

Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
September 4, 2014

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NO. TAD-518 (25TH WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT # O2014-4225

To amend Title 17 of the Municipal Code of Chicago, The Chicago Zoning Code, by adding and deleting language in regards to *large venue entertainment in PMDs*

NO. 17941-T1 (2ND WARD) ORDINANCE REFERRED (2-5-14)
DOCUMENT # O2014-833

Common Address: 162 W Superior Street

Applicant: 162 Superior Street LLC

Owner: 162 Superior Street LLC

Attorney: Andrew Scott

Change Request: DX-5 Downtown Mixed-Use District to DX-10 Downtown Mixed Use District

Purpose: The applicant proposes to develop the property with eight dwelling units, seven off-street parking spaces and no commercial space. The building will be approximately 190 feet tall.

NO. 18002 (4TH WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2339

Common Address: 300-368 E 26th Street; 2500-2558 S Dr. Martin Luther King Jr Drive; 301-367 E 25th Street

Applicant: Mercy Hospital and Medical Center

Owner: (See application for list of owners)

Attorney: Mara Georges of Daley and Georges

Change Request: Residential Planned Development No. 986 to Residential Institutional Planned Development No. 986, as amended

Purpose: To allow vacant land and areas that are currently used as temporary parking lots (generally along and to the east of vacated South Prairie Avenue) to be used as a permanent parking lot serving Mercy Hospital. Realign private drive. Revise boundaries of Subareas 2 and 3. Approx 511 parking spaces

NO.18098 (9th WARD) ORDINANCE REFERRED (06-25-14)
DOCUMENT #O2014-4969

Common Address: 10355 South Woodlawn Avenue

Applicant: Chicago Neighborhood Initiatives, Inc

Owner: Chicago Neighborhood Initiatives, Inc.

Attorney: DLA Piper LLP(US), Attn: David L. Reifman and Mariah F. DiGrino

Change Request: B1-2 Neighborhood Shopping District to a Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the B1-2 Neighborhood Shopping District to a Planned Development to allow for the development of the Property with an approximately 135648 square foot community center (with a possible future 67824 square foot expansion), including indoor participant sports and recreation uses, on-premise and sponsorship video display signs and approximately 366 parking spaces.

NO. 17999 (27th WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2336

Common Address: 171-185 North Halsted Street; 729-741 W Lake St; 728-740 W Couch Place

Applicant: 171 Partners LLC (See application for list of LLC members)

Owner: 171 Partners LLC (See application for list of LLC members)

Attorney: DLA Piper

Change Request: DX-7 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the DX-7 Downtown Mixed-Use District to a Residential Business Planned Development, to allow an approximately 28-story residential building containing up to 11.15 FAR, 227 dwelling units, and 9,999 square feet of retail and accessory uses, as set forth in the enclosed project narrative and plans.

NO.18095(28th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4966

Common Address: 1501-21 S.Laflin St./1401- 59 W. 15th 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. 17859 (30th WARD) ORDINANCE REFERRED (10-16-13)
DOCUMENT # O2013-7557

Common Address: 4737 W Warwick Avenue

Applicant: Robert Egan

Owner: Robert Egan

Attorney: Meg George, Neal & Leroy

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

Purpose: To have a three dwelling unit residential building comply with the Chicago Zoning Ordinance

NO.18079 (38th WARD) ORDINANCE REFERRED (6-25-14)
DOCUMENT #O2014-4950

Common Address: 8345-8357 West Irving Park Road / 3947-3957 North Cumberland

Applicant: Irving Cumberland, LLC (Ronald Kaine)

Owner: Irving Cumberland, LLC (Ronald Kaine)

Attorney: Law Offices of Samuel VP Banks

Change Request: RS2 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District

Purpose: The applicant is seeking a zoning change to permit the establishment of a retail center at the site. The proposed retail center will contain 4350 square feet of retail space with on-site parking for 18 vehicles. The proposed building will rise to a height of 24'-2". The proposed building will not contain any residential dwelling units

NO. 17976 (42nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2313

Common Address: 141-171 W Superior Street; 712-720 N LaSalle St; 713-721 N Wells St

Applicant: Superior Park LLC (See application for list of LLC members)

Owner: Harrison Limited Partnership & Wells Superior LLC

Attorney: John George of Schuyler, Roche & Crisham

Change Request: DX-5 Downtown Mixed-Use District and DX-7 Downtown Mixed Use District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: Mandatory Planned Development because of proposed number of residential dwelling units and proposed building height. Please see Planned Development Statements and Exhibits for details

NO. 17981 (42nd WARD) ORDINANCE REFERRED (4-2-14)
DOCUMENT # O2014-2318

Common Address: 141-171 W Erie; 630-648 N LaSalle St; 140-170 W Ontario St.; 629-649 N Wells St.

Applicant: MAC West LLC (See application for list of LLC members)

Owner: 640 LaSalle LLC

Attorney: John George of Schuyler, Roche & Crisham

Change Request: DX-7 Downtown Mixed Use District to a Residential Business Planned Development

Purpose: Mandatory Planned Development because of proposed number of residential dwelling units and proposed building height. Please see Planned Development Statements and Exhibits for details

NO.18059 (44th WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #O2014-4190

Common Address: 3012-38 N. Broadway Ave.; 3013-27 N. Waterloo Ct

Applicant: 3030 North Broadway LLC (See application for list of LLC members)

Owner: 1. (Broadway Parcel) : Urban Broadway Mezz, LLC 2. (Waterloo Parcel) : Waterloo Street, LLC

Attorney: John J. George, Schuyler, Roche & Crisham PC

Change Request: B3-2 Community Shopping District & RM-5 Multi Unit District to B3-2 Community Shopping District and B3-2 Community Shopping District and then to a Business Planned Development

Purpose: Planned Development to allow development of a commercial/ retail building. Please see Planned Development Statements and Exhibits for details.

NO. 17963-T1 (47th WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1443

Common Address: 2600 W Irving Park Road

Applicant: Waltenburg Holdings LLC

Owner: BS Realty LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-1 Limited Manufacturing/ Business Park District to C3-2 Commercial, Manufacturing and Employment District

Purpose: The existing tall one-story office and warehouse building will remain. The 11 on-site parking spaces will also remain. The reason for the zoning amendment is to allow the Applicant to locate and establish a day care facility within the existing building at the subject property. The day care facility will be the sole building tenant. All of the proposed conversion work will be contained within the existing one story building. There will be no expansion of the existing building