

DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
MAY 9, 2018

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NO. 19551-T1 (2nd WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1325

Common Address: 932-946 W North Ave; 1601-07 N Sheffield Ave

Applicant: 938 W North Ave LLC

Owner: 938 W North Ave LLC

Attorney: Amy Degnan, Daley & Georges

Change Request: M1-2 Limited Manufacturing District to C2-2 Motor Vehicle Related District

Purpose: An existing retail building of approximately 35,428 sq.ft. will remain. There are approximately 41 underground parking spaces. No dwelling units

NO. 19526 (8TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-863

Common Address: 9329-9429 S Stoney Island

Applicant: Montclare Calumet Heights, LLC

Owner: Ch Land Acquisition LLC, PCS Land Acquisition LLC

Attorney: Steve Friedland, Applegate & Thorne-Thomsen

Change Request: RS2 Single-Unit (Detached House) District, B3-2 Community Shopping District and C1-2 Neighborhood Commercial District to B3-3 Community Shopping District and B3-3 Community Shopping District to a Planned Development

Purpose: The property will be developed with 3 sub areas. One subarea will be developed with a 134 unit elderly housing facility with 94 parking spaces. The height of the residential building will not exceed 71 feet. The other 2 subareas will be developed with commercial uses including but not limited to restaurant uses

NO. 19530 (9TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-881

Common Address: 720 E 111th St

Applicant: Chicago Neighborhood Initiatives, Inc.

Owner: Please see application for list of owners

Attorney: Paul Shadle/ Liz Butler, DLA Piper

Change Request: Business Residential Institutional Planned Development No. 1167, as amended to Business Residential Institutional Planned Development No. 1167, as amended

Purpose: The Applicant seeks an amendment to the PD to allow the reconfiguration of Sub Areas A and G to establish new Sub Area 1 in order to develop Sub Area 1 with a commercial greenhouse facility containing a total of approximately 145,295 square feet of floor area and 70 parking spaces. The proposed amendment would also allow the consolidation of Sub Areas D, E, F, and a portion of Sub Area H to create new Sub Area J. Sub Area J is proposed to be developed with commercial, industrial, warehouse and distribution uses

NO. 19504 (25TH WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-644

Common Address: 1631 S Carpenter St

Applicant: TM-1, Inc.

Owner: TM-1, Inc.

Attorney: Law Offices of Samuel VP Banks

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

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story residential building, at the subject site. The existing two-story building will be razed. The proposed new building will contain a total of three (3) dwelling units, with parking for three (3) vehicles, located in a new carport at the rear of the lot, the ingress and egress for which will be located off of the Public Alley. The proposed new building will be masonry in construction and measure approximately 36 feet-11 inches in height.

NO. 19358 (26TH WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6189

Common Address: 1617 N Spaulding

Applicant: Arthur Kiwacz

Owner: Arthur Kiwacz

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi Unit District

Purpose: The Property will be used for 6 residential dwelling units with 6 parking the property will be use spaces, no commercial space

NO. 19235 (27th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3834

Common Address: 166 N Aberdeen; 167 N Aberdeen

Applicant: Aberdeen Acquisitions II, LLC

Owner: Lake Acquisitions LLC

Attorney: Law Office of Samuel VP Banks

Change Request: C1-2 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District and DX-5 Downtown Mixed-Use District and Residential Business Planned Development No. 1283 to Residential Business Planned Development 1283, as amended

Purpose: The Applicant is proposing to amend Residential Business Planned Development No. 1283 in order to permit an eighteen-story mixed-use building at 166 N. Aberdeen. The proposed building will be 198 ft. in height. 3,900 square feet of retail space will be located at grade. 235 residential units will be located above. Exterior building materials will include brick/masonry at the building base, and glass and steel elements for the building above. The proposed building plan calls for 80 onsite parking spaces. The mixed-use building at 167 N. Aberdeen will remain without change

NO. 19464 (27th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #O2017-8890

Common Address: 1340-1358 W Chestnut; 901-927 N Noble St

Applicant: St. Boniface LLC

Owner: St. Boniface LLC

Attorney: Bernard Citron/ Thompson Coburn LLP

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

Purpose: The Applicant proposes to rezone the property to redevelop an existing 121.0 foot church building into a residential building with 17 dwelling units and 17 parking spaces; to establish a 51 foot, 24 unit residential building with 27 parking spaces, and to establish a 26.0 foot, 4 unit residential building with 4 parking spaces.

NO. 19564 (27th WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1873

Common Address: 948-954 W Fulton St

Applicant: MF Partners JV LLC

Owner: MF Partners JV LLC

Attorney: Law Offices of Samuel VP Banks

Change Request: C3-2 Commercial, Manufacturing and Employment District to DX-3 Downtown Mixed-Use District

Purpose: The Applicant is seeking a zoning change to permit the interior expansion of the existing grade level restaurant/tavern (9,900 square feet, including rooftop penthouse and deck/patio), within the existing two-story building, which will operate in conjunction with the existing rooftop penthouse and deck/patio. The existing two-story building (18,662 square feet), with rooftop penthouse (1,500 square feet) and deck (5,000 square feet), will remain - as is, physically. There is presently, and will remain, no onsite vehicular parking for the building. The existing building is masonry in construction and measures 24 feet-10 inches in height

NO. 19471-T1 (28th WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-8980

Common Address: 1227 W Jackson

Applicant: Mariusz Florek

Owner: Mariusz Florek

Attorney: Gordon & Pirkarski

Change Request: M1-3 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: the property will be improved with a building containing 10 residential dwelling units. The building will provide 8 parking spaces, no commercial space and each a height of 50 feet as defined by the ordinance

NO. 19451 (30th WARD) ORDINANCE REFERRED (11-15-17)
DOCUMENT #02017-8293

Common Address: 4350 W Belmont Ave

Applicant: Lydican Properties Inc

Owner: Lydican Properties Inc

Attorney: Law Offices of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to B2-2
Neighborhood Mixed Use District

Purpose: The Applicant is seeking a zoning change in order to bring the existing two-story (with basement), multi-unit, residential building into compliance, under the current Zoning Ordinance. The existing building is presently vacant and unoccupied. Based on the Applicant's best knowledge, the existing building formerly contained at least three (3) dwelling units. The zoning change will also allow for the rehabilitation of the existing building, which renovation plan calls for the erection of a one-story vertical addition and the establishment of a total of four (4) dwelling units, within the newly improved building. The existing detached garage, will remain unchanged, and provide off-street parking for two (2) vehicles. The proposed new addition will be masonry in construction, to match the remainder of the existing building. Once completed, the existing building - with one-story vertical addition, will measure 45 feet-0 inches or less in height.

NO. 19507 (33rd WARD) ORDINANCE REFERRED (1-17-18)
DOCUMENT #02018-387

Common Address: 2801-63 W Addison; 3400-3558 N California;
2800-2964 W Roscoe; 3421-25 N Elston; 3419-25 N Whipple

Applicant: Commonwealth Edison Company

Owner: Commonwealth Edison Company

Attorney: John George/ Chris Leach

Change Request: M1-1 Limited Manufacturing/ Business Park District and M2-2
Light Industry District to M2-2 Light Industry District and M2-2
Light Industry District to a Business Planned Development

Purpose: To redevelop the property with a 3-story 68 foot tall office building containing 120,000 sf, a 44 foot tall warehouse containing 150,000 sf, ComEd vehicle parking structure, employee parking structure, storage, interim surface parking, freestanding (towers) wireless communications facilities and future utility infrastructure.

NO. 19485-T1 (35TH WARD) ORDINANCE REFERRED (12-13-17)
DOCUMENT #02017-9006

Common Address: 3701 W Diversey Ave

Applicant: 3701 W Diversey LLC

Owner: Emman Randazzo

Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd

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

Purpose: the property will contain a 3 story mixed use building with an artist live/work unit on the ground floor and 3 residential units above. 4 parking spaces will be provided. The building will be 37 feet 7 inches tall

NO. 19560 (39TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1865

Common Address: 4025 W Peterson Ave; 4001-45 W Thorndale Ave

Applicant: The Peoples Gas Light and Coke Company

Owner: Matthew Warren

Attorney: Chico and Nunes P.C c/o Marcus Nunes

Change Request: M2-1 Light Industry District to M3-1 Heavy Industry District and then to a Planned Development

Purpose: Applicant plans to build a new two story field service center. The new service center will be approx. 82,433 sq.ft. and 33.5 feet high. There will be on-site parking for approx. 448 autos, including 9 accessible spaces. 325 company vehicles, including 40 crew truck spaces

NO. 19557 (42ND WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1906

Common Address: 171 N Wabash Ave

Applicant: CCA MDA II LLC

Owner: Consolidated Equities III LLC

Attorney: John George/ Chris Leach, Akerman LLP

Change Request: Residential Business Planned Development No. 1116 to Residential Business Planned Development No. 1116, as amended

Purpose: To develop Sub Area B with a mixed use 7 story building of 99 feet in height containing 81 residential units on the upper floors and commercial retail space on the ground floor

NO. 19546-T1 (44TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1003

Common Address: 1101-1115 W Addison St

Applicant: West Addison Development

Owner: West Addison Development

Attorney: Paul Shadle/ Liz Butler, DLA Piper

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

Purpose: To allow for the construction of a four story commercial building containing approx. 56,405 sq.ft. of floor area

NO. 19563 (46TH WARD) ORDINANCE REFERRED (2-28-18)
DOCUMENT #02018-1871

Common Address: 3731-3777 N Broadway; 701-745 W Grace St;
3750-3768 N Pine Grove Ave

Applicant: Bernard Zell Anshe Emet Day School

Owner: Anshe Emet Synagogue of Chicago

Attorney: Rich Klawiter and Katie Jahnke Dale- DLA Piper LLP

Change Request: B3-2 Community Shopping District to RM5 Residential Multi Unit District and RM5 Residential Multi Unit District to an Institutional Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the RM-5 Residential Multi-Unit District and B3-2 Community Shopping District to a unified RM-5 Residential Multi-Unit District then to an Institutional Planned Development to permit the construction of a 4-story, 34,000 square foot addition to the existing school. The proposed development will not alter the current use, population, access or parking of the existing use on the site.