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Meeting Of The Committee on Zoning Landmark & Building Standards

NOVEMBER 15, 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 Reverse Numerical Order
According to Ward

NO. A-8249 (35th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT # O2016-5618

Common Address: 3425 W Belmont Ave
Applicant: Alderman Carlos Ramirez-Rosa
Change Request: C1-1 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. A-8248 (28th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT # O2016-5631

Common Address: 1900 S Western Ave
Applicant: Alderman Jason Ervin
Change Request: M2-3 Light Industry District to C3-5 Commercial, Manufacturing and Employment District

NO. TAD-550 (27th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT # O2016-4860

To amend the Chicago Zoning Ordinance, Section 17-3-0803-D (2). To be heard in conjunction with File #A-8238 which can be found on the deferred agenda

NO. A-8237 (15th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT #

Common Address: 6543-45 South Wood Street
Applicant: Alderman Raymond Lopez
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8247 (13th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT # O2016-5630

Common Address: 5201-25 W 63rd St; 6300-10 S Laramie Ave; 6301-13 S Latrobe Ave
Applicant: Alderman Marty Quinn
Change Request: B1-1 Neighborhood Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8244 (11th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT # O2016-5716

Common Address: 4351-4401 S Halsted Street
Applicant: Alderman Patrick Thompson
Change Request: B2-3 Neighborhood Mixed-Use District to RS1 Residential Single Unit (Detached House) District

NO. A-8245 (11th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT # O2016-5718

Common Address: 4223-31 S Halsted Street
Applicant: Alderman Patrick Thompson
Change Request: B2-3 Neighborhood Mixed-Use District to RS1 Residential Single Unit (Detached House) District

NO. A-8246 (11th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT # O2016-5719

Common Address: 2611-15 S Wells Street
Applicant: Alderman Patrick Thompson
Change Request: RS3 Residential Single-Unit (Detached House) District and C1-3 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

NO. A-8242 (2nd WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT # O2016-5615

Common Address: 2023 W Wabansia
Applicant: Alderman Brian Hopkins
Change Request: M1-2 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District

NO. A-8243 (2nd WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT # O2016-5617

Common Address: 154 W Superior Street
Applicant: Alderman Brian Hopkins
Change Request: DX-7 Downtown Mixed Use District to DX-3 Downtown Mixed Use District

NO. 18940-T1 (49th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6335

Common Address: 6726 N Glenwood Ave
Applicant: Integrity 3 LLC
Owner: Integrity 3 LLC
Attorney: Zachary Pollack
Change Request: RS2 Residential Single-Unit (Detached House) to RM-6 Residential Multi Unit District
Purpose: After the rezoning and establishment of the additional unit, the property's use will remain residential and the buildings unit count will be 38 units. The property's exterior structure will remain unchanged as the unit being added is to be constructed amongst vacant space. No parking spaces are to be added

NO. 18941-T1 (49th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6336

Common Address: 6818 N Wayne Ave

Applicant: Integrity 2 LLC

Owner: Integrity 2 LLC

Attorney: Zachary Pollack

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-6 Residential Multi Unit District

Purpose: After the rezoning and establishment of the additional units, the property's use will remain residential and the buildings unit count will be 45 units. The property's exterior structure will remain unchanged as the unit being added is to be constructed amongst vacant space. No parking spaces are to be added

NO. 18933 (48th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6328

Common Address: 1054-72 W Granville Ave; 6207-09 N Winthrop Ave

Applicant: Granville Condominium Association

Owner: Granville Condominium Association

Attorney: Thomas Moore

Change Request: RM-6 Residential Multi Unit District to B3-3 Community Shopping District

Purpose: a 40 unit condominium building seeks a zoning change to allow a commercial art gallery in the 3 ground floor commercial units with 1648 sq.ft. and a building height of 37 feet and no parking spaces

NO. 18960-T1 (48th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6355

Common Address: 5029 N Kenmore

Applicant: Kenmore 5029 LLC

Owner: Kenmore 5029 LLC

Attorney: Warren Silver

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5.5 Multi Unit District

Purpose: the property will be redeveloped with a 3 story (including mezzanine floor) 59 foot, 6 inch multi-family residential building. The building will contain 40 dwelling units, and the property will provide 21 off street parking spaces

NO. 18945-T1 (47th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6340

Common Address: 3220-22 North Lincoln Avenue
Applicant: 3220 Lincoln LLC
Owner: 3220 Lincoln LLC
Attorney: DLA Piper LLC
Change Request: C1-3 Neighborhood Commercial District to C1-3 Neighborhood Commercial District
Purpose: To allow construction of a new 5 story multi-family residential building containing 19 units with 4 surface parking spaces and commercial on the ground

NO. 18946-T1 (47th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6341

Common Address: 2250-2256 W Irving Park Road
Applicant: Jaeger Electric Inc.
Owner: North Star Trust No. 7787
Attorney: Law Office of Samuel VP Banks
Change Request: B1-1 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: In order to permit the construction of a two new four story mixed use building, at the site – one new building on each Parcel 1 and Parcel 2, respectively. The existing building located on parcel 2, will be razed. Each proposed new building will contain two commercial/ retail spaces.(2,200 square feet) at grade level and six dwelling units – above (2nd thru 4th floors). There will be a new six car detached garage, located at the rear of each building. Each of the new proposed buildings will be masonry in construction and measure 46 feet 0 inches in height

NO. 18952-T1 (47th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6347

Common Address: 1770 W Berteau
Applicant: 1770 W Berteau, LLC and 1657 W Addison LLC
Owner: 1770 W Berteau, LLC and 1657 W Addison LLC
Attorney: Warren Silver
Change Request: M1-2 Limited Manufacturing/ Business Park District to C3-5 Commercial, Manufacturing and Employment District
Purpose: The building on the property will remain the same, with a 73 height and with approximately 73,459 sq.ft. of existing commercial spaces to the site, bringing the total number of parking spaces to 26

NO. 18963-T1 (47th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6360

Common Address: 1911-1921 W Irving Park Road

Applicant: 1911 W Irving Park LLC

Owner: 1911 W Irving Park LLC

Attorney: Katriina S McGuire

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

Purpose: The applicant seeks an amendment to the zoning ordinance to permit a 42 foot tall 14,470 sq.ft, 4 story addition to be constructed to the rear of an existing 3 story building to establish a mixed use building with 24 dwelling units, 9 parking spaces and 24 bicycle parking spaces, as well as day care and commercial uses on the ground floor

NO. 18930 (46th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6325

Common Address: 4600 N Clarendon

Applicant: Horizon Group XX LLC

Owner: Horizon Group XX LLC

Attorney: Law Office of Samuel VP Banks

Change Request: PD No. 37 to PD No. 37, as amended

Purpose: the applicant is proposing to establish 9 new residential units on the first floor of the existing 14 story building located at 4600 N Clarendon. The proposed residential units will replace vacant office space located within the existing building. All of the proposed conversion work will be contained within the existing building. The footprint will remain unchanged. The existing building height of 130 will remain unchanged. The building will contain a total of 165 residential units.

NO. 18926-T1 (45th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6318

Common Address: 6221-6227 W Gregory St.

Applicant: Jaroslaw Chelminski

Owner: Jaroslaw and Anna Chelminski

Attorney: Paul Kolpak

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

Purpose: One 1.5 story and 2 story single family residences with a 2 car detached garage per home, no commercial space. Building height: 28 feet 4 inches for the buildings on lot 26 and 27; 23 feet 3 inches for the building on lot 28

NO. 18956 (45th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6351

Common Address: 4900-4958 W Dakin Street
Applicant: Irving Park Property Holdings LLC
Owner: Irving Park Property Holdings LLC
Attorney: Thomas S Moore
Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District
Purpose: To provide parking for the adjacent commercial property

NO. 18938-T1 (44th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6333

Common Address: 937-945 W Belmont Ave
Applicant: GW Property LLC – Series 32
Owner: GW Property LLC – Series 32
Attorney: Law Office of Samuel VP Banks
Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District
Purpose: A new six story mixed use building. The existing three story building which sits on a portion of the site will be razed. The new proposed building will contain commercial/retail space on the 1st floor (4,000 sq.ft. approximately) and 2nd floor (6500 sq.ft.) and a total of 24 dwelling units above (3rd -6th floors). The new proposed building will be masonry in, glass and steel in construction and measure 74 feet 0' inches in height. Due to its immediate proximity to the Belmont CTA Station, the applicant is proposing to redevelop the subject property, pursuant to the TOD Ordinance. As such, there will be no off street parking located on the property or within the proposed new building

NO. 18925-T1 (43rd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6317

Common Address: 803-811 W Belden Ave
Applicant: 803-811 W Belden Townhouse Association
Owner: 803-811 W Belden Townhouse Association
Attorney: Thomas Moore
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: The owner of the 811 W Belden Townhome seeks to build out the 4th floor attic like the other 3 townhomes did 10 years ago

NO. 18943 (42nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6338

Common Address: 201-223 West Hubbard Street; 412-420 N Wells St.

Applicant: CRP/ Centrum Hubbard Street Owner, LLC

Owner: 412 Wells LLC

Attorney: DLA Piper

Change Request: Residential Business Planned Development No. 1288 to Residential Business Planned Development No. 1288, as amended

Purpose: To allow for an additional .5 FAR for a previously approved development involving the construction of a +/- 152' and a +/- 270' residential building containing an overall FAR of 10.65 up to 195 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses. The additional floor area will be utilized to add additional storage and other amenities space to the previously approved buildings. The buildings will otherwise remain the same with respect to height

NO. 18944-T1 (42nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6339

Common Address: 670-678 N LaSalle Street

Applicant: LaSalle 676, LLC

Owner: See application for owners

Attorney: DLA Piper

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

Purpose: To allow the reuse and expansion of the existing parking lot. The proposed development will provide a total of 149 dwelling units and 20 off street parking spaces. The Type 1 rezoning is required to allow for a reduction in the required residential parking by over 50% pursuant to Section 17-10-0102-B (Transit-served locations)

NO. 18951 (33rd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6346

Common Address: 3253-3257 W Wilson Ave

Applicant: Halcyon Theater

Owner: Christ Evangelical Lutheran Church of Chicago

Attorney: Warren Silver

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: the proposed uses will include the existing church, with the 2 story parish house to the east, and the proposed live theater space. There are no parking spaces. There is to be no addition to the church or the parish house

NO. 18966 (33rd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6364

Common Address: 3401 N California Ave

Applicant: Williams Electronic Games Inc.

Owner: Williams Electronic Games Inc.

Attorney: Gary Wigoda

Change Request: Industrial Planned Development No. 1151, M1-1 Limited Manufacturing/
Business Park District and M2-2 Light Industry District to Industrial Planned
Development No. 1151, as amended

Purpose: The property will be solely used for high tech industrial in existing building and
accessory property

NO. 18937-T1 (32nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6332

Common Address: 1667-1675 N Western Ave

Applicant: Land Equities LLC; Chicago Equities LLC

Owner: Land Equities LLC; Chicago Equities LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District and C1-2 Neighborhood
Commercial District to B3-3 Community Shopping District

Purpose: A new four story mixed use building at the subject site. The new proposed
building will contain a commercial retail unit (3913 SF) at grade level-fronting
Western Ave, and thirty dwelling units above (floors 2-4) there will be interior
parking for 25 vehicles, located at grade level-with access via Wabanisa Avenue.
The new proposed building will be masonry in construction and measure 0 feet
10 inches in height. Due to its close proximity to the Western (Blue Line) CTA
station. The applicants are proposing to redevelop the subject property pursuant
to the TOD ordinance.

NO. 18948 (32nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6343

Common Address: 2557-2559 N Marshfield Ave

Applicant: 2557-59 Marshfield LLC

Owner: 2557-59 Marshfield LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant is seeking to redevelop the subject property with a new three story
residential building, with two detached garages

NO. 18949-T1 (32nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6344

Common Address: 2154-2158 W Wellington

Applicant: The Bowes Trust

Owner: The Bowes Trust

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District

Purpose: A new four story mixed use building will contain 3,274 sq.ft of retail space at grade level and 12 residential units above. The proposed mixed use building will be masonry construction. The proposed building will be 47 feet in height. Onsite parking for 12 cars will be located in a garage at the rear of the subject lot

NO. 18964-T1 (32nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6361

Common Address: 1742-1762 N Milwaukee

Applicant: R2 Core 1760, LLC

Owner: R2 Core 1760, LLC

Attorney: Thomas Coburn LLP

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: Applicant proposes to establish an approximately 16,965 sq.ft. sports and recreation participant use in an existing structure, which is currently 16,510 and approximately 17.2 feet tall. Applicant also seeks to add an approximately 2305 sq.ft. roof deck to the existing building. The site is a transit served location and will seek a parking reduction to 0 parking spaces by administrative adjustment

NO. 18968 (32nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6365

Common Address: 2619-21 N Washtenaw

Applicant: HACM 2, LLC Washtenaw Series

Owner: HACM 2, LLC Washtenaw Series

Attorney: William JP Banks of Schain, Burney, Banks, Kenny & Schwartz

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

Purpose: Change is pursuant to a declaration of restrictive covenant by the Alderman

NO. 18962 (30th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6359

Common Address: 2839 N Hamlin Ave

Applicant: Joseph Maestro

Owner: Joseph Maestro

Attorney: Lisa Perna Miller

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

Purpose: To be used as a three unit building, two parking spaces and 28 foot building with no commercial space

NO. 18967 (30th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6364

Common Address: 4124 W School St

Applicant: Saffron Capitol Partners LLC

Owner: Saffron Capitol Partners LLC

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

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

Purpose: to allow for ground floor residential unit an existing two story building containing two residential units and two parking spaces. The applicant proposes a third dwelling unit that would be located on the ground floor with an additional parking space

NO. 18970-T1 (29th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6367

Common Address: 2601-2619 N Harlem Ave

Applicant: Noah Properties

Owner: 2601 Harlem LLC; 2605 Harlem LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District and B1-1 Neighborhood Shopping District to B2-2 Neighborhood Mixed-Use District

Purpose: The subject property will be divided into 4 new zoning lots. Each resulting zoning lot will be developed with a new 3 story building that will contain 6 residential units. Onsite parking for 6 cars will be located at the rear of each new zoning lot. Each building will be 30 feet 6 inches in height. Each building will be masonry in construction

NO. 18942 (27th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6337

Common Address: 200-210 N Carpenter; 1032-1056 W Lake; 201-211 N Aberdeen; 1039 W Lake Chicago

Applicant: 1056 W Lake LLC

Owner: See application for list of applicants

Attorney: DLA Piper

Change Request: C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District and then to a Business Planned Development

Purpose: To permit the construction of an approximately +/- 186' commercial building with a minimum of 94 parking spaces and accessory and incidental uses

NO. 18965-T1 (27th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6362

Common Address: 327 N Aberdeen Street

Applicant: 327 North Aberdeen Owner LLC

Owner: 327 North Aberdeen Owner LLC

Attorney: Bridget M O'Keefe, Daspin & Aumnet

Change Request: M2-3 Light Industry District to DS-3 Downtown Service District

Purpose: There will be no expansion of the existing building in terms of density, building area or height. No parking or loading are required due to the fact building is more than 50 years old, but two existing loading docks will continue to be utilized

NO. 18958 (26th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6353

Common Address: 3352 W Peirce

Applicant: Stephen Perez

Owner: Stephen Perez

Attorney: Tyler Manic of Schian, Banks, Kenny & Schartz

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

Purpose: To allow for ground floor residential unit in an existing two story building containing two residential dwelling units and two parking spaces. The applicant proposed a third dwelling unit that would be located on the ground floor with an additional parking space

NO. 18931 (25th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6326

Common Address: 1909 -11 S Racine

Applicant: Anna and Nicholas Brown

Owner: Anna and Nicholas Brown

Attorney: Thomas Moore

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-2 Neighborhood Mixed-Use District

Purpose: Applicant seeks to convert the first floor dwelling unit into a retail clothing design store; dwelling units above to remain, there will be no additional parking. The first floor is 1250 sq.ft. and the building height is 46 feet.

NO. 18959-T1 (24th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6354

Common Address: 1852 S Albany Ave

Applicant: Chicago Housing Authority

Owner: The City of Chicago Board of Education

Attorney: Terrance L Diamond

Change Request: RM-5 Multi Unit District to B3-3 Community Shopping District

Purpose: the applicant is seeking to rezone the property to convert an existing three story school building into offices on the first and second floors and 14 dwelling units above. There will be no physical expansion of the existing three story building except for the addition of an ADA elevator. The plan includes 32 on-site parking spaces.

NO. 18955 (21st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6350

Common Address: 9153-59 S Loomis Street

Applicant: Elite Invest LLC Series 1000

Owner: Elite Invest LLC Series 1000

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To allow 6 dwelling units within the existing 3 story residential building. 6 parking spaces; no commercial space; 3 story, existing height- no change proposed

NO. 18936 (19th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6331

Common Address: 10932-40 S Western Ave

Applicant: Four Brands Enterprises, LLC

Owner: Four Brands Enterprises, LLC

Attorney: Thomas Moore

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

Purpose: Applicant seeks to redevelop the property as an upscale brew-pub and restaurant

NO. 18928-T1 (14th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6320

Common Address: 2801-33 West 47th Street; 4700-32 S California Ave

Applicant: Esperanza Health Centers

Owner: CF III California – 47th LLC

Attorney: Chico and Nunes

Change Request: M2-2 Light Industry District and M2-3 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

Purpose: The existing building shall be razed. The subject property will be re-developed with a new 3 story building which will contain medical related uses and on site exterior parking for 171 vehicles. The proposed height is 52 feet

NO. 18935-T1 (12th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6330

Common Address: 3201 S Archer Ave

Applicant: Mohammad Shah

Owner: Mohammad Shah

Attorney: Gordon & Pikarski

Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District

Purpose: the property will be used for 21 single room occupancy units. The single room occupancy will continue to provide zero parking spaces. No commercial space is proposed by the project. The buildings will maintain its existing height of 21 feet, 10 inches.

NO. 18961-T1 (12th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6358

Common Address: 3525-3545 S Maplewood Ave

Applicant: McKinley Square Development, LLC

Owner: McKinley Square Development, LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RM-5 Multi Unit District and M1-2 Limited Manufacturing/ Business Park District to RM-5 Multi Unit District

Purpose: To correct certain typographical errors in the zoning change ordinance that were included in the prior rezoning. No proposed changes to the proposed development

NO. 18971-T1 (11th WARD) ORDINANCE REFERRED (10-5-16)
DOCUMENT #O2016-

Common Address: 1610 S Union Ave

Applicant: Nathaniel Klein

Owner: Nathaniel Klein

Attorney: Frederic Klein

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District

Purpose: The building will have three units with a total of 2950 sq.ft. of living space and three parking spaces. No alterations will be made to the exterior of the building; the use of the building will be exclusively residential

NO. 18972 (10th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6368

Common Address: 13535 S Torrence Ave

Applicant: CenterPoint Chicago Enterprise LLC

Owner: CenterPoint Chicago Enterprise LLC

Attorney: Mara Georges, Daley & Georges; Richard Toth, Daley and Georges

Change Request: PMD NO. 6 to Manufacturing Business Waterway Planned Development

Purpose: An approximately 380,994 sf building for the manufacture and assembly of rail cars. No dwelling units. Approximately 47' high building. Approximately 315 parking spaces

NO. 18969 (4th WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6366

Common Address: 2722 S Martin Luther King Drive

Applicant: Local Union 134 of the International Brotherhood of Electrical Workers

Owner: Local Union 134 of the International Brotherhood of Electrical Workers

Attorney: Thomas Raines

Change Request: RM-5 Multi Unit District to C2-2 Motor Vehicle Related Commercial District

Purpose: The subject property to house applicants administrative offices and meeting spaces and applicant will conduct vocational/ trades training and mentoring programs. Portions of the existing building will be preserved and incorporated into a 66,530 sq.ft. 32' high building with 126 parking spaces and no dwelling units

NO. 18924-T1 (2nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6316

Common Address: 1211 W Webster

Applicant: 1205 West Webster, LLC

Owner: 1205 West Webster, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B2-1 Neighborhood Mixed-Use District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: The applicant is proposing to develop the subject property with a new four story proposed building containing a retail unit at grade and three dwelling units above. The proposed building will be masonry construction and 43 feet in height. Onsite garage parking for three cars will be located within the rear of the proposed building

NO. 18927-T1 (2nd WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6319

Common Address: 1939 W Wabansia Ave

Applicant: Greg Kreindler

Owner: Greg Kreindler

Attorney: Thomas Moore

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

Purpose: Property owner seeks to add a third floor addition to an existing single family residence

NO. 18929-T1 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6324

Common Address: 1327-1335 N Milwaukee Ave

Applicant: The Den Theatre Chicago LLC

Owner: See application for full list of owners

Attorney: Axia Law

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

Purpose: The property is improved with two buildings with a combined lot size of approximately 12,000 sq.ft. The southern building is approximately 50' and consists of 3 stories with six commercial spaces and no dwelling units. The northern building is approximately 33'-6' and consists of 2 stories with 1 commercial space and no dwelling units. No off street parking is available, but applicant will seek an administrative adjustment pursuant to TOD ordinance for reduction of required parking. Applicant intends to connect both buildings into one space. No changes will be made to the existing building height or dwelling units

NO. 18932-T1 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6327

Common Address: 1837-41 N California

Applicant: SNS Reality Group LLC

Owner: Neighborhood Resources

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant seeks to build a 4 story 14 dwelling unit building with 14 interior parking spaces and a building height of 42 feet

NO. 18934 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6329

Common Address: 1522 W Walton Street

Applicant: Joseph Guzik

Owner: Joseph Guzik

Attorney: Gordon & Pikarski

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

Purpose: the property will be used as 3 residential units with no commercial. The improvements will provide 3 parking spaces and reach a height of 38 feet

NO. 18939 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6334

Common Address: 1641 W Chicago Ave

Applicant: Pandix Group LLC

Owner: JM Bee, LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-2 Neighborhood Shopping District to B3-2 Community Shopping District

Purpose: the applicant is proposing to locate and establish a general restaurant with a n outdoor patio located above the second floor at the subject property. The general restaurant will prepare and serve food and allow for the incidental onsite consumption of alcohol. There are no proposed expansions of the existing two story building located at the subject property. One onsite parking space will be located at the rear of the subject site.

NO. 18947-T1 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6342

Common Address: 1624 W Division Street

Applicant: 1200 Ashland LLC

Owner: 1200 Ashland LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: to permit the construction of a new sixteen story residential building, containing 168 dwelling units, at the vacant northwest portions of the subject property. The two existing four story mixed use buildings (approx. 9000 sq.ft.) and surface parking lots, will remain unchanged. The site, in its entirety, will provide a total of 151 parking spaces to serve the proposed residential and existing commercial/office uses. The proposed new development will be glass aluminum and concrete in construction and measure 163 feet 0 inches in height. The height and density of the proposed new building, in addition to the other existing uses at the site, trigger a mandatory Residential Business Planned Development

NO. 18950 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6345

Common Address: 1542-1550 W Chicago Ave

Applicant: 1542-1550 W Chicago Ave LLC

Owner: 1542-1550 W Chicago Ave LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: To permit a proposed four story mixed use building containing a retail unit at grade and twenty four residential units above

NO. 18953 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6348

Common Address: 1468 W Ohio Street

Applicant: Rene Medema

Owner: Rene Medema

Attorney: Law Office 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 applicant is seeking a zoning change in order to permit the rehabilitation of the existing two story (with basement), two unit, residential building- including the build out of the existing basement, in order to locate and establish a total of three dwelling units within the existing building. The newly rehabbed building will contain one dwelling unit on each the basement, 1st and 2nd floors. The applicant also intends to erect a new two car garage at the rear of the property. All of the proposed rehab work will be wholly within the interior of the existing building. The existing building measures approximately 30 feet in height

NO. 18954 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6349

Common Address: 1329-31 N Wicker Park Ave

Applicant: Laura Yepez

Owner: Laura Yepez

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To combine the two buildings into one dwelling unit and expand the existing B&B at 1329 N Wicker Park Ave; and to build a 2 story rear addition; 3 parking spaces; 2 story existing height: 21', no change proposed

NO. 18957 (1st WARD) ORDINANCE REFERRED (9-14-16)
DOCUMENT #O2016-6352

Common Address: 1665 N Richmond Street

Applicant: Ional Averian

Owner: Ional Averian

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: to build a rear two story addition to the existing building and to establish an additional dwelling unit within the existing 2 story building (Basement) for a total of 3 DU at the subject property; 3 parking spaces; no commercial space; 2 story height 29'-6"