

Deferred Agenda  
Committee on Zoning, Landmarks & Building Standards  
May 22, 2014

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NO. A-7991 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)  
DOCUMENT # 2014-1518

**Common Address:** 5950 N Ravenswood Ave

**Applicant:** Alderman Patrick O'Connor

**Change Request:** RS-1 Residential Single-Unit (Detached House) to a T (Transportation District)

NO. A-7993 (40<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)  
DOCUMENT # 2014-1522

**Common Address:** 1800 W Peterson

**Applicant:** Alderman Patrick O'Connor

**Change Request:** RS-1 Residential Single-Unit (Detached House) and RS3 Residential Single-Unit (Detached House) District to a T (Transportation District)

NO. A-7990 (38<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)  
DOCUMENT # 2014-1517

**Common Address:** 7824-26 W Belmont Ave/ 3505-07 N Opal Ave

**Applicant:** Alderman Timothy Cullerton

**Change Request:** B1-1 Neighborhood Shopping District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. 17912 (44<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)  
DOCUMENT # O2014-36

**Common Address:** 3200-3226 North Clark Street and 854-856 W Belmont Ave

**Applicant:** 3200 N Clark LLC (David Blitz, Lawrence Silver, and Michael Quattracki)

**Owner:** 3200 N Clark LLC (David Blitz, Lawrence Silver, and Michael Quattracki)

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** B3-3 Community Shopping District to B3-5 Community Shopping District

**Purpose:** The proposed Planned Development is required in order to permit the location and establishment of a new eleven-story (at its highest point) mixed-use building at the subject site. The four (4) existing buildings and asphalt parking lot, currently located at the site, will be razed. The property will then be redeveloped with a new eleven-story mixed-use building. The proposed new building will contain 50,035 sq. ft. (approx.) of commercial/retail space (within the basement 1<sup>st</sup> and 2<sup>nd</sup> floors). The proposed new building will contain 100 residential dwelling units (located within the 3<sup>rd</sup> and 11<sup>th</sup> floors) and 116 interior parking spaces (located within the 3<sup>rd</sup> through 5<sup>th</sup> floors). There will be a recessed outdoor terrace and residential green space located on the 6<sup>th</sup> floor as well as a small private roof deck on the 9<sup>th</sup> floor. The proposed new building will be masonry in construction, with metal and glass accents. The proposed new building will measure 121'-0" (approx.) at its highest point

**NO. 17958 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1438**

**Common Address:** 3255-59 N Western Ave; 2349-57 W School St; 3301-07 N Western Ave; 2348-56 W School St

**Applicant:** Chicago School Partners LLC (See application for list of LLC members)

**Owner:** Chicago School Partners LLC (See application for list of LLC members)

**Attorney:** Rolando Acosta

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** Two three story buildings, with the 3301-07 N. Western Ave./2348 -46 W. School St. building containing 8 dwelling units, a work-live space and eight parking spaces and the 3255 - 59 N. Western Ave./2349-57 W. School St. building containing 6 dwelling units and six parking spaces.

**NO. 17653 (27<sup>th</sup> WARD) ORDINANCE REFERRED (1/17/13)**  
**DOCUMENT # O2013-33**

**Common Address:** 327 North Aberdeen

**Applicant:** 327 North Aberdeen, LLC (A.G. Hollis)

**Owner:** 327 North Aberdeen, LLC (A.G. Hollis)

**Attorney:** Law Offices of Samuel VP Banks

**Change Request:** M2-3 Light Industry District to C3-3 Commercial, Manufacturing and Employment District

**Purpose:** There will be no expansion of the existing building in terms of density, building area or height. The five retail/ commercial/ business units shall remain, including the existing art gallery. The four (4) enclosed on-site parking spaces shall also remain.

**NO. 17939 (27<sup>th</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-831**

**Common Address:** 350-360 W Chestnut Street; 341-361 W Chestnut Street; 836-848 N Orleans Street

**Applicant:** FRC Realty, Inc (Steven Fifield)

**Owner:** BPRS/ Chestnut Venture Limited Partnership

**Attorney:** DLA Piper

**Change Request:** C1-2 Neighborhood Commercial District to C2-5 Motor Vehicle Related Commercial District and then to a Residential Business Planned Development

**Purpose:** The Applicant seeks a Planned Development to allow construction of a residential high-rise building with ground floor commercial, parking and other uses, including approximately 333 dwelling units, as set forth in more detail in the accompanying application documents.

**NO. 17951 (27<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**

**DOCUMENT # O2014-1431**

**Common Address:** 832-838 West Erie Street and 640-652 North Green Street

**Applicant:** Dominus Holdings, LLC (See application for list of LLC members)

**Owner:** 832 W Erie Development LLC

**Attorney:** Law Offices of Samuel VP Banks

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

**Purpose:** The existing building will be razed. The property will then be redeveloped with three (3) new, four-story (with basement), all residential buildings. There will be one building located on each Zoning Lot. Two of the buildings will contain eight (8) dwelling units, each, and the third building will contain four (4) dwelling units. Each eight-unit building will have an attached (interior) four-car garage and outdoor parking for four (4) vehicles. The four-unit building will have outdoor parking for four vehicles. Each of the proposed buildings will be masonry in construction and measure 48' (approx.) in height.

**NO. 17973-T1 (25<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**

**DOCUMENT # O2014-1453**

**Common Address:** 820 S Canal Street and 815 South Clinton Street

**Applicant:** SF CH1 LLC (See application for list of LLC members)

**Owner:** SF CH1 LLC (See application for list of LLC members)

**Attorney:** Quarles & Brady LLP – Robert Gamrath

**Change Request:** Airport Planned Development No. 221 to DS-5 Downtown Service District

**Purpose:** Emergency generators will be located within manufactured enclosures on a portion of the property and will service the neighboring data center at 840 S. Canal St. a portion of the property will be used for accessory off-street parking in support of the adjacent data center. The remaining portion of the property will be used for non-accessory off street parking.

**NO. 17946 (11<sup>th</sup> WARD) ORDINANCE REFERRED (3-5-14)**

**DOCUMENT # O2014-1426**

**Common Address:** 960-980 W 38<sup>th</sup> Street; 3757-3769 South Morgan Street

**Applicant:** 969 Land LLC (See application for list of LLC members)

**Owner:** 969 Land LLC and City of Chicago

**Attorney:** Stephen Schuster

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

**Purpose:** Applicant intends to develop the Property with 21 residential townhomes. Applicant will construct no additional onsite parking except for 2-car garages attached to each townhome. There will be no commercial space on the developed Property, and the height of each townhome will be approximately 25 feet.

**NO. 17970 (2<sup>nd</sup> 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