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Meeting Of The Committee on Zoning Landmark & Building Standards

TUESDAY, MAY 9, 2017 AT 10:00 AM
COUNCIL CHAMBERS, 2nd Floor, City Hall

Please Note:

Items on this Agenda are subject to change. If you have any questions regarding this Agenda, please contact the Committee on Zoning, Landmarks & Building Standards at 312-744-6845

- I. Roll Call
- II. Deferred Items
- III. New Business
- IV. Adjournment

Items on this Agenda
Appear in Numerical Order
According to Ward

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-8280 (2ND WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1021

Common Address: 1076-82 N Milwaukee Ave

Applicant: Alderman Brian Hopkins

Change Request: RS3 Residential Single-Unit (Detached House) District to a T Transportation District

NO. A-8282 (13TH WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1023

Common Address: 6333-59 W 55th Street

Applicant: Alderman Marty Quinn

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

NO. A-8283 (13TH WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1024

Common Address: 5535-37 S Narragansett Ave

Applicant: Alderman Marty Quinn

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

NO. A-8284 (13TH WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1025

Common Address: 5045-59 W 63rd Street

Applicant: Alderman Marty Quinn

Change Request: B1-1 Neighborhood Shopping District to RS2 Residential Single-Unit (Detached House)

NO. A-8285 (27th WARD) ORDINANCE REFERRED (2-22-17)
DOCUMENT # O2017-1026

Common Address: 2549-51 W Maypole Ave
Applicant: Alderman Walter Burnett
Change Request: M1-1 Limited Manufacturing/ Business Park District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

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

NO. 19143-T1 (1st WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1928

Common Address: 2124 N Bingham Street
Applicant: Bingham Trust
Owner: Bingham Trust
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RM4.5 Residential Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: To change Type 1 plans and to build a new three story, three dwelling unit residential building; 2 car garage; no commercial space; height 32'6"

NO. 19154 (1st WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2174

Common Address: 1914 W Crystal Street
Applicant: 1914 W Crystal LLC
Owner: 1914 W Crystal LLC
Attorney: Law Office of Samuel VP Banks
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM-5 Multi Unit District
Purpose: The Applicant is seeking a zoning change in order to permit the rehabilitation of the existing (non-conforming) three-story (with basement), six-unit Residential building. Part of the rehabilitation plan calls for the location and establishment of two (2) additional dwelling units in the basement - for a total of eight (8) dwelling units, within the existing building. All of the proposed rehabilitation work will be wholly within the interior of the existing building. No physical expansion of the existing three-story building is intended or required. The existing building is masonry in construction and measures approximately 38 feet-0 inches in height. No off-street parking is required or proposed.

NO. 19164-T1 (1st WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2197

Common Address: 2020-2022 W Division St

Applicant: Timothy Glascott

Owner: Timothy Glascott

Attorney: Andrew Scott

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

Purpose: The applicant proposes to redevelop the second and third floors of the existing building which will increase the unit count from six to eight dwelling units. There are no parking spaces on site. No changes are proposed to the first floor commercial space (i.e., approximately 3,499.20 square feet). The height of the building shall remain unchanged at approximately 32 feet. The property is on a "pedestrian street" and is within 2,640 feet of a CTA rail station entrance. As a result no additional parking spaces are proposed.

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. 19151-T1 (2nd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2170

Common Address: 1900 W North Ave

Applicant: Wolcott North LLC

Owner: Wolcott North LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District

Purpose: The Applicant is proposing to convert the existing mixed-use building from one (1) retail unit and two (2) dwelling units above, to one (1) retail unit and four (4) dwelling units above. The footprint of the existing building will remain without change. The existing building height of 40 feet 2 inches will remain without change. The subject property is a transit served location and therefore no onsite parking will be provided pursuant to the Transit Oriented Development Ordinance. The subject property is located within 750 feet of the Damen Blue Line Station.

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. 19153-T1 (2nd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2173

Common Address: 1644 N Damen Ave

Applicant: Don Deal LLC

Owner: Don Deal LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new two-story commercial/retail building, at the subject property. The existing two-and-half-story (non-conforming) mixed-use building will be razed. The new proposed building will contain approximately 4,000 square feet of commercial/retail space between the 1st and 2nd Floors (2,000 square feet per floor). The new proposed building will be masonry and glass in construction and measure 30 feet-0 inches in height. No off-street parking is required or proposed for the new building.

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. 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.**

19161-T1 (11th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2192

Common Address: 600 W 26th Street
Applicant: Joanna Wawro and Suzanne Wolcott
Owner: LGroup LLC Series A
Attorney: Thomas Moore
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-2 Neighborhood Shopping District
Purpose: the applicant seeks to open a restaurant in an existing 1 story building with a height of 11 feet, and 2 parking spaces

19170-T1 (15th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2214

Common Address: 4508-18 S McDowell Ave
Applicant: Jose Olivos
Owner: Jose Olivos
Attorney: Gordon & Pikarski
Change Request: M1-2 Limited Manufacturing/ Business Park District to C2-2 Motor Vehicle related Commercial District
Purpose: the applicant will maintain the existing tavern and parking. Applicant will improve the tavern with an outdoor patio at grade level and seek a public palce of amusement license

NO. 19138-T1 (25th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1923

Common Address: 1630-34 W Cermak Road
Applicant: LD Real Estate
Owner: LD Real Estate
Attorney: Thomas S Moore
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: 1630 West Cermak Road the existing 4 story 4 dwelling unit building 35'10 ½ " in height with 3 parking spaces to remain, no changes to allow the division of the lot and make 2 zoning lots, 1632-34 W Cermak Road to build a 3 story 3 dwelling unit building 38' in height and 3 parking spaces

NO. 19148 (25th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2162

Common Address: 933-943 W Washington; 11-25 N Morgan; 22-42 N Sangamon
Applicant: Haymarket Apartments Joint Venture LP
Owner: McDermott Center - d/b/a Haymarket Center
Attorney: DLA Piper
Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District and then to a Residential Business Planned Development
Purpose: The Applicant requests a rezoning of the subject property from the DX-3 Downtown Mixed-use District to the DX-5 Downtown Mixed Use-District, then to a Residential-Business Planned Development to allow the construction of two 15-story mixed-use residential and commercial buildings containing an overall FAR of 6.5. up to 358 dwelling units. 13,700 square feet of ground floor commercial space. 259 accessory spaces, and accessory and incidental uses

NO. 19163 (25th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2196

Common Address: 560 W Cullerton Street

Applicant: Stephen Stults

Owner: Stephen Stults

Attorney: Stephen Stults

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

Purpose: To allow the building to be used as a residence with no commercial space with no on-site parking; the building height will remain unchanged at 17.5 feet

NO. 19155 (26th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2175

Common Address: 3219 W McLean Ave

Applicant: Sonny and Aracely Montijo

Owner: Sonny and Aracely Montijo

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicants are seeking a zoning change in order to bring the existing non-conforming two-story (with basement), three (3) dwelling-unit, all residential building into compliance under the current Zoning Ordinance. No physical changes or alterations, to the existing building, are intended or required. The existing building measures approximately 35 feet-0 inches in height and is masonry in construction

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. 19141-T1 (27th WARD) ORDINANCE REFERRED (3-29-17)

DOCUMENT #O2017-1926

Common Address: 719-21 N Elizabeth Street

Applicant: Jimmy Lopez

Owner: Jimmy Lopez

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: To demolish the existing building and build a new 4 story, 5 dwelling unit residential building; 5 parking spaces; no commercial space; height: 43 ft 4 inches

NO. 19147 (27th WARD) ORDINANCE REFERRED (3-29-17)

DOCUMENT #O2017-2160

Common Address: 1326-1372 W Walton St; 933-945 N Noble St

Applicant: Marquette Land Advisors LLC

Owner: The Polish Roman Catholic Union of America

Attorney: DLA Piper

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

Purpose: the construction of a new 5 story residential building containing an overall FAR of 3.0 up to 160 dwelling units, 111 accessory parking spaces and accessory and incidental uses

NO. 19149 (27th WARD) ORDINANCE REFERRED (3-29-17)

DOCUMENT #O2017-2166

Common Address: 312-328 N Carpenter Street; 1033-1043 W Carroll Ave

Applicant: MC ASB 312 Carpenter LLC

Owner: MC ASB 312 Carpenter LLC

Attorney: DLA Piper

Change Request: M2-3 Light Industry District and C1-3 Neighborhood Commercial District to DX-3 Downtown Mixed Use District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the M2-3 Light Industry District to the DX-3 Downtown Mixed-Use District then to a Business Planned Development to permit the construction of a 7-story commercial building with a minimum of 30 parking spaces. The building will contain ground floor retail uses with office space above, together with accessory and incidental uses. The Applicant will seek a parking reduction for transit-served locations. The Property is under 1,320 feet from the Morgan Street CTA station entrance.

NO. 19150 (27th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2168

Common Address: 158-184 N Ada Street/ 1353-1367 W Lake St

Applicant: MP 158-174 Ada, LLC

Owner: 158 N Ada, LLC and 172 N Ada LLC

Attorney: DLA Piper

Change Request: C1-3 Neighborhood Commercial District to DX-5 Downtown Mixed-Use District then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the CI-3 Neighborhood Commercial District to the DX-5 Downtown Mixed-Use District then to a Residential-Business Planned Development to permit the construction of an approximately 10-story residential building containing approximately 263 dwelling units and approximately 101 parking spaces with ground floor commercial and retail uses, accessory parking and accessory and incidental uses.

NO. 19159-T1 (27th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2188

Common Address: 1156-60 W Ohio

Applicant: Keneth Bratko

Owner: See application for list of owners

Attorney: Thomas Moore

Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: Applicant seeks to rezone the vacant lot in order to build a 4 story, 8 residential dwelling unit building 50 feet in height with 8 parking spaces and no commercial space

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. 19139 (30th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1924

Common Address: 3201-3233 N Cicero Ave

Applicant: Chicago Tabernacle of the Assemblies of God

Owner: Chicago Tabernacle of the Assemblies of God

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District and C2-1 Motor Vehicle Related Commercial District to C1-5 Neighborhood Commercial District and then to an Institutional Planned Development

Purpose: The Applicant is seeking to establish an Institutional Business Residential Planned Development in order to permit a building addition to expand its sanctuary and prayer area, establish a community center, establish accessory medical service and limited retail uses at grade, and maintain twenty-two (22) residential dwelling units. The height of the proposed building addition will be 80 feet 6 inches above grade. Forty-three (43) off-street parking spaces will be provided onsite.

NO. 19142 (31st WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1927

Common Address: 4835 W Eddy St

Applicant: Leydis A Lejarde and Edwin Diaz

Owner: Leydis A Lejarde and Edwin Diaz

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 allow an additional dwelling unit within the existing residential building (basement) for a total of 3 dwelling units within the existing 2 car garage; no commercial space; existing two story with a basement, existing height – no change proposed (within max of 38 feet)

NO. 19167 (32nd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2211

Common Address: 3015-3017 N Southport Ave

Applicant: SB Six Corners LLC

Owner: SB Six Corners LLC

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

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning the property will consist of a five story residential building that will be 54' in height and contain 7 dwelling units 14 parking spaces will be provided

NO. 19168 (32nd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2212

Common Address: 1352-1356 W Wellington

Applicant: SB Six Corners LLC

Owner: SB Six Corners LLC

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

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: After rezoning, the building will have 4 stories and will be 46'6" in height. The first floor will contain 6,376 sq. ft. of commercial space; the second floor will contain 7,326 sq. ft. of retail space; the third and fourth floors will have a total of 7 dwelling units combined. 7 parking spaces will be provided.

NO. 19174-T1 (32nd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2221

Common Address: 2501-2503 N Talman

Applicant: Logan Talman LLC

Owner: Logan Talman LLC

Attorney: William JP Banks of Schain, Burney, Banks, Kenny & Schwartz

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The applicant is requesting a zoning amendment to divide the zoning lot into two zoning lots each 25 x 125.92. Existing residential building to remain at 2503 N Talman which contains 4 residential dwelling units and the rear building will be deconverted into a single family residence and to construct a single family home at the property located at 2501 North Talman Avenue.

NO. 19162 (33rd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2194

Common Address: 2950-2956 W Nelson St.

Applicant: Terance Lee

Owner: Terence Lee, Gregory Schrek, Debra Ann Schrek, and Roseann Skoniecke

Attorney: Dean Maragos

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The proposed use of the property lots 10,11 and 12 will be a conforming residential 3 story 6 unit building, 6 parking spaces, 41 feet in height

NO. 19175-T1 (33rd WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2222

Common Address: 4701-07 N Albany Ave; 3048-58 W Leland Ave

Applicant: 4701 N Albany LLC

Owner: 4701 N Albany LLC

Attorney: William D Nagel

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

Purpose: The property will remain residential and contain 22 units. The buildings current height is 35 feet and will be unchanged, s the 3 additional units are being added within the buildings existing structure. There will be no commercial space on the property

NO. 19144 (36th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1929

Common Address: 2817-27 N Natoma Ave

Applicant: Zitella Management LLC

Owner: City of Chicago

Attorney: Law Office of Mark Kupiec & Associates

Change Request: C1-1 Neighborhood Commercial District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: To demolish the existing building and build a new 3 story residential building with 18 dwelling units; 18 parking spaces; no commercial space; height: within a max of 38 feet

NO. 19145-T1 (37th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1930

Common Address: 5235 W Bloomingdale Ave

Applicant: Victor Jimenez

Owner: Victor Jimenez

Attorney: Thomas Moore

Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District

Purpose: 2 dwelling units in the existing basement of a 2 story 4 dwelling unit building 27 feet in height for a total of 6 dwelling units and 2 parking spaces

NO. 19156-T1 (39th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2177

Common Address: 6141 N Pulaski Road

Applicant: Peterson Park Health Care Realty, LLC

Owner: Peterson Park Health Care Realty, LLC

Attorney: Meltzer, Purtill & Stelle LLC

Change Request: RS3 Residential Single-Unit (Detached House) District to B1-1 Neighborhood Shopping District

Purpose: 52,580 sq.ft. two story nursing home with 32 existing exterior parking spaces at grade, and a building height of 19'2" as measured to the bottom of the roof joist

NO. 19140 (40th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1925

Common Address: 6048 N Fairfield Ave

Applicant: JVA IL LLC

Owner: JVA IL LLC

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

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

Purpose: after rezoning, the property will have four dwelling units and four parking spaces. The building will be 35'10 ½ " in height. There will be no alterations to the size of the existing three story building

NO. 19160-T1 (40th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2190

Common Address: 5078-82 N Lincoln Ave

Applicant: Kenmore Estates LLC

Owner: Kenmore Estates LLC

Attorney: Thomas Moore

Change Request: B3-1 Community Shopping District to B3-2 Community Shopping District

Purpose: Applicant seeks to construct a 4 story 8 dwelling unit building 46 feet 11 inches in height with 2 commercial ground floor units 2,670 sq.ft. and 9 parking spaces

NO. 19173 (41st WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2220

Common Address: 8535 W Higgins Road
Applicant: Glenstar O'Hare LLC
Owner: Host Hotels & Resorts, LP Chesapeake Hotel Limited Partnership
Attorney: John George
Change Request: Business Planned Development No. 44 to B3-2 Community Shopping District, then B3-2 Community Shopping District to Business Planned Development No. 44 as amended
Purpose: To develop Sub-Area B-1 with a 7-story 90 foot tall apartment building containing 300 dwelling units and 333 on site parking spaces and to develop Sub-Area B-2 as a future Phase II development with an office building and related uses with a maximum height of 190 feet and accessory parking. Sub-Area A will remain unchanged by this amendment,

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. 19171 (44th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2216

Common Address: 3515-49 N Clark St; 1001-29 W Addison St; 3546-58 N Sheffield Ave
Applicant: 1025 W Addison St Apartments Owner LLC
Owner: 1025 W Addison St Apartments Owner LLC
Attorney: John George
Change Request: Residential Business Planned Development No 1164 to Residential Business Planned Development No 1164, as amended
Purpose: A mixed use building consisting of 8 stories at its highest level of 93 feet contain 148 dwelling units 169,000 sq.ft. of commercial space and up to 493 on site parking spaces

NO. 19146 (46th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2156

Common Address: 943-957 W Wilson and 4545-4557 N Sheridan Road

Applicant: CRG Acquisition LLC

Owner: Coe Real Estate Properties

Attorney: DLA Piper

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

Purpose: The Applicant requests a rezoning of the subject property from the B3-2 Community Shopping District to the B3-5 Community Shopping District, then to a Residential-Business Planned Development to allow the construction of a new 12-story mixed-use residential and commercial building containing an overall FAR of 5.0, up to 150 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.

NO. 19137 (47th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-1922

Common Address: 4654-58 N Damen Ave

Applicant: Blaz Soldo

Owner: Blaz and Anda Soldo

Attorney: Rolando Acosta

Change Request: RS3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: Existing three-story building with 17 residential units on the ground and upper floors and commercial uses on the ground floor with no parking or loading to remain. Additional commercial uses to be established in the existing ground floor commercial space.

NO. 19158-T1 (47th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2185

Common Address: 2245 -49 W Lawrence Ave

Applicant: 2247 W Lawrence LLC

Owner: 2247 W Lawrence LLC

Attorney: Michael Ezgur

Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The subject property includes 7,345 square feet of land, and is currently a vacant commercial building. The Applicant proposes to construct a new four-story building consisting of 24 residential dwelling units, approximately 2,244 square feet of basement level commercial space, six automobile parking spaces, 20 bicycle parking spaces and no loading berth. The height of the building will be 48 feet 2 inches.

NO. 19157 (48th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2183

Common Address: 5438-58 N Sheridan Road

Applicant: Greystar GP II LLC

Owner: Please see application for list of owners

Attorney: Joe Gattuso

Change Request: Residential Planned Development No. 1056 to Residential Planned Development No. 1056, as amended

Purpose: a 16 story, 174 dwelling unit age restricted (55 and over) building with some ground floor, convenience type retail use on the subject property

NO. 19166 (48th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2210

Common Address: 6145-49 N Broadway

Applicant: City Pads LLC

Owner: 6147 Broadway Properties LLC

Attorney: Rolando Acosta

Change Request: B1-3 Neighborhood Shopping District to Residential Business Planned Development

Purpose: The Applicant proposes to construct a new six-story, mixed-use building, with a height of 78 feet 6 inches, consisting of approximately 4,100 square feet of ground floor commercial space, 105 residential dwelling units, 45 automobile parking spaces, 105 bicycle parking spaces and one loading berth.

NO. 19169-T1 (48th WARD) ORDINANCE REFERRED (3-29-17)
DOCUMENT #O2017-2213

Common Address: 5961-5697 N Ridge Ave

Applicant: 5961 Ridge Acquisition LLC

Owner: 5961 Ridge Acquisition LLC

Attorney: Amy Degnan

Change Request: RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to B1-2 Neighborhood Shopping District

Purpose: approximately 19,315 sq.ft. including 3,417 sq.ft. of commercial space. The building will be approximately 48' in height with 9 residential units and 9 parking spaces