

**Deferred Agenda
Committee on Zoning,
Landmarks & Building Standards
May 22, 2017**

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CITY CLERK

2017 MAY 17 PM 2:15

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NO. A-8279 (1ST WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1020

Common Address: 2053-87 North Milwaukee, 2101-17 N Maplewood Ave; 2535-49 W Charleston

Applicant: Alderman Joe Moreno

Change Request: B3-1 Community Shopping District to RS1 Residential Single Unit (Detached House) District

NO. A-8275 (23RD WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT # O2017-300

Common Address: 3700-3728 W 63rd Street

Applicant: Alderman Michael Zalewski

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

NO. A-8286 (29TH WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1027

Common Address: 5601-09 W Madison Street; 2-14 South Central Ave

Applicant: Alderman Christopher Tallaferro

Change Request: C1-3 Neighborhood Commercial District to RS3 Residential Single-Unit (Detached House) District

NO. 19172-T1 (1ST WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT # O2017-2219

Common Address: 1811 N California Ave

Applicant: Igor Petrushchak

Owner: Sustainable LLC

Attorney: Dean Maragos

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

Purpose: There will be 4 residential dwelling units, 4 parking spaces, height of 38 feet 1 inch and minimum plot per dwelling unit of 1,180 sq.ft. with a garage and roof deck

NO. 18652 (2nd WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-643

Common Address: 1551 W. North Ave. a/k/a 1555 N. Ashland Ave., Chicago, IL

Applicant: 1551 INC.

Owner: 1551 INC.

Attorney: Law Office of Mark J. Kupiec & Assoc.

Change Request: B1-2 Neighborhood Shopping District to C1-5 Neighborhood Commercial Zoning District then to Planned Development

Purpose: To demolish the existing gas station and build a new 7-story hotel with 99 rooms; 39 parking spaces; approximately 62,842.95 sq ft of commercial space; height: 83'-3".

NO. 19152-T1 (2nd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2172

Common Address: 1634 N Milwaukee Ave

Applicant: 1634 N Milwaukee Condominium Association

Owner: 1634 N Milwaukee Condominium Association

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 is seeking a zoning change in order to bring the existing three-story (non-conforming) mixed-use building into compliance under the current Zoning Ordinance. The existing three-story (with basement and one-story rear addition) building, contains approximately 2,400 square feet of commercial/retail space - at grade level, and two (2) dwelling units - above (one on each the 2nd and 3rd Floors). The existing building is masonry in Construction, with a one-story frame rear-addition, and measures approximately 39 feet-0 inches in height. No physical expansion of the existing building is intended. Moreover, no off-street parking is required or proposed.

NO. 19177-T1 (2nd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2226

Common Address: 2214 N Clybourn Ave

Applicant: Near Loop Lofts LLC

Owner: Near Loop Lofts LLC

Attorney: Gary Wigoda

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

Purpose: To allow use as a non-required accessory parking lot for the property located at 2212 N Clybourn

NO. 19072-T1 (3rd WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8650

Common Address: 2556 S Federal Street

Applicant: Anexis Development LLC

Owner: Please see application for list of owners

Attorney: Joseph Gattuso

Change Request: M1-3 Limited Manufacturing/Business Park District to C2-3 Motor Vehicle Related Commercial District

Purpose: 24 Dwelling units, approximately 12,000 sq.ft. of retail office space and 28 accessory off street parking spaces. The existing building height of 83 feet will not change

NO. 19073 (11th WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8651

Common Address: 1501-17 W Fuller St; 2800-12 S Lock St; 2900-44 S Hillock St; 2901-47 S Hillock St.

Applicant: Riverbend Real Estate Investments, LLC

Owner: Riverbend Real Estate Investments, LLC

Attorney: Scott Borstein

Change Request: Residential Business Planned Development No. 1215 to Residential Business Planned Development No 1215, as amended

Purpose: 17 single family homes, 17 townhomes and 28 apartment units. Total parking spaces will be 96 and the max building height will not exceed 50 feet

NO. 19135-T1 (11th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1920

Common Address: 500 West 32nd Street

Applicant: Catherine Ricobene

Owner: Catherine Ricobene

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The property will be used as 6 residential dwelling units with approximately 1,900 square feet of ground floor commercial space. The property will continue to provide 3 parking spaces, no increase to the existing height of the building is proposed. The ground floor commercial space will be used as a restaurant

NO. 19136 (27th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1921

Common Address: 1229-33 W Lake St

Applicant: Montauk Chicago Realities, Inc

Owner: Montauk Chicago Realities, Inc

Attorney: Michael Ezgur

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

Purpose: The applicant proposes to redevelop and reuse the existing two story commercial building for approx. 4,100 square feet of ground floor retail space and 4,100 sq.ft. of second floor office space, no automobile parking spaces, no loading berth, and a building height to remain at 39 feet 11 inches

NO. 19176-T1 (28th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2224

Common Address: 1201-1235 W Harrison; 600-610 S Racine Ave

Applicant: National Republic Investors LLC

Owner: National Republic Investors LLC

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning map amendment in order to permit the location and establishment of administrative offices at the subject property. The proposed office use will occupy the existing three-story office building. The footprint of the existing building will remain without change. The existing 48 foot building height will remain without change. Fifty-six (56) onsite surface parking spaces will also remain. One (1) Loading Berth will be provided

NO. 19165 (43rd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2209

Common Address: 2316-2318 N Clark St

Applicant: Pheidias Inc. Deli Boutique Wine and Spirits

Owner: 2316-18 N Clark LLC

Attorney: Mark Burkland

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

Purpose: to authorize liquor sales as a principal use at 2318 N Clark St.

NO. 18698 (45th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1623

Common Address: 4849 N Lipps; 4849 N Milwaukee Ave
Applicant: Jefferson Place LLC
Owner: Parkway Bank & Trust
Attorney: Ryan Sullivan
Change Request: B3-3 Community Shopping District and M1-1 Limited Manufacturing/ Business Park District to B3-5 Community Shopping District and then to a Planned Development
Purpose: New 13 story mixed use building with 103 residential units, 250 parking spaces, and 9,650 sq.ft. of ground floor retail (all on Subarea A). The current office/ retail/ parking structure on Subarea B will remain as existing

NO. 19125-T1 (47th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-901

Common Address: 2335 W Montrose
Applicant: Barrett Homes LLC
Owner: Barrett Homes LLC
Attorney: Law Office of Samuel VP Banks
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: The applicant is proposing to develop the subject property with a new three-story residential building. The proposed building will contain four (4) dwelling units. The proposed residential building will be masonry construction. The proposed building will be 46 feet 10 inches in height. Four (4) onsite parking spaces will be located at the rear of the subject lot.

NO. 19130 (49th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT #O2017-906

Common Address: 6400-6446 N Sheridan Road; 1200-1222 W Devon Ave, and 6401-6409 N Magnolia Ave
Applicant: Three Corners Development
Owner: Chicago Housing Authority
Attorney: Andrew Scott
Change Request: B3-5 Community Shopping District to a Residential Business Planned Development
Purpose: The applicant proposes to develop a new, approximately 80-foot building with 111 dwelling units, about 30,000 square feet of ground floor retail space and at least 125 off-street parking spaces. No changes are proposed to the existing 450-unit high rise building other than a new, about 5,000 square foot community center.