

Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
January 20, 2015

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.18176 (1st WARD) ORDINANCE REFERRED (10-8-14)
DOCUMENT #02014-8015

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

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NO.18210 (1ST WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8796

Common Address: 1422-26 N Milwaukee Ave

Applicant: Milwaukee 1422, LLC (See Application for list of LLC Members)

Owner: Milwaukee Avenue Building Corporation

Attorney: Michael Ezgur

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

Purpose: The property will undergo an interior remodeling, to include approximately 5,203 square feet of first floor commercial space, a conversion to a total of twenty residential dwelling units, no parking spaces and no loading berth

NO.18212 (16TH WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8798

Common Address: 5401 S Western Ave

Applicant: Education Capitol Solutions, LLC (See Application for list of LLC Members)

Owner: Education Capitol Solutions, LLC (See Application for list of LLC Members)

Attorney: Rolando Acosta

Change Request: M2-2 Light Industry District and RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-1 Neighborhood Commercial District and C1-1 Neighborhood Commercial District to an Industrial Planned Development

Purpose: Amend RBPD No. 987 (Sub Area B) to allow for the construction of a proposed 4-story 95,033 square foot building for the retail sale of automobiles. A total of 85 customer parking spaces (including 58 valet spaces) will be included

NO.18058 (24TH WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #02014-4189

Common Address: 4339-4347 W. 18th Place; 4314-4346 W. 19th Street

Applicant: Montclare Senior Residences SLF of Lawndale, LLC (See application for list of LLC members)

Owner: City of Chicago

Attorney: Steven Freidland, Applegate & Thorne – Thomsen

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

Purpose: Applicant intends to develop a 120 unit supportive living facility with 40 parking spaces. The building will have a building height of approximately 52 feet.

NO.18234-T1 (32nd WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9704

Common Address: 2339-59 North Seeley Ave
Applicant: 2339 Seeley LLC
Owner: 2339 Seeley LLC
Attorney: Law Office of Mark Kupiec & Associates
Change Request: M3-3 Heavy Industry District to B2-3 Neighborhood Mixed-Use District
Purpose: To divide the property into 3 zoning lots (each lot 75' x 126.75') and build a new five-story 18 DU residential building on each lot (total of 54 DU): 18 parking spaces for each building; no commercial space; height: 59'-6"

NO.18240-T1 (32nd WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9710

Common Address: 2335-2337 West Montana Street
Applicant: Indeco Holdings
Owner: Brent and Deborah Brown
Attorney: Daniel Lauer
Change Request: M1-2 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: This zoning change is intended to divide a 48 feet by 100 feet zoning lot into two 24 feet by 100 feet Lots. The Applicant will construct two (2) single-family homes each with a separate two-car garage The footprint of each new home will be 19 feet by 57 feet The height of each home will be 27 feet 2 inches, as defined by City Code.

NO.18238 (32nd WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9708

Common Address: 1704 North Damen Ave
Applicant: 1704 N Dame LLC
Owner: 1704 N Dame LLC
Attorney: Andrew Scott
Change Request: B3-3 Community Shopping District to B3-2 Community Shopping District
Purpose: The applicant proposes to use a three-story 5,280 square foot building for retail uses. The building will have no parking spaces and will be will be approximately 39'10" in height

NO.18250 (44TH WARD) ORDINANCE REFERRED (11-12-14)
DOCUMENT #02014-9721

Common Address: 3748 N Greenview

Applicant: Greenview Custom LLC (See Application for list of LLC Members)

Owner: Greenview Custom LLC (See Application for list of LLC Members)

Attorney: John J George

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: Applicant proposes construction of a 2-story single family home.