

Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
March 17, 2015

NO.18268 (44th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-52

Common Address: 3535 N Ashland Ave

Applicant: Artis Senior Living of Wrigleyville LLC (See Application for list of LLC Members)

Owner: Artis Senior Living of Wrigleyville LLC (See Application for list of LLC Members)

Attorney: James Griffin, Schain Banks

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

Purpose: To allow for the construction of a senior assisted living facility with 140 assisted living units and 34 parking spaces

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NO.18261-T1 (30th WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-44

Common Address: 6214 W Diversey Ave

Applicant: Mario Roman

Owner: Mario Roman

Attorney: Law Office of Samuel VP Banks

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-2 Neighborhood Commercial District

Purpose: The applicant seeks a zoning change to permit the establishment of a hair salon in the vacant storefront of an existing 2 story building. There are 3 existing dwelling units that will remain and the storefront contains approximately 802 square feet of commercial space. There is 1 on-site parking space that will remain and the height of the existing building will remain unchanged at approximately 28'-0".

NO.18139-T1 (27TH WARD) ORDINANCE REFERRED (9-10-14)
DOCUMENT #02014-6780

Common Address: 1107 West Fulton Market

Applicant: 1107 West Fulton Market LLC (Aiman Humaideh)

Owner: 1107 West Fulton Market LLC (Aiman Humaideh)

Attorney: Law Office of Samuel VP Banks

Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District

Purpose: The Applicant is seeking to amend the zoning at the subject property in order to undertake a complete interior and exterior rehabilitation of the existing four-story building, including a reconfiguration of the building's existing floor/ceiling structures and the erection of a vertical addition (penthouse). The existing four-story building (with vertical addition) will be converted into a building consisting of three (3) floors, each with loft ceilings. The newly configured 1st floor will contain retail/commercial space (2,970 sq. ft.). The newly configured 2nd floor and 3rd floor (with penthouse) will contain a single dwelling unit, each. Parking for the proposed building will be located offsite. The newly renovated and reconfigured building will measure 64' in height.

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

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: four two-story buildings (45.10 feet in height - existing) with a total of approximately 104,129,08 sq. ft. for use as a school for up to 780 students and related facilities. 119 parking spaces and no loading berth.

NO.18065-T1 (2ND WARD) ORDINANCE REFERRED (5-28-14)
DOCUMENT #02014-4196

Common Address: 1531 West Haddon Avenue, Chicago

Applicant: Tatiana Boitchouk

Owner: Tatiana Boitchouk

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

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

Purpose: The existing building will be demolished and a new four story, 4 dwelling unit residential building will be built; no commercial; 4 parking spaces; height: 45'

NO. 17970 (2nd WARD) ORDINANCE REFERRED (3-5-14)
DOCUMENT # O2014-1450

Common Address: 1546-50 North Clark; 101-15 W North Ave & 1555-65 N LaSalle St.; 121-29 W North Ave

Applicant: 1546 N Clark LLC (See application for list of LLC members)

Owner: (See application for list of owners)

Attorney: Katriina McGuire/ Schain, Burney, Banks & Kenny

Change Request: B1-5 Neighborhood Shopping District and B3-5 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

Purpose: Residential and retail building with 122 dwelling units, 52 parking spaces, and retail uses. The building will be 125 feet tall

NO.18118 (2nd WARD) ORDINANCE REFERRED (7-30-14)
DOCUMENT #O2014-5805

Common Address: 1543 West Augusta Boulevard

Applicant: SBSS Property, Inc. (Jadwiga Krypla)

Owner: SBSS Property, Inc. (Jadwiga Krypla)

Attorney: Law Office of Samuel VP Banks

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

Purpose: The applicant is seeking to amend the zoning at the subject property in order to redevelop the site with a new three – story (with basement), three-unit, all residential building, with a detached (three car) garage. The Proposed building will be masonry in construction and measure 37'-0'' in height.

NO.18265-T1 (2nd WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-49

Common Address: 2559 N Southport Ave

Applicant: Thomas Gibbons

Owner: Thomas Gibbons

Attorney: Thomas Moore

Change Request: C1-1 Neighborhood Commercial District to C1-3 Neighborhood Commercial District

Purpose: Applicant proposes to construct a new 4 story brick and stone building with one commercial space on the first floor and one residential dwelling unit on each of the upper 3 floors with a 5 car attached garage. The height of the building will be 47' - 5 ½' with a roof deck.

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.18276(1st WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-60

Common Address: 618-622 North Ashland Ave

Applicant: Ashland Condos Inc. (See Application for list of LLC Members)

Owner: (See Application for list of Owners)

Attorney: Law Office of Mark Kupiec & Associates

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

Purpose: To convert the existing commercial unit on the ground floor into an additional dwelling unit, for a total of 4 dwelling units within the existing building: 4 parking spaces: no commercial space: existing 4 story.— existing height: 49'-10". no change proposed