

Deferred Agenda  
Committee on Zoning, Landmarks & Building Standards  
December 9, 2014

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NO. TAD-514 (42<sup>ND</sup> WARD) ORDINANCE REFERRED (2-5-14)  
DOCUMENT # O2014-898

OFFICE OF THE  
CITY CLERK

To amend Title 17 of the Municipal Code of Chicago, the Chicago Zoning Code, by adding and deleting language in regards to *Eligibility Criteria for Transit Facilities*

NO. A-8036 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (9-10-14)  
DOCUMENT # O2014-7033

**Common Address:** 1540 North Milwaukee  
**Applicant:** Alderman Joe Moreno  
**Change Request:** C1-2 Neighborhood Commercial District to B3-2 Community Shopping District

NO. A-8034 (12<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)  
DOCUMENT # O2014-7945

**Common Address:** The segment of the West Cermak Road right of way in the area bounded by, The west line of South California Avenue to the east line of South Marshall Boulevard  
**Applicant:** Alderman George Cardenas  
**Change Request:** To Remove all designations of Pedestrian Street

NO.18129-T1 (1<sup>ST</sup> WARD) ORDINANCE REFERRED (7-30-14)  
DOCUMENT #O2014-5816

**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 (1<sup>st</sup> floor ), with seventy- seven (77) residential dwelling units above( 2<sup>nd</sup> through 7<sup>th</sup> 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.18043 (1<sup>st</sup> WARD) ORDINANCE REFERRED (5-28-14)**  
**DOCUMENT #O2014-4174**

**Common Address:** 1237-53 N.Milwaukee Avenue/1230-40 N.Ashland Avenue

**Applicant:** 1237 North Milwaukee, LLC (Core Campus LLC)

**Owner:** 1237 North Milwaukee, LLC (Core Campus LLC)

**Attorney:** Rolando Acosta

**Change Request:** B1-3 Neighborhood Shopping District to B3-5 Community Shopping District ; then to a Planned Development

**Purpose:** Development of a seven story, mixed use, residential and commercial building, consisting of sixty residential dwelling units, 12868 square feet of retail space, with one loading berth and no parking spaces

**NO.18176 (1<sup>st</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #O2014-8015**

**Common Address:** 2808-14 West North Ave

**Applicant:** 2808-14 West North Avenue LLC (Bart Przyjemski)

**Owner:** 2808-14 West North Avenue LLC (Bart Przyjemski)

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

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

**Purpose:** The applicant seeks a zoning change to permit the development of two four-story, eight-unit residential buildings with no commercial space for a total of 16 residential units. Each building will have on-site parking for eight vehicles for a total of 16 parking spaces. The proposed buildings will each reach a height of 45 feet.

**NO.18037 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5-28-14)**  
**DOCUMENT #O2014-4168**

**Common Address:** 1343 N Bosworth

**Applicant:** Bartosz Wisniewski

**Owner:** Bartosz Wisniewski

**Attorney:** N/A

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

**Purpose:** (3) Three Dwellings, (3) Three Parking Spaces, 36' height of building

**NO.18149-T1 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6790**

**Common Address:** 2271-73 North Clybourn Ave

**Applicant:** 2271 Clybourn LLC (Lane Epstein)

**Owner:** Barry Levison

**Attorney:** Michael Ezgur

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B1-2 Neighborhood Shopping District

**Purpose:** The property will be developed with a three story building (46.10 feet tall) containing approximately 2,869 square feet of first floor commercial space, a total of four residential dwelling units on the upper floors, five parking spaces and no loading berth.

**NO.18168 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6812**

**Common Address:** 1626-1736 S Prairie Ave; 220-36 E 18<sup>th</sup> St

**Applicant:** SRZ Prairie LLC (See Application for list of LLC Members)

**Owner:** SRZ Prairie LLC (See Application for list of LLC Members)

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** Residential Planned Development No. 1033 to DR-5 Downtown Residential District

**Purpose:** 62 Townhomes with a maximum height of 45 feet and 124 onsite parking spaces

**NO.18186 (10<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8025**

**Common Address:** 10344-10476 S Indianapolis; 3900-3916 East 104<sup>th</sup> Street; 3920-3966 East 105<sup>th</sup> Street

**Applicant:** Public Building Commission

**Owner:** Public Building Commission

**Attorney:** Meg George

**Change Request:** C1-1 Neighborhood Commercial District and M1-1 Limited Manufacturing/ Business Park District to RS3 Residential Single-Unit (Detached House) District and then to an Institutional Planned Development

**Purpose:** The Public Building Commission will be constructing a new elementary school on behalf of Chicago Public Schools

**NO. 17954 (17<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # 02014-1434**

**Common Address:** 7654-56 S Peoria Street; 904-910 W 77<sup>th</sup> Street

**Applicant:** Estell & Eunice Mae A.I.M. LLC (Audrey Buford)

**Owner:** Estell & Eunice Mae A.I.M. LLC (Audrey Buford)

**Attorney:** Sabrina Herell of Logik Legal LLC

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

**Purpose:** The property will remain residential but with 12 dwelling units. Property has 12 parking spaces. Property is 7,435 sq.ft. and 30 ft. high.

**NO.18196-T1 (24<sup>TH</sup>WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8043**

**Common Address:** 4613-4617 W Harrison Street

**Applicant:** David Hegwood

**Owner:** David Hegwood

**Attorney:** O. Kate Tragesser

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

**Purpose:** To allow for all uses permitted in a C1-2 Neighborhood Commercial District. There are no dwelling units. There are three (3) parking spaces. The approximate square footage of the existing one-story building is 1,626.25 square feet, the approximate height of the existing one-story building is 13.67 feet. There are no proposed changes to the existing one-story building.

**NO.18164 (25<sup>th</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6808**

**Common Address:** 3000 and 3001 South Damen Ave

**Applicant:** ProLogis Park Chicago LLLP

**Owner:** Please see application for details

**Attorney:** DLA Piper

**Change Request:** Waterway Industrial Planned Development No. 1165 to Waterway Industrial Planned Development No. 1165, as amended and PMD No. 11, Planned Manufacturing District

**Purpose:** The Applicant requests a rezoning of a portion of the subject property from the Waterway-Industrial Planned Development Number 1165 to PMD Number 11, Planned Manufacturing District and for the remainder of the subject property to Waterway-Industrial Planned Development Number 1165, as amended, to allow an approximately 40 foot tall, 208,327 square foot distribution center, including approximately 452 automobile parking stalls and accessory uses

**NO. 17998 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2335**

**Common Address:** 822-834 N Milwaukee Ave

**Applicant:** AP UF 830 N Milwaukee LLC

**Owner:** Yazoo City R/E Corp.

**Attorney:** Jesse Dodson

**Change Request:** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District and then to a Residential Business Planned Development

**Purpose:** To allow for construction of a +/- 67-foot residential building containing up to 3.5 FAR, up to 45 dwelling units, accessory/ parking, commercial uses on the ground floor, and accessory and incidental uses. A Planned Development is mandatory because the Applicant seeks floor area and density allowances as a transit-oriented development.

**NO.18095(28<sup>th</sup> WARD ) ORDINANCE REFERRED (6-25-14)**  
**DOCUMENT #O2014-4966**

**Common Address:** 1501-21 S.Laflin St./1401- 59 W. 15<sup>th</sup> St./1500 – 22 S. Loomis St.

**Applicant:** Maduro Holdings, LLC (See application for list of LLC members)

**Owner:** Maduro Holdings, LLC (See application for list of LLC members)

**Attorney:** Rolando Acosta

**Change Request:** Residential Planned Development 1078 to B2-3 Neighborhood Mixed-Use District

**Purpose:** Reuse of existing building and vacant property for such uses as allowed in accordance with the B2-3 regulations.

**NO.18071(32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-25-14)**  
**DOCUMENT #O2014-4942**

**Common Address:** .2113 West Mclean Avenue

**Applicant:** 2113 W. McLean, LLC (Matthew Cibula, Timothy Quirk, Joshua Sedler)

**Owner:** 2113 W. McLean, LLC (Matthew Cibula, Timothy Quirk, Joshua Sedler)

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

**Change Request:** RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District

**Purpose:** The Applicant is seeking a zoning amendment in order to permit the redevelopment of the subject property with a new three-story single family residence, with detached garage. The existing one-and-half (1 ½ ) story residential building and detached garage will be razed. The proposed new building will be masonry in construction and measure 38' (approx.) in height

**NO.18039(41<sup>st</sup> WARD) ORDINANCE REFERRED (5-28-14)**  
**DOCUMENT #O2014-4170**

**Common Address:** 8535 West Higgins Rd.

**Applicant:** Host Hotels & Resorts, Inc (See application for list of LLC members)

**Owner:** Host Hotels & Resorts, Inc (See application for list of LLC members)

**Attorney:** Edward J.Kus / Taft Stettinius & Hollister LLP

**Change Request:** Planned Development No. 44 to Planned Development No. 44, as amended

**Purpose:** Existing Hotel to remain with approximately 548 accessory parking spaces (Subarea A). Proposed office space containing approximately 750,000 square feet with approximately 3000 accessory parking spaces (Subarea B). Maximum height is 240' (FAA approved height)

**NO.18163 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #O2014-6807**

**Common Address:** 451 E Grand Ave

**Applicant:** RMW Streeterville LLC (See Application for list of LLC Members)

**Owner:** RMW Streeterville LLC (See Application for list of LLC Members)

**Attorney:** DLA Piper

**Change Request:** Residential Business Planned Development No 368 to Residential Business Planned Development No. 368, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from Residential-Business Planned Development Number 368 to Residential-Business Planned Development Number 368, as amended, to allow an approximately 843 foot tall, 740,000 square foot residential tower containing up to 350 dwelling units and accessory uses, with existing subsurface accessory and non-accessory parking

**NO.18197 (45<sup>TH</sup>WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #O2014-8044**

**Common Address:** 4179 West Irving Park Road; 3937-3955 North Keeler Ave and 3968-3988 North Avondale

**Applicant:** NRG Irving Park LLC (See Application for list of LLC Members)

**Owner:** Please see application for list of owners

**Attorney:** Rich Klawiter

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed Use District and then to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the B3-1 Community Shopping District and RS-3 Residential Single Unit (Detached House) District to B2-1.5 Neighborhood Mixed- Use District and then to Residential-Business Planned Development to allow for construction of a +/- 38-foot commercial building and three +/- 37-foot residential buildings containing up to 1.5 FAR, up to 18 dwelling units, accessory parking, commercial uses, and accessory and incidental uses

**NO.18141 (50<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6782**

**Common Address:** 6631-6647 North Kedzie Ave; 3046-3154 W Albion; 3046-3054 W Wallen Ave; 3047-3155 W Wallen Ave

**Applicant:** JFMC Facilities Corporation

**Owner:** Eli Stefansky

**Attorney:** Bernard Citron

**Change Request:** PD 826 to PD 826, as amended

**Purpose:** to allow the following use to be permitted in Subarea A: Day Care; Community Center; recreation and building offices