

**DEFERRED AGENDA
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
JUNE 20, 2016**

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OFFICE OF THE
CITY CLERK

NO. A-8148 (13th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT # O2015-4705

Common Address: 5652-54 West 64th Place
Applicant: Alderman Marty Quinn
Change Request: RS3 Residential Single-Unit (Detached House) District to RS2 Residential Single-Unit (Detached House)

NO.18484 (1st WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6375

Common Address: 2328-2348 N California Ave
Applicant: Savoy RE Development LLC
Owner: See application for list of owners
Attorney: Katriina McGuire
Change Request: C1-1 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District and Residential Business Planned Development No. 1276 to Residential Business Planned Development 1276, as amended
Purpose: The development will include 134 residential dwelling units and approximately 9,000 square feet of commercial space. The development will have 44 parking spaces and 134 bicycle spaces The building will be 69'-6" tall.

NO. 18726 (1st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2599

Common Address: 2418 W Medill Avenue
Applicant: Shimon Mery
Owner: Shimon Mery
Attorney: Gordon & Pikarski
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: The property will be used for residential dwelling units. 1 onsite parking space will be provided for the project. No commercial space is proposed by the project. The building will maintain its existing height of 23 feet 11 inches.

NO.18515-T1 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6405

Common Address: 1728-48 N Clybourn Ave

Applicant: The Richden Company

Owner: Bruce Duncan Revocable Trust and Chicago Title Land Trust Co.

Attorney: Law Office of Mark Kupiec & Associates

Change Request: B1-2 Neighborhood Shopping District to B2-5 Neighborhood Shopping District

Purpose: To build a new 6-story, 68 dwelling unit residential building; 68 parking spaces: no commercial space; 6-story, height: 69'-0

NO. 18727 (2nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2602

Common Address: 1515 W Webster Ave

Applicant: 1511 W Webster LLC, a Delaware LLC

Owner: 1511 W Webster LLC, a Delaware LLC

Attorney: John J Lawlor

Change Request: Planned Manufacturing District No. 2 to a Waterway Planned Development

Purpose: The following uses are allowed/permitted in the area delineated herein as a Waterway Planned Development: offices, high technology offices, outdoor roof deck, accessory parking, accessory uses, and all other uses permitted in Planned Manufacturing District No. 2, Subdistrict A. A minimum of 197 parking spaces will serve the approximately 207,000 square feet of floor area with a maximum 79' building height.

NO.18528-T1 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6421

Common Address: 1444 West Augusta Blvd

Applicant: 1434 W Augusta LLC

Owner: Northwestern University Settlement Association

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-6 Residential Multi Unit District

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into an all residential building at the subject site. There will be no physical expansion of the existing four-story school building (50,304 sq. ft.). The Applicant intends to undertake a complete interior renovation of the existing building in order to accommodate for the establishment of twenty-three (23) new dwelling units within the building. Surface (outdoor) parking for ten (10) vehicles will also be located on-site, at the rear of the building. The existing building is and will remain masonry in construction and measure 56'-7" in height

NO. 18704 (2nd WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1629

Common Address: 100-10 W Huron St; 710 N Clark
Applicant: AP 100 W Huron Property LLC
Owner: 710 N Clark St. LLC/ AP 100 W Huron Property LLC
Attorney: Rolando Acosta
Change Request: DX-7 Downtown Mixed Use District to a Business Planned Development
Purpose: Seventeen-story (180.1 ft) building containing a maximum of 200 hotel rooms, ground floor retail space of approximately 5,150 sq.ft., no parking and one loading berth and an approximately 2,000 sq.ft. existing restaurant

NO.18606 (9th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8496

Common Address: 720 E 111th Street
Applicant: North Pullman 111th Inc
Owner: North Pullman 111th Inc
Attorney: DLA Piper
Change Request: Residential Business Planned Development No. 1167 as amended to Residential Business Planned Development No. 1167 as amended
Purpose: The Applicant seeks this amendment to allow development of Sub Area B with multiple commercial buildings consisting of a total of approximately 112,000 square feet, and including a total of approximately 594 parking spaces. Development of Sub Area B is anticipated to take place in multiple phases, the first of which would consist of an approximately 10,000 square foot multi-tenant retail/restaurant building and approximately 92 surface parking spaces

NO.18597 (11th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8482

Common Address: 2913-15 South Loomis Street
Applicant: K C Lau
Owner: K C Lau
Attorney: Gordon & Pikarski
Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District
Purpose: A total of four dwelling units and five parking spaces will result from the amendment. No commercial space is proposed. The existing Buildings will maintain-their -existing-heights

NO. 18715-T1 (24th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1640

Common Address: 4352 W Flournoy St

Applicant: Manal Masa

Owner: Manal Masa

Attorney: Gordon & Pikarski

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-2 Community Shopping District

Purpose: The property will be improved with a one story, 2,400 sq.ft. commercial strip mall. No dwelling units are proposed. The proposed building will be 16 feet 2 inches in height. The project will provide seven on-site parking spaces

NO. 18660 T1 (26th WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-651

Common Address: 2041-59 W. Race Ave./511-19 N.Hoyne Ave.

Applicant: Guardian Properties, LLC

Owner: Edward Simon

Attorney: Rolando Acosta

Change Request: RS-3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed-Use District

Purpose: Eight single family homes, three stories (40.5 ft) in height containing approximately 3,300 sq ft and an attached two car garage in the rear.

NO.18517 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6407

Common Address: 768 N Aberdeen

Applicant: John Kelly

Owner: Chicago Title Land Trust Co.

Attorney: Gordon & Pikarski

Change Request: M1-3 Limited Manufacturing/Business Park District, RT4 Residential Two-Flat, Townhouse and Multi-Unit District, C2-3 Motor Vehicle Related Commercial District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: The property will be improved with a mixed use building . The building will contain 190 residential dwelling unit s and 95 parking spaces. The project will provide 5,201 square feet t of retail space on the ground floor and reach a maximum height of 167 feet .

NO.18524-T1 (27th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6417

Common Address: 739 North Ada Street

Applicant: Svigos Asset Management Inc.

Owner: The City of Chicago Board of Education

Attorney: Law Office of Samuel VP Banks

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

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into an all residential building and to permit the erection of a new four-story all residential building, for a total of two residential buildings, at the subject site. There will be no physical expansion of the existing four-story school building (53,725 sq. ft.). The Applicant intends to undertake a complete interior renovation of the existing building in order to accommodate for the establishment of thirty (30) new dwelling units and sixteen (16) interior parking spaces within the building. The existing (school) building is and will remain masonry in construction and measure 61'-2" in height. As part of the plan, the Applicant also seeks to erect a new four-story residential building (30,127 sq. ft.) at the north end of the site. The proposed new building will contain twenty-seven (27) dwelling units and interior parking for seventeen (17) vehicles, with surface parking for an additional ten (10) vehicles located at the north end of the new building. The proposed new building will be masonry in construction to match the existing (school) building and will measure 47'-0" in height

NO. 18708 (27th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1633

Common Address: 1520-1532 N Wells St.; 1513-1523 N Wieland Ave

Applicant: Wellstell LLC

Owner: See application for List of Owners

Attorney: Katriina McGuire

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

Purpose: The project consists of three development sites. Sub Area A (1520-30 N. Wells Street), will be developed with a 154 foot tall 190 key hotel and commercial building with 45 parking spaces. Sub Area B (1513-1523 N. Weiland Street) will be developed with 4 single family homes, not to exceed 47 feet in height with 2 parking spaces for each home Sub Area C (1532 N. Wells) is an existing 2-story retail structure with one dwelling unit that will remain

NO. 18690-T1 (30th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1615

Common Address: 5525 W Diversey

Applicant: 5525 West Diversey Housing Development LLC

Owner: Long Grove Development Corp

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District and RS3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking to redevelop the subject property with a new three-story residential building containing 98 dwelling units and 45 onsite parking spaces. 19 of the proposed residential units will qualify as efficiency units. The proposed building will be masonry construction and measure 38'-1 1" in height. One loading berth will be provided onsite.

NO. 18751-T1 (32nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2665

Common Address: 2611 N Western Ave; 2646 N Jones

Applicant: Red Cedar Partners LLC

Owner: Komar/ Goldstien Family Limited Partnership

Attorney: Law Office of Samuel VP Banks

Change Request: C1-3 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: The applicant is proposing to develop the site with a new 16,371 sq.ft. two story day care facility with a roof top playground area. The proposed site plan locates four on-site parking spaces, including one handicapped parking space, and five onsite drop off spaces

NO. 18677 (35th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1602

Common Address: 3416 W Parker Ave

Applicant: Ricardo Morales

Owner: Ricardo Morales

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To establish an additional dwelling unit within the existing building (basement), for a total of 3 dwelling units in the building; 2 existing parking spaces; no commercial space; 3 story existing height/ no change proposed

NO.18527-T1 (40th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6420

Common Address: 5200 N Ashland

Applicant: Svigos Asset Management Inc.

Owner: Svigos Asset Management Inc.

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to B3-3 Community Shopping District

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to permit the conversion of the existing four-story (school) building into a mixed-use building, with a community theatre at grade level and residential (dwelling) units above. There will be no physical expansion of the existing four story school building (101,456 sq. ft.). The Applicant intends to undertake a complete interior renovation of the existing building, which will include the rehabilitation of the existing theatre - located on the first floor of the building, as well as the establishment of forty-nine (49) new dwelling units above (2nd -4th floors). The plan also calls for the location and establishment of 109 parking spaces, onsite - 69 of the parking spaces will be designated for the theatre, while the other 40 parking spaces will be reserved for residents of the building. The existing building is and will remain masonry in construction and measures 60'-0" in height

NO. 18706 (46th WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1631

Common Address: 3901 N Broadway

Applicant: Vermillion Acquisitions LLC

Owner: FOG BS LLC

Attorney: Edward Kus

Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: Mixed Use building will contain 100 dwelling units with ground floor retail; there will be 65 on-site parking spaces; ground floor will contain approximately 1,500 square feet of retail; height of building will be 105' to the top of the tallest roof structure