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Meeting Of The Committee on Zoning Landmark & Building Standards

THURSDAY, SEPTEMBER 4, 2014 AT 11:00 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

MA-184 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-30-14)
DOCUMENT NO. A-2014-75

To appoint Luciano Padilla Jr. as a member of the Board of Examiners of Mason Contractors for a term effective immediately and expiring March 11, 2015, to succeed Jerome F. Ready, whose term has expired

MA-185 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-30-14)
DOCUMENT NO. A-2014-74

To appoint Henry Leahy as a member of the Board of Examiners of Mason Contractors for a term effective immediately and expiring April 30, 2015, to succeed Pete Marinopoulos, whose term has expired

MA-186 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-30-14)
DOCUMENT NO. A-2014-78

Reappointment of Sam Toia and Sheila O'Grady, as members of the Zoning Board of Appeals for terms effective immediately and expiring July 1, 2019

MA-187 (MAYORAL APPLICATION) ORDINANCE REFERRED (7-30-14)
DOCUMENT NO. A-2014-79

Reappointment of Byron Brazier and Jose Maldonado, as members of the Public Building Commission for terms effective October 1, 2014 and expiring September 30, 2019

NO. TAD-522 (35th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-5845

To amend Title 17 of the Municipal Code of Chicago, The Chicago Zoning Code, by adding and deleting language in regards to *motor vehicle repair shop, vehicle storage, and towing services in PMD No. 14*

NO. A-8017 (4th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5905

Common Address: East 35th Street/ South Vincennes Avenue/ South Cottage Grove (See Ordinance for exact boundaries)

Applicant: Alderman William Burns

Change Request: POS-1 Parks and Open Spaces District and RM-5 Multi Unit District to POS-1 Parks and Open Spaces District

NO. A-8018 (5th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5905

Common Address: 1345-63 East Marquette Road

Applicant: Alderman Leslie Hairston

Change Request: RM-5 Multi Unit District and B3-3 Community Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8019 (9th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5921

Common Address: 401 E 103rd Street

Applicant: Alderman Anthony Beale

Change Request: B1-3 Neighborhood Shopping District to RS2 Residential Single Unit (Detached House) District

NO. A-8020 (10th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5922

Common Address: 9803-11 S Ewing Ave

Applicant: Alderman John Pope

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

NO. A-8021 (14th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5906

Common Address: 4849 South Kedzie Ave

Applicant: Alderman Edward Burke

Change Request: M2-2 Light Industry District to C2-1 Motor Vehicle Related Commercial District

NO. A-8022 (19th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5908

Common Address: 10609-15 South Western Ave

Applicant: Alderman Matthew O'Shea

Change Request: B1-1 Neighborhood Shopping District to POS-2 Parks and Open Spaces District

NO. A-8023 (22nd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5909

Common Address: 4017 West Ogden Ave

Applicant: Alderman Ricardo Munoz

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

NO. A-8025 (27th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5917

Common Address: 735 West Division Street

Applicant: Alderman Walter Burnett

Change Request: Residential Business Planned Development No. 957 to B3-5 Community Shopping District

NO. A-8026 (27th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5918

Common Address: 2035-2059 West Washington Blvd.

Applicant: Alderman Walter Burnett

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

NO. A-8027 (28th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5912

Common Address: 3021 W Fifth Ave

Applicant: Alderman Jason Ervin

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

NO. A-8028 (28th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5910

Common Address: 3356 W Jackson Boulevard

Applicant: Alderman Jason Ervin

Change Request: C1-3 Neighborhood Commercial District to RM-5 Multi Unit District

NO. A-8029 (31st WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5914

Common Address: 3100-3140 N Central Ave (west side of street only) 3131-3141 N Parkside Ave

Applicant: Alderman Ray Suarez

Change Request: B3-2 Community Shopping District to B1-1 Neighborhood Shopping District

NO. A-8016 (33rd WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-5045

Common Address: 3000-3600 W Lawrence Ave; 2800-3400 W Montrose Ave; 4400-4800 N Kedzie Ave

Applicant: Alderman Deborah Mell

Change Request: To be designated as a Pedestrian Street

NO. A-8024 (39th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT # O2014-5923

Common Address: 5825 North Tripp Ave

Applicant: Alderman Margaret Laurino

Change Request: C3-2 Commercial, Manufacturing and Employment District to M2-1 Light Industry District

NO. A-8015 (45th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT # O2014-5016

Common Address: 5200-5400 West Lawrence and 4744-4830 N Milwaukee

Applicant: Alderman John Arena

Change Request: To be designated as a Pedestrian Street

NO.18113 (1st WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5800

Common Address: 2435-37 West Homer Avenue

Applicant: Capricorn Real Estate Group, L.L.C. (Maria Whipple and Tomaz Petelski)

Owner: The NERN Trust No.1

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 to RM4.5 Residential Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story , 6 dwelling unit residential building; 6 parking spaces; no commercial space; 3 story , height 47'

NO.18115-T1 (1st WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5802

Common Address: 1501 W Grand Ave

Applicant: Elizabeth Sciliano

Owner: Elizabeth Sciliano

Attorney: Lou Weinstock

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

Purpose: Residential property with (1) one unit; (2) two car garage, 38'0" building height, three stories.

NO.18117 (1st WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5804

Common Address: 1822-1850 West Chicago Avenue

Applicant: FRC 1850 Chicago LLC (See Application for list of LLC Members)

Owner: FRC 1850 Chicago LLC (See Application for list of LLC Members)

Attorney: Richard Klawiter- DLA Piper LLP(US)

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

Purpose: The applicant requests a requests a rezoning of the subject property to construct a 4- story residential building containing up to 59 dwelling units, approximately 49 parking spaces, approximately 14,656 square feet of retail and commercial uses on the ground floor , and other accessory uses.

NO.18119 (1st WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5806

Common Address: 1830-36 North Western Avenue

Applicant: 1830 North Western Avenue, LLC (Neal Patel; Shail Amin; Kaushik Amin; Dipti Patel)

Owner: 1830 North Western Avenue, LLC (Neal Patel; Shail Amin; Kaushik Amin; Dipti Patel)

Attorney: Law office of Samuel VP Banks

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

Purpose: The applicant is seeking a zoning amendment in order to permit the redevelopment of the subject property with a new four – story all residential building. The existing two –story commercial building and one- story garage will be razed. The proposed new building will contain a parking garage for nine (9) vehicles, at grade level, and nine (9) dwelling units above. The proposed new building will be masonry in construction and measure 43’ (approx.) in height.

NO.18129-T1 (1st WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5816

Common Address: 1650-68 West Division Street

Applicant: CP West Division (See Application for list of LLC Members)

Owner: CP West Division LLC and 1650 -54 W. Division

Attorney: Law office of Samuel VP Banks

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of a new seven-story mixed-use building at the subject property. This existing three – story building, currently located at the site, will be razed. The subject property, in its entirety, will then be redeveloped with a new seven-story mixed –use building (80,450 sq.ft). the proposed new building will contain commercial/ retail space (11,439 sq. ft. approx.) at grade level (1st floor), with seventy- seven (77) residential dwelling units above(2nd through 7th floors). There will be thirty-nine (39) interior parking space located bellow-grade (basement). The proposed new building will be masonry in construction, with metal and glass accents, and will measure 80’-0” (max.) in height.

NO.18118 (2nd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5805

Common Address: 1543 West Augusta Boulevard

Applicant: SBSS Property, Inc. (Jadwiga Krypla)

Owner: SBSS Property, Inc. (Jadwiga Krypla)

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 to amend the zoning at the subject property in order to redevelop the site with a new three – story (with basement), three-unit, all residential building, with a detached (three car) garage. The Proposed building will be masonry in construction and measure 37'-0" in height.

NO.18114 (3rd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5801

Common Address: 5218-5402 South State Street, 5219-5359 South Federal Street , 5359-5401 South Dearborn

Applicant: XS Tennis Village LLC (See Application for list of LLC Members)

Owner: See Application for list of Owners

Attorney: DLA Piper - Mariah DiGrino

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C3-2 Commercial, Manufacturing and Employment District and then to a Planned Development

Purpose: The applicant seeks this amendment to allow construction of an indoor and outdoor participant sports and recreation facility on the property, consisting of approximately 175000 square feet of building area , and including indoor and outdoor tennis courts, an indoor physical fitness facility, approximately 147 parking spaces and accessory uses.

NO.18107 (4th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5794

Common Address: 3857 S Martin Luther King

Applicant: Pershing King Drive LLC, an Illinois Limited Liability company (See Application for list of LLC Members)

Owner: Chicago Housing Authority

Attorney: Elvin E. Charity, Charity & Associates, P.C

Change Request: RM-5 Multi Unit District to B3-3 Community Shopping District and then to a Business Planned Development

Purpose: Construction of an approximately 73,549 square foot full service grocery store with accessory on-site parking and construction on an adjacent outlet of a to be determined business/commercial use

NO.18136 (5th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5823

Common Address: 5638-5650 S Woodlawn

Applicant: First Unitarian Society of Chicago (See Application for list of LLC Members)

Owner: First Unitarian Society of Chicago (See Application for list of LLC Members)

Attorney: Warren Silver

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

Purpose: The church building and current church addition will continue to be used for religious worship and classes. Both the church building and church addition will remain existing as to bulk. The single family house will be used as single residential unit and will remain existing as to bulk. The number of parking spaces will not change for the church property. The single family house will be building a 3-garage a 3 garage at the rear of the site.

NO.18104 (8TH WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5791

Common Address: 1506-20 E 87th Street

Applicant: TGM Holdings LLC, an Illinois Limited Liability Co. (David and Mary Gerst)

Owner: JPMorgan Chase Bank NA-Asset Manager: Green River Capital

Attorney: Therese L. O'Brien

Change Request: B3-1 Community Shopping District and RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: Proper to be used as a medical facility with offices, physical therapy, wound care center & surgery center. 0 dwelling units 12 parking spaces; 10,144.9 sq. ft. of commercial space 14ft.6in.height of building (no change).

NO.18111-T1 (11th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5798

Common Address: 2124 South Halsted Street

Applicant: 2124 South Halsted, LLC (Hans Heitmann)

Owner: 2124 South Halsted, LLC (Hans Heitmann)

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant seeks a zoning change to permit a mixed-use redevelopment of the existing 3 story building of masonry construction. The building will contain a 1700 square foot ground floor commercial unit and two residential units above. There will on-site parking for two vehicles provided at the rear of the lot. There will be no change in the building bulk or scale, and the building height will remain at 35'-6".

NO.18123 (11th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5810

Common Address: 2601-2641 South LaSalle Street, 121-133 West 26th Street,
122-132 West 27th Street

Applicant: J.Clifford Moos Trust

Owner: J.Clifford Moos Trust

Attorney Law office of Samuel VP Banks

Change Request: M1-3 Limited Manufacturing/Business Park District to M2-3 Light Industry District

Purpose: The applicant is seeking a zoning change to permit the establishment of a moving-truck rental business within the existing industrial building located on the property. The building contains 147,111 square feet of space dedicated to various commercial uses. No dwelling units are proposed in the building, and the building currently contains on-site parking for three vehicles, there is no proposed change to the building bulk or scale, and the height of the existing building will remain unchanged.

NO.18126 (11th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5813

Common Address: 2850 South Poplar Avenue

Applicant: Vinson Gracia

Owner: Vinson Gracia

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 applicants seek a zoning change to construct a new two story 2,750 square foot single family home with two car garage at the rear of the lot. There will be no commercial space and the height of the proposed building is 26'-0".

NO.18133 (11th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5820

Common Address: 1344-60 South Union Avenue; 700-14 West 14th Street; 701-13 West Liberty Street.

Applicant: PMG UV Investments, LLC (See Application for list of LLC Members)

Owner: Liberty Union, LLC

Attorney Scott R. Borstein

Change Request: M1-3 Limited Manufacturing/Business Park District to C2-5 Motor Vehicle Related District, to a Residential Business Planned Development

Purpose: Applicant intends to develop a mixed use building with approximately 500 sf of commercial space, 70 parking spaces, 126 bike spaces and 130 units in an 80 foot structure.

NO.18135-T1 (11th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5822

Common Address: 3757-3769 S.Morgan Street/ 944-980 W.38th Street /3756-68 S. Sangamon Street

Applicant: 969 LAND LLC (See Application for list of LLC Members)

Owner: 969 LAND LLC and the City of Chicago

Attorney: Stephen R. Schuster; Burke, Warren, Mackay & Serritella

Change Request: RS3 Residential Single-Unit (Detached House) District To RS3 Residential Single-Unit (Detached House) District (Type 1 Amended) and then to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: the applicant intends to develop part of the property with 5 single family homes and another part of the property with 20 residential townhomes. No additional on-site parking other than 2 car garages for each townhome (garage attached) and single family home (garage behind) will be constructed. There will be no commercial space on the property and the height of each single family home will be approx. 20 feet and the townhomes will be approx.25 feet.

NO.18132 (14th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5819

Common Address: 4517-29 South Archer Avenue

Applicant: Ronald Stillman

Owner: Ronald Stillman

Attorney: Gordon & Pikarski

Change Request: C1-2 Neighborhood Commercial District to C2-2 Motor Vehicle Related Commercial District

Purpose: The subject site will be used for automobile sales. The projected use will maintain the existing approximately 25'x 51' one story sales office. No residential units are proposed.

NO.18112 (18th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5799

Common Address: 3439 West 79th Street

Applicant: Laura Andrews

Owner: Laura Andrews

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: Three Dwelling Units within the existing building; No Commercial Space; 2 existing parking spaces

NO.18128 (18th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5815

Common Address: 2843 West 79th Street

Applicant: Genevieve Riccordino

Owner: Genevieve Riccordino

Attorney: Law office of Samuel VP Banks

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

Purpose: The applicant seeks a zoning change to allow for the establishment of a hair salon within the existing mixed-use building at the site. The mixed-use building contains two (2) commercial units on the ground floor with 1,375 square feet of commercial space, and one (1) residential unit on the second floor. No changes are proposed to the building bulk or scale, and all renovations will be contained within the existing building. The height of the building will remain unchanged at 19'-6", and the three car garage at the rear of the property will remain.

NO.18105 (25TH WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5792

Common Address: 1061 West Van Buren

Applicant: Pizzuti Development, LLC (See Application for list of LLC Members)

Owner: 1061 West Van Buren, LLC

Attorney: Edward J Kus / Taft Stettinius & Hollister LLP

Change Request: DS3 Downtown Service District to DX-10 Downtown Mixed Use District and then to a Residential Planned Development

Purpose: The proposed building will contain approximately 354 dwelling units with approximately 220 parking spaces. There will be approximately 10,000 SF of retail space. The building height will be approximately 315'.

NO.18124 (25th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5811

Common Address: 2010-20 South Archer Ave

Applicant: Sheng Man De Investment Company

Owner: Kin Kuong Chong

Attorney: Law Office of Mark J, Kupiec & Associates

Change Request: C3-3 Commercial, Manufacturing and Employment District to C3-5 Commercial, Manufacturing and Employment District

Purpose: To build a five- story hotel (60 guest rooms); approximately 4200 square feet of commercial/ retail space; no parking; height :55'.

NO.18125 (26th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5812

Common Address: 1626 North Kildare Avenue

Applicant: Bear State Properties, LLC (Reina and Adam Barclay)

Owner: Bear State Properties, LLC (Reina and Adam Barclay)

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 seeks a zoning change to permit 3 residential units at the site with on-site parking for 3 vehicles at the rear of the lot. The building will contain no commercial spaces, and the building height will remain unchanged at 23'-6".

NO.18120 (32nd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5807

Common Address: 1317 W Wolfram

Applicant: Carolyn Withey and Bret Withey

Owner: Carolyn Withey and Bret Withey

Attorney: Thomas S. Moore

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

Purpose: Owner/applicant proposes to add a third story addition to add 2 bedrooms, 1 bathroom and a study to the existing single family residential dwelling with 2 parking spaces. Proposed square footage of build-out is 953.06. Finished building height with the proposed addition will be 36'6".

NO.18134-T1(35th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5821

Common Address: 3431-45 West Montrose Avenue

Applicant: HP Ventures Group LLC-Project Acquisitions (See Application for list of LLC Members)

Owner: Montrose Place LLC

Attorney: Law office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B2-5 Neighborhood Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the location and establishment of a new four – story all residential building at the subject property, in its entirety, will then be redeveloped with a new four-story all residential building (63,222sq.ft.). The proposed new building will contain forty –eight(48) residential dwelling units (12 dwelling units on each the 1st through 4th floors). The proposed new development will provided a total of forty-eight(48) parking space- with forty-seven (47) interior parking spaces located below-grade (basement) and one (1) outdoor parking space, located at the southeast corner of the building. The proposed new building will be masonry in construction, with lime stone accents, and will measure 45'-0" (approx.) in height.

NO.18130 (39th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5817

Common Address: 4514-20 North Elston Avenue

Applicant: Azurite LLC (Savas Tsitiridis and Evgeny Friedman)

Owner: Azurite LLC (Savas Tsitiridis and Evgeny Friedman)

Attorney: Law office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C2-1 Motor Vehicle Related Commercial District

Purpose: The Applicant is seeking a zoning amendment in order to locate and establish a vehicle repair and storage facility (for taxicabs) at the subject sites. The proposed repair operations will occur within the existing one- story building (6,250 sq.ft.), with outdoor storage for the Applicant's taxicabs (freight) to be contained within the existing parking area (15 parking spaces), at the site . The existing building and parking area shall remain unchanged, except for certain minor interior renovations to the building and other improvement required under the City's relevant Ordinances and Codes. No physical expansion of the existing building is intended or necessary. The existing building measures 12'-3" (approx.) in height.

NO.18109-T1 (40th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5796

Common Address: 5820-26 N Clark St

Applicant: 5820-26 N Clark LLC (Erlend and Armand Candea)

Owner: 5820-26 N Clark LLC (Erlend and Armand Candea)

Attorney: Thomas S. Moore

Change Request: RS3 Residential Single-Unit (Detached House) District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-2 Community Shopping District

Purpose: This is a 4 story mixed use building to be designed with 19 residential dwelling units and 2 commercial units on the first floor with 30 parking spaces and 2 handicapped parking spaces. One first floor commercial space will occupy 2,166sq. ft. and the 2nd first floor commercial space will occupy 2,224 sq. the building will be 50' in height.

NO.18106 (42nd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5793

Common Address: 600 East Grand Avenue

Applicant: Navy Pier, Inc. (See Application for list of LLC Members)

Owner: See Application for list of Owners

Attorney: DLA Piper - Theodore J. Novak and Mariah F. DiGrino

Change Request: Institutional Planned Development No.527, as amended to Institutional Planned Development No.527, as amended

Purpose: to allow for the redevelopment of Navy Pier in accordance with the applicant's redevelopment plans, including development of a hotel with up to 225 keys, expansion of the Shakespeare Theater, and modifications to on-site roadways, vehicular areas and pedestrian areas

NO.18121 (43rd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5808

Common Address: 2518- 52 N. Lincoln Ave. / 922-38 W. Altgeld St.

Applicant: Baker Development Corporation

Owner: See Application for list of Owners

Attorney: Rolando Acosta

Change Request: B3-3 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: Development of a twelve story mixed use up building, consisting of approximately 16000sq.ft. of retail/commercial space ,225 residential dwelling units, 186 parking spaces and 2 loading berths and retention of existing two story theater building containing approximately 7000sq.ft.with 400 seats and no parking or loading.

NO.18127 (43rd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5814

Common Address: 1816-1820 North Wells

Applicant: A New Leaf, Inc. (Marion Parry)

Owner: Please see application for list of owners

Attorney: Katriina S.McGuire, Schain Banks Kenny& Schwartz

Change Request: B3-3 Community Shopping District to B1-3 Neighborhood Shopping District

Purpose: To zone the property to its original zoning district of B1-3 in accordance of the term and conditions of the Declaration of Restrictive Covenant between the applicant and Old Town Triangle Association.

NO.18108 (44th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5795

Common Address: 3849 North Southport Avenue

Applicant: Barrett Homes LLC

Owner: Barrett Homes LLC

Attorney: Jessica Schramm

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

Purpose: The applicant proposes to construct a fifty (50) foot, four(4) story , multi family residential building with four (4) dwelling units and a private, attached two (2) car garage with an additional two (2) car garage with an additional two (2) parking spaces in the rear of the building.

NO.18110 (44th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5797

Common Address: 1418 West Addison Street

Applicant: CA Residential 1418 W Addison, LLC

Owner: CA Residential 1418 W Addison, LLC

Attorney: Law office of Samuel VP Banks

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Multi Unit District

Purpose: The applicant is seeking a zoning change to permit 10 dwelling units to be located within the existing building with a proposed rear addition. There will be no commercial space and the height of the building with addition will be 36'-6". There will be no site parking for 10 vehicles.

NO.18116 (44th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5803

Common Address: 2941-2947 North Clark Street

Applicant: Oxford, LLC (See Application for list of LLC Members)

Owner: Cimpar Investments, LLC

Attorney: Law office 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 development of a new 5 story mixed –use building containing 20 residential dwelling units and 1 ground floor commercial unit . the proposed commercial space will be 5,000 square feet. The applicant will seek a variation to reduce on-site parking to 16 vehicles. The height of the proposed building is 58'-0".

NO.18122 (46th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5809

Common Address: 932-40 W. Dakin St.

Applicant: MRR 932 W. Dakin LLC (See Application for list of LLC Members)

Owner: MRR 932 W. Dakin LLC (See Application for list of LLC Members)

Attorney: Rolando Acosta

Change Request: RM-5 Multi Unit District to B2-3 Neighborhood Mixed-Use District

Purpose: Reuse of existing two and three story building for 18 residential dwelling units with 9 parking spaces and no loading herths.

NO.18131-T1 (47th WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #02014-5818

Common Address: 4111 North Western

Applicant: I.L.Properties LLC (Irit and Izchak Levy)

Owner: I.L.Properties LLC (Irit and Izchak Levy)

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

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

Purpose: The building will have 3 units with 3 parking spaces