

**Deferred Agenda**  
**Committee on Zoning, Landmarks & Building Standards**  
**January 13, 2015**

RECEIVED  
#3 *RS*  
2015 JAN -9 PM 3: 25

**NO. TAD-511 (43<sup>rd</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-89**

Amendment of Municipal Code Title 13-32-235 and 11-16-020 by adding and deleting language in regards to *rodent control during building wreckage and sewer maintenance*

OFFICE OF THE  
CITY CLERK

**NO.18218-T1 (48<sup>TH</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8805**

**Common Address:** 5225 N Kenmore Ave

**Applicant:** Kenmore Plaza Tenants Association (See Application for list of LLC Members)

**Owner:** Kenmore Plaza Tenants Association (See Application for list of LLC Members)

**Attorney:** Steven Friedland

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM6.5 Multi Unit District

**Purpose:** The property is currently improved with a 324 unit residential building containing approximately 270,000 square feet of floor area and 92 parking spaces. After rezoning, the only change to the building will be the enclosure of not more than 3,000 square feet of the 1st floor arcade.

**NO.18197 (45<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8044**

**Common Address:** 4179 West Irving Park Road; 3937-3955 North Keeler Ave and 3968-3988 North Avondale

**Applicant:** NRG Irving Park LLC (See Application for list of LLC Members)

**Owner:** Please see application for list of owners

**Attorney:** Rich Klawiter

**Change Request:** RS3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed Use District and then to a Residential Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from the B3-1 Community Shopping District and RS-3 Residential Single Unit (Detached House) District to B2-1.5 Neighborhood Mixed- Use District and then to Residential-Business Planned Development to allow for construction of a +/- 38-foot commercial building and three +/- 37-foot residential buildings containing up to 1.5 FAR, up to 18 dwelling units, accessory parking, commercial uses, and accessory and incidental uses

**NO.18162 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6803**

**Common Address:** 400-420 W Huron Street; 700-708 N Sedwick St.

**Applicant:** Foodsmith Huron Associates (See Application for list of LLC Members)

**Owner:** C Flat LLC

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** DX-5 Downtown Mixed-Use District to a Residential Business Planned Development

**Purpose:** To allow for a new residential development (see application for more details)

**NO.18163 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6807**

**Common Address:** 451 E Grand Ave

**Applicant:** RMW Streeterville LLC (See Application for list of LLC Members)

**Owner:** RMW Streeterville LLC (See Application for list of LLC Members)

**Attorney:** DLA Piper

**Change Request:** Residential Business Planned Development No 368 to Residential Business Planned Development No. 368, as amended

**Purpose:** The Applicant requests a rezoning of the subject property from Residential-Business Planned Development Number 368 to Residential-Business Planned Development Number 368. as amended, to allow an approximately 843 foot tall. 740,000 square foot residential tower containing up to 350 dwelling units and accessory uses, with existing subsurface accessory and non-accessory parking

**NO. 17998 (27<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2335**

**Common Address:** 822-834 N Milwaukee Ave

**Applicant:** AP UF 830 N Milwaukee LLC

**Owner:** Yazoo City R/E Corp.

**Attorney:** Jesse Dodson

**Change Request:** C1-2 Neighborhood Commercial District to C1-3 Neighborhood Commercial District and then to a Residential Business Planned Development

**Purpose:** To allow for construction of a +/- 67-foot residential building containing up to 3.5 FAR, up to 45 dwelling units, accessory/ parking, commercial uses on the ground floor, and accessory and incidental uses. A Planned Development is mandatory because the Applicant seeks floor area and density allowances as a transit-oriented development.

**NO.18172 –T1 (27<sup>TH</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6817**

**Common Address:** 847-61 North Larrabee Street

**Applicant:** Domus Group LLC (See Application for list of LLC Members)

**Owner:** 847 Larrabee Partners

**Attorney:** F4 Consulting

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B2-5 Neighborhood Shopping District

**Purpose:** Three 5 story residential buildings 63'6 high, each containing 10 dwelling units with 10 off street parking spaces each, as well as one 5 story building 53'2" containing 3 dwelling units 1100 SF of ground floor commercial space with 3 off street parking spaces

**NO.18193 (26<sup>TH</sup> WARD) ORDINANCE REFERRED (10-8-14)**  
**DOCUMENT #02014-8039**

**Common Address:** 2933-2939 W Division St, 1102-1142 N Richmond St, 1101-1107 N Richmond St, 1100-1122 N Francisco Ave, 1045-1057 N Sacramento Ave, 1052-1058 N Richmond St, 1057-1065 N Richmond St, 1044-1056 N Mozart St, 1047-1057 N Francisco Ave, 1022-1036 N Sacramento Ave, 1022-1036 N Richmond St, 1011-1031 N Richmond St, 1028-1036 N Francisco Ave, 1023-1037 N Francisco Ave, 1103 N Sacramento Ave, 1044 N Francisco Ave, 1027 N Sacramento Ave, 1035 N Richmond St and 2915 W Cortez St

**Applicant:** Hispanic Housing Development Corp.

**Owner:** Norwegian American Hospital Inc.

**Attorney:** Chico & Nunes

**Change Request:** RS3 Residential Single-Unit (Detached House) District and Institutional Planned Development #599 to Institutional Planned Development #599, as amended

**Purpose:** The zoning amendment is required in order to permit the construction of the new 65<sup>th</sup> Infantry Borinqueneers Veterans Housing building. The proposed 4-story residential building will contain a) tenant ancillary uses (i.e. recreation area, library) located on the first floor b) forty-nine (49) affordable dwelling units located on the second - fourth floors and c) forty-two (42) on-site exterior parking spaces. The height of the proposed building is 60 feet. The proposed Veterans Housing building will be located within Subarea A of proposed PD #599. as amended. The remainder of the property, identified as Subareas B and C of proposed PD #599. will remain improved with the existing Norwegian America Hospital campus

**NO.18221 (23<sup>rd</sup> WARD) ORDINANCE REFERRED (11-5-14)**

**DOCUMENT #02014-8808**

**Common Address:** 4101-4159 West 60<sup>th</sup> Street; 4100-4158 West 61<sup>st</sup> Street; 6001-6055 S Keeler Ave; 6000-6058 S Karlov Ave

**Applicant:** Public Building Commission

**Owner:** Public Building Commission

**Attorney:** Meg George, Neal & Leroy

**Change Request:** RS2 Residential Single-Unit (Detached House) to an Institutional Planned Development

**Purpose:** The Public Building Commission will be constructing a new school on behalf of Chicago Public Schools.

**NO.18081 (17<sup>th</sup> WARD) ORDINANCE REFERRED (6-25-14)**

**DOCUMENT #O2014-4952**

**Common Address:** 2000-2010 West 71<sup>st</sup> Street and 7050 South Damen

**Applicant:** GALAXY MARATHON, L.L.C (See application for list of LLC members)

**Owner:** MOHAMMAD YASLEEN MOTLANT

**Attorney:** Philip L.Mandell /Pitler and Mandell

**Change Request:** RS-2 Residential Single-Unit (Detached House) and C2-1 Motor Vehicle Related Commercial District to C2-1 Motor Vehicle Related Commercial District

**Purpose:** Expanding the use of the gas station and Mini Food Mart at 7050 South Damen, Chicago, Illinois by combining the vacant lot at 2000-2010 West 71<sup>st</sup> Street, Chicago, Illinois, which vacant lot will be used for parking of patrons. The Applicant proposes to use the vacant lot to contain six(6) parking spaces for use by patrons of the gas station and Mini Food Mart and will provide access thru the gas station existing driveways. Applicant will erect a fence so there is no access thru 71<sup>st</sup> Street or the alley north of the vacant lot. Applicant will continue to operate the existing gas station and Mini Food Mart and use the vacant lot for parking only.

**NO. 17991 (10<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**

**DOCUMENT # O2014-2328**

**Common Address:** 4000 E 134<sup>th</sup> St

**Applicant:** Harbor Point Venture LLC

**Owner:** (See application for list of owners)

**Attorney:** Chico & Nunes

**Change Request:** Residential Business Planned Development No. 1121 and RS-2 Residential Single-Unit (Detached House) to Residential Planned Development No. 1121, as amended

**Purpose:** The zoning amendment is required in order to permit the expansion of the number of manufactured homes from the existing 190 manufactured homes to a maximum of 747 manufactured homes; b) bring the existing recreational vehicular use into compliance under the Chicago Zoning Ordinance; c) construct a clubhouse to serve the residents of the manufactured home community and d) provide substantial open space (44.88 acres).

**NO.18168 (3<sup>rd</sup> WARD) ORDINANCE REFERRED (9-10-14)**  
**DOCUMENT #02014-6812**

**Common Address:** 1626-1736 S Prairie Ave; 220-36 E 18<sup>th</sup> St

**Applicant:** SRZ Prairie LLC (See Application for list of LLC Members)

**Owner:** SRZ Prairie LLC (See Application for list of LLC Members)

**Attorney:** John George, Schuyler Roche & Crisham PC

**Change Request:** Residential Planned Development No. 1033 to DR-5 Downtown Residential District

**Purpose:** 62 Townhomes with a maximum height of 45 feet and 124 onsite parking spaces

**NO. 17745 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (5/8/13)**  
**DOCUMENT # O2013-3346**

**Common Address:** 1200-1210 N Clark Street, 100-130 W Division Street, 1201-1209 N LaSalle Street

**Applicant:** FRC LaSalle LLC (See application for list of LLC members)

**Owner:** Jewel Food Stores

**Attorney:** DLA Piper

**Change Request:** Residential Business Planned Development No. 157, to Residential Business Planned Development No 157, as amended

**Purpose:** The Applicant seeks this amendment to allow construction of a mixed-use project in Sub-Area C, including a new building containing a grocery store, approximately 477 dwelling units, accessory parking, and other uses permitted in the B3-5 District, all as set forth in more detail in the accompanying application documents.

**NO.18203 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8789**

**Common Address:** 1429-33 North Ashland Ave

**Applicant:** Krzysztof Kroll

**Owner:** Krzysztof Kroll

**Attorney:** Gordon & Pikarski

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

**Purpose:** The Applicant intends to use the property as nine residential and 2,640 square feet of ground floor commercial space. Nine parking spaces will be provided. The building will reach a height of 49'5" as defined by the ordinance

**NO.18129-T1 (1<sup>st</sup> 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 (1<sup>st</sup> floor ), with seventy- seven (77) residential dwelling units above( 2<sup>nd</sup> through 7<sup>th</sup> 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.18210 (1<sup>st</sup> WARD) ORDINANCE REFERRED (11-5-14)**  
**DOCUMENT #02014-8796**

**Common Address:** 1422-26 N Milwaukee Ave

**Applicant:** Milwaukee 1422, LLC (See Application for list of LLC Members)

**Owner:** Milwaukee Avenue Building Corporation

**Attorney:** Michael Ezgur

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

**Purpose:** The property will undergo an interior remodeling, to include approximately 5,203 square feet of first floor commercial space, a conversion to a total of twenty residential dwelling units, no parking spaces and no loading berth