office use on the upper floors; approximately 22,000 SF of commercial space; no on-site parking.

NO.18462 (26th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5361

Common Address: 2950 West Grand Avenue

Applicant: 2950 West Grand Ave., LLC

Owner: 2950 West Grand Ave., LLC

Attorney: Amy Kurson, Reyes Kurson, Ltd

Change Request: C1-2 Neighborhood Commercial District to M2-3 Light Industry District

Purpose: As proposed, the building would be a 49,500 sf building used for the manufacturing, warehousing and sales of building materials (marble and granite). The total square footage would consist of a 28,500 sf manufacturing and warehouse area, a 9,100 sf showroom accessible to the public, and an 11,900 sf area for accessory uses supporting the building material sales and industrial uses of the property. The total height of the proposed building is 37'.8". No dwelling units will be located in the property, nor parking spaces on the property

NO.18447T1 (27th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5326

Common Address: 116 North Aberdeen Street, Chicago, Illinois.

Applicant: The Salsa Truck, LLC

Owner: Steve Petkovic

Attorney: Law Offices of Samuel V.P. Banks

Change Request: DS-3 Downtown Service District to DX-3 Downtown Mixed-Use District.

Purpose: In 2013, the Applicant effectuated a zoning map amendment for the subject property in order to permit the licensing of a “shared kitchen” (limited manufacturing use) at the site. The Applicant is currently operating a shared kitchen at the site, pursuant to valid City of Chicago Business License. The purpose for the zoning change is to return the zoning classification for the property back to its original designation, prior to the 2013 Amendment. The existing one-story, commercial, building will remain and the Applicant will continue to operate a shared kitchen at the site. There will be no physical expansion of the existing building in terms of density, building area or height.

NO.18456 (27th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5340

Common Address: 800-820 N. Wells St., 200-206 W. Chicago Ave. 201-209 W. Institute Pl.

Applicant: Chicago Wells Development LLC

Owner: Smithfield Chicago Wells LLC

Attorney: John J. George/ Schuyler, Roche& Crisham. P.C

Change Request: C2-5 Motor Vehicle Related District to RM6.5 then to Residential Business Planned Development.

Purpose: Please see attached Planned Development Statements and Exhibits for details.

NO.18470 (32nd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5371

Common Address: 1749-1769 North Milwaukee Avenue, 1733-1745 North Leavitt Street,

Applicant: NRG Milwaukee Leavitt, LLC

Owner: NRG Milwaukee Leavitt, LLC

Attorney: Richard F. Klawiter & Katie Jahnke Dale- DLA Piper LLP (US)

Change Request: B1-1 Neighborhood Shopping District to B3-3 Community Shopping District, then to a Residential- Business Planned Development.

Purpose: The Applicant requests a rezoning of the subject property from B1-1 to B3-3 and then to Residential-Business Planned Development to allow for construction of a +/-69'4" mixed-use commercial and residential building containing up to 2.2 FAR, up to 100 dwelling units, accessory parking, a +/- 18,000 square foot grocery store and +/- 5,000 square feet of other commercial uses on the ground floor, and accessory and incidental parking and uses. A Planned Development is mandatory because the proposed development contains more than 60 dwelling units in the B3-3 Community Shopping District.

NO.18471 (32nd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-6148

Common Address: 1762-66 North Wilmot, Chicago, IL. 60647

Applicant: NRG Milwaukee Leavitt, LLC

Owner: NRG Milwaukee Leavitt, LLC

Attorney: Richard F. Klawiter & Katie Jahnke Dale- DLA Piper LLP (US)

Change Request: B1-1 Neighborhood Shopping District to RT-4 Residential Two-Flat, Townhome and Multi-Unit District

Purpose: The Applicant requests a rezoning of the subject property from B1-1 to RT-4 Residential Two-Flat, Townhome and Multi-Unit District to establish two residential lots on property remaining in connection with a simultaneously-filled planned development application. Each residential lot will accommodate one single-family home that is up to +/-38' in height and contains up to 1.20 FAR and at least 1 parking space per single-family residence.

NO.18450 (33rd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5330

Common Address: 2927 N. Kedzie Ave

Applicant: Todd Bohnsack

Owner: Todd Bohnsack

Attorney: Joseph A. Kearney

Change Request: B3-1 Community Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: Convert to two residential dwelling units in existing two-story building approx. 30' in height with no commercial use.

NO.18458T1 (33rd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5353

Common Address: 3324-26 W. Irving Park Road

Applicant: 3100 Irving Construction Inc.

Owner: 3100 Irving Construction Inc.

Attorney: Meg George, Neal and Leroy, LLC

Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

Purpose: The purpose building will be 8 dwelling units, 9 parking stalls and 4 stories (47'-4").

NO.18473-T1 (33rd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5378

Common Address: 4306-12 North Kedzie Avenue

Applicant: TGC Development Corporation

Owner: Amratlal Patel

Attorney: F4 Consulting Ltd

Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: Three, 4-story residential buildings, 50'4" high, each containing 13 dwelling units with 13 off-street parking spaces.

NO.18454 (35th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5335

Common Address: 3545 West Palmer Street

Applicant: RDG Fund-5 LLC

Owner: RDG Fund-5 LLC

Attorney: Law office of Kevin A. Skalnik, P.C.

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: 3 dwelling units; 3 off street parking spaces; height currently 34'-0 and will not be changed.

NO.18449 (36th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5329

Common Address: 2106-08 North Menard Avenue, Chicago

Applicant: Angela Valencia

Owner: Angela Valencia

Attorney: Law office of Mark J. Kupiec & Assoc.

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

Purpose: To divide the subject property into 2 zoning lots: existing 2-story single family house will remain at 2108 N Menard (with 2 parking spaces and max. height of 30') and 2106 N. Menard will be improved with a new 3-story 3 DU residential building; 3 parking spaces; no commercial space; height: 38'

NO.18448 (38th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5327

Common Address: 4102 North Mc Vicker Avenue, Chicago

Applicant: Michal Kowalczyk

Owner: Michal Kowalczyk

Attorney: Law Office of Mark J. Kupiec& Assoc.

Change Request: RS2 Residential Single-Unit (Detached House) to RS3 Residential Single-Unit (Detached House) District

Purpose: To comply with maximum floor area to allow excavation in the basement, which would add additional floor are; 2 parking spaces; no commercial; 2 story with basement, height: 30'

NO.18466 (38th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5366

Common Address: 4015-4025 N. Narragansett, Chicago, IL

Applicant: GW Property Group, LLC

Owner: Rita Frese

Attorney: Law Offices of Samuel VP Banks

Change Request: RS-2 Residential Single Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The Applicant seeks a zoning change to permit a one-story retail building at the subject property. The existing two-story building on the subject lot will be razed. The proposed building will be masonry construction. The proposed building will be 24 ft, in height. Onsite parking for 22 cars will be provided. There are no proposed residential units.

NO.18467 (38th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5367

Common Address: 4111-4119 N. Narragansett, Chicago, IL

Applicant: Noble Development Group, LLC

Owner: SA Loan Fund 901, LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: RS-2 Residential Single Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The Applicant seeks a zoning change to permit a residential development containing a total of 29 dwelling units. The existing buildings will be razed. The proposed building will be masonry construction. The building will vary between three and five stories in height. No portion of the building will exceed 47 ft. in height. Onsite parking for a total of 40 cars will be provided. There is no proposed retail component.

NO.18445 (44th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5322

Common Address: 1419 W. Roscoe Street

Applicant: Peter J. Koch

Owner: Peter J. Koch

Attorney: Adam J. Penkhus

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Three (3) unit, 3-story, 38' high residential building with 3 total off street parking spaces.

NO.18457 (46th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5352

Common Address: 901-957 W. Montrose Ave., 4314-4346 N. Hazel St., 900-910 W. Cullom Ave., 4319-4335 N. Broadway, 4347-4365 N. Sheridan Rd.

Applicant: WRPV XII Pensacola Chicago, L.L.C.

Owner: WRPV XII Pensacola Chicago, L.L.C

Attorney: John J. George/ Schuyler, Roche & Crisham, P.C.

Change Request: Residential Business Planned Development No.132 to Residential Business Planned Development No.132, As Amended.

Purpose: To allow for residential uses in Subarea A. Please see Planned Development Statements and Exhibits for specific information.

NO.18469 (46th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5398

Common Address: 931-933 W. Belle Plaine Avenue

Applicant: 933 Belle Plaine LLC

Owner: Janice M Boehm

Attorney: Katriina S. McGuire/ Thompson Coburn LLP

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District

Purpose: Proposed development of a 4-story 20 unit residential building with 21 parking spaces and 20 bicycle spaces.

NO.18436 (47th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5313

Common Address: 4618-20 N. Western Avenue

Applicant: JAB Merger LLC

Owner: Shahin Bagheri

Attorney: Katriina S McGuire/ Thompson Coburn LLP

Change Request: C2-1 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District to a Residential Business Planned Development

Purpose: Proposed 5-story mixed-use building with ground floor commercial space, 40 residential units, 10 parking spaces and 40 bicycle spaces.

NO.18453T1 (47th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5333

Common Address: 4801 N. Ravenswood

Applicant: 4801 N. Ravenswood LLC and Southport Avenue Properties LLC, Series (7)-1042 W. George, Chicago, Illinois.

Owner: 4801 N. Ravenswood LLC and Southport Avenue Properties LLC, Series (7)-1042 W. George, Chicago, Illinois.

Attorney: Warren R. Silver

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

Purpose: The building, a four story, 133,247.8 square foot structure, will be remodeled to construct 36 dwelling units in the south portion of the building and 95,484 square feet of office space in the north portion of the building, with on-site parking for 69 cars, four cars in spaces adjacent to the public alley east of the subject site and 65 in a surface parking lot at the north end of the subject site. The building height will remain unchanged from its existing 51 feet.

NO.18463-T1 (48th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5363

Common Address: 5033-5039 N. Broadway St. (commonly known as 5035 N. Broadway St.)

Applicant: Broadway 5035 LLC

Owner: Broadway 5035 LLC

Attorney: Mara Georges, Daley and Georges, Ltd. Richard Toth, Daley and Georges

Change Request: B1-2 Neighborhood Shopping District to C2-5 Motor Vehicle Related District

Purpose: An expanded (76,800 s.f.) commercial (self storage) building, approximately 60' high, and accessory parking lot with approximately 5 parking spaces.

NO.18452 (49th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5332

Common Address: 1313 West Morse Avenue

Applicant: 1313 Morse Ave LLC

Owner: 1313 Morse Ave LLC

Attorney: Andrew Scott

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District

Purpose: The applicant proposes to develop a three-story garage with approximately 50 non-accessory parking spaces, 25 accessory parking spaces and up to 50 dwelling units above. The height of the new building will be 80 feet tall.

NO.18465-T1 (50th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5365

Common Address: 6341-6345 N. McCormick, Chicago, IL

Applicant: Banner Storage Group, LLC

Owner: Cheder Lubavitch Hebrew Day School

Attorney: Law Offices of Samuel VP Banks.

Change Request: RS2 Residential Single-Unit (Detached House) District to C1-3 Neighborhood Commercial District

Purpose: The Applicant seeks a zoning change in order to permit the establishment of a self-storage use at the subject property. The self-storage facility will occupy the existing building at 6341 N. McCormick. The Applicant is proposing additions to that existing building. After the additions, the building will contain 95,164 sq. ft. of total floor area. It will be 59'-8" in height. The one-story building at 6345 N. McCormick will be razed. Onsite parking for 5 cars will be provided onsite