

**DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
SEPTEMBER 14, 2017**

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NO. 19255 (47th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3857

Common Address: 4501 N Winchester Ave

Applicant: Rqvenswood Senior Living

Owner: Please see application for list of owners

Attorney: Law Office of Samuel VP Banks

Change Request: Institutional Planned Development No. 60, as amended, to B2-2
Neighborhood Mixed-Use District

Purpose: The Applicant is seeking to amend the existing Planned Development in order to permit the rehabilitation, expansion and conversion of the existing eight-story, with one-story addition, medical office building (Sub-Area C) - into an Independent Senior and Supportive Living Facility. The proposed new Senior and Supportive Living Facility (33,503 square feet approx.) will contain seventy-four (74) elderly housing (dwelling) units and one hundred and twenty (120) supportive living (dwelling) units - for a total of one hundred and ninety-four (194) dwelling units. The newly converted building will also contain ancillary offices, common areas, a cafeteria (with kitchen), and other residential amenity rooms. Off-street parking for residents, employees and guests of the proposed Senior and Assisted Living Facility will be provided in the existing parking garage (Sub-Area E). Part of the renovation plan calls for the erection of a one-story vertical addition to the existing eight-story building, resulting in a total height of 139 feet-4inches. The newly renovated building, with proposed addition, is masonry in construction. There will be no changes to any other existing buildings, structures or improvements (Sub-Areas A, B, D and E) located within the existing Planned Development.

NO. 19292-T1 (45th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-5182

Common Address: 3652-66 N Milwaukee Ave

Applicant: Ray Gajic

Owner: Ray Gajic

Attorney: Gordon & Pikarski

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

Purpose: The property will be improved with a building containing commercial space on the ground floor and 24 residential dwelling units above the ground floor. The building will provide 32 parking spaces, 4,683 square feet of commercial space and a height of 43 feet

NO. 19258 (32nd WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4802

Common Address: 3130 N Lincoln Ave
Applicant: 3130 Lincoln Ave LLC
Owner: 3130 Lincoln Ave LLC
Attorney: Rolando Acosta
Change Request: B1-3 Neighborhood Shopping District to B3-1 Community Shopping District
Purpose: The Application, if approved, will allow the Applicant to use the property for the sale of auto parts. No on-premises repair will be authorized and there will be no additions or enlargement of the existing building.

NO. 19083-T1 (27th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-133

Common Address: 1448 W Erie St
Applicant: EZMB, LLC
Owner: EZMB, LLC
Attorney: Daniel G Lauer
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: The Applicant intends to construct a three story building with roof access, consisting of three (3) residential dwelling units. There will be a three (3) car garage located at the rear of the property. The footprint of the building shall be approximately 20 feet by 75 feet in size and the building shall be 37 feet 10 inches high, as defined by City Code.

NO. 19187-T1 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3195

Common Address: 816-824 W Fulton Market, 301-315 N Green St, 813-825 W Wayman St
Applicant: Thor 816-820 W Fulton LLC
Owner: Thor 816-820 W Fulton LLC
Attorney: DLA Piper
Change Request: C1-1 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District
Purpose: To allow the construction of a four story commercial building containing approx. 60,440 sq.ft. of floor area

NO. 19260-T1 (26th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT #O2017-4804

Common Address: 2651 W Augusta Boulevard

Applicant: M14 Land Investments LLC

Owner: M14 Land Investments LLC

Attorney: Thomas Moore

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

Purpose: Applicant seeks to construct a 3 story 3 dwelling unit building 40 feet 6 inches in height with 3 parking spaces

NO. 19222 (4th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3808

Common Address: 4400-4458 S Cottage Grove Ave; 722-756 E 45th St; 4419-4459 S Evans Ave; 741-757 E 44th St

Applicant: 45th / Cottage, LLC an IL LLC

Owner: Chicago Housing Authority

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-1 Neighborhood Shopping District and then to a Planned Development

Purpose: A maximum of 158 dwelling units and approximately 16,500 sq.ft. of retail space. There will be not less than 141 off street parking spaces. The max building height will be 48 feet to the bottom of roof structure and 60 feet to top of the penthouse