

Meeting Of The Committee on Zoning Landmark & Building Standards

MONDAY, SEPTEMBER 12, 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

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NO. A-8234 (9th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT # O2016-4862

Common Address: 29 East 89th Street

Applicant: Alderman Anthony Beale

Change Request: M1-1 Limited Manufacturing/Business Park District to RS-1 Residential Single-Unit (Detached House) District

NO. A-8235 (12th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT # O2016-4946

Common Address: 3629-67 South Archer Avenue

Applicant: Alderman George A. Cardenas

Change Request: C1-2 Neighborhood Commercial Zoning District to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

NO. A-8236 (12th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT # O2016-4944

Common Address: 3514-3623 South Archer Avenue

Applicant: Alderman George A. Cardenas

Change Request: C1-2 Neighborhood Commercial Zoning District, M1-2 Limited Manufacturing/Business Park District, B3-2 Community Shopping District to B2-2 Neighborhood Mixed-Use District

NO. A-8237 (15th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT # O2016-4863

Common Address: 6543-6545 South Wood Street

Applicant: Alderman Raymond A. Lopez

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

NO. A-8238 (27th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT # O2016-4860

Common Address: 847-861 N Larrabee Street

Applicant: Alderman Walter Burnett Jr.

Change Request: To Classify as a Pedestrian Street

NO. A-8239 (27th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT # O2016-4865

Common Address: 2511-35 West Warren Boulevard

Applicant: Alderman Walter Burnett Jr.

Change Request: M1-2 Limited Manufacturing/Business Park District to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

NO. A-8240 (28th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT # O2016-4881

Common Address: 2700-10 West Lexington Street

Applicant: Alderman Jason C. Ervin

Change Request: M1-2 Limited Manufacturing/Business Park District to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

NO. A-8241 (49th WARD) ORDINANCE REFERRED (6-22-16)
DOCUMENT # O2016-4883

Common Address: 7636-38 North Sheridan Road; 7630 North Rogers Avenue

Applicant: Alderman Joseph Moore

Change Request: Residential Business Planned Development No 977 to B3-5 Community Shopping District

NO. 18887-T1 (1st WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5551

Common Address: 1636 N. Western Avenue

Applicant: 1636 N. Western Investors, LLC

Owner: 1636 N. Western Investors, LLC

Attorney: Michael Ezgur

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

Purpose: The Applicant proposes to demolish the existing building and construct a new, four-story mixed-use building consisting of three residential dwelling units, three parking spaces, approximately 1,262 square feet of retail space and no loading berth. The height of the proposed building is 45 feet tall.

NO. 18893 (1st WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5568

Common Address: 3639 West Cortland Street

Applicant: Karl Ostroski

Owner: Karl Ostroski

Attorney: Rolando R. Acosta

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: Two-story residential building with three dwelling units and three parking spaces.

NO. 18896 (1st WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5571

Common Address: 2117-63 North Milwaukee Avenue; 2117-25 North Rockwell Street; 2120-32 North Rockwell Street

Applicant: New Congress, LLC

Owner: New Congress, LLC

Attorney: Rolando R. Acosta

Change Request: B3-1 Community Shopping District and C1-1 Neighborhood Commercial District to B3-3 Community Shopping District and then to RBP Residential Business Planned Development

Purpose: Rehabilitation of the existing 77 ft. tall building for a large venue, up to either 32 residential units or 50 hotel rooms and ground floor commercial space; development of the vacant parcel with a new building 120 ft. in height containing 120 residential dwelling units. Neither property has or will have parking or loading.

NO. 18902 (1st WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5577

Common Address: 1413 N. Oakley

Applicant: Eric Dropkin

Owner: Eric Dropkin

Attorney: Warren E. Silver

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: The proposed use will be 3 dwelling units within the existing two-story masonry building. There is a two-car garage at the rear end of the property.

NO. 18904-T1 (1st WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5579

Common Address: 1537 West Walton Street

Applicant: EZMB, LLC

Owner: EZMB, LLC

Attorney: Daniel G. Lauer

Change Request: RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District

Purpose: The Applicant intends to construct a three-story building with roof access, consisting of three dwelling units with a three-car garage. The footprint of the building shall be approximately 20 ft. by 81 ft. 2 in. and the garage shall be 44 ft. 11 in. high as defined by City Code

NO. 18906-T1 (1st WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5581

Common Address: 1337 N. Wicker Park

Applicant: Wendell Ryan Properties, LLC Series A

Owner: Wendell Ryan Properties, LLC Series A

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District

Purpose: The Applicant is proposing to permit a three-story rear addition to the existing two-story, two dwelling unit building located at the subject property. The proposed rear addition will be masonry construction. After the addition is constructed, the resulting building will contain 2,818 sq. ft. of total building area and measure 33 feet in height.

NO. 18911 (1st WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5586

Common Address: 1968-1986 North Milwaukee; 2433-2435 West Armitage

Applicant: 1980 Milwaukee, LLC

Owner: Armitage Milwaukee Development, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale – DLA Piper, LLP (US)

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

Purpose: The Applicant requests a rezoning of the subject property to allow for the development of a mixed-use building containing 150 residential dwelling units, 20 parking spaces, ground floor commercial uses and accessory/incidental uses

NO. 18922 (2nd WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5599

Common Address: 201 E. Walton Pl.
Applicant: HPT MI Properties Trust
Owner: HPT MI Properties Trust
Attorney: Thomas R. Raines Attorney at Law, LLC
Change Request: DR-7 Downtown Residential District to DX-7 Downtown Mixed-Use District
Purpose: Applicant wishes to build a 3,695 sq. ft. restaurant in an existing Residence Inn Hotel. The restaurant will be located on the first floor and will not affect building height, number of dwelling units or parking spaces.

NO. 18908 (15th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5583

Common Address: 4828 South Hermitage Avenue
Applicant: Adolfo Martinez
Owner: Adolfo Martinez
Attorney: Law Office of Mark J. Kupiec & Assoc.
Change Request: RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District
Purpose: To establish two additional dwelling units within the existing residential building; no commercial space; Total of four dwelling units within the existing building; two parking spaces; existing two-story; existing height of 30 feet.

NO. 18901-T1 (16th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5576

Common Address: 2712 W. 59th St.
Applicant: Chicago Land Investment Properties, LLC
Owner: Chicago Land Investment Properties, LLC
Attorney: Thomas S. Moore
Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District
Purpose: The Applicant requests a zoning change in order to convert the existing retail commercial space and 2 dwelling units to 1,425 square feet retail commercial space and 3 dwelling units. The height of the building will be 39 feet 4 inches. No parking spaces.

NO. 18917 (16th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5594

Common Address: 2435-37 West 65th Street

Applicant: Rosalyn Haley

Owner: Rosalyn Haley

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

Change Request: RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District

Purpose: To establish an additional dwelling unit within the existing residential building for a total of 5 dwelling units; no existing parking; existing 2-story, existing height 30 feet – no change proposed.

NO. 18888 (25th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5552

Common Address: 411-19 South Peoria Street

Applicant: Peoria Parking Partners, LLC

Owner: Peoria Parking Partners, LLC

Attorney: Michael Ezgur

Change Request: DS-3 Downtown Service District to DX-7 Downtown Mixed-Use District then to a Residential Planned Development

Purpose: The applicant proposes to construct a new 14-story mixed-use building consisting of approximately 1,448 square feet of retail space, 90 residential dwelling units with 110 parking spaces and a loading berth. The height of the proposed building is 149 feet, 6 inches.

NO. 18889 (25th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5553

Common Address: 1028 W. Cullerton

Applicant: 1818 May, LLC

Owner: 1818 May, LLC

Attorney: Rolando R. Acosta

Change Request: RT-4 Residential Two Flat, Townhouse, and Multi-Unit District to B2-2 Neighborhood Mixed-Use District

Purpose: Construction of a three-story (37 ft. 11 in.) building containing three dwelling units and three parking spaces. No commercial space.

NO. 18907 (25th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5582

Common Address: 214 West 22nd Place

Applicant: Jing Yuan Ma

Owner: Jing Yuan Ma

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

Change Request: RM-6.5 Residential Multi-Unit District to B3-5 Community Shopping District

Purpose: To convert the existing SRO building into a hotel (approximately 20,000 square feet); no parking; existing 4-story/ existing height 38 feet- no change proposed.

NO. 18898 (25th & 27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5573

Common Address: 1115 West Washington Boulevard; 19-27 North May Street

Applicant: Peerless Real Estate Investments Manager, LLC

Owner: Peerless Real Estate Investments Manager, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: DX-3 Downtown Mixed-Use District to DX-7 Downtown Mixed-Use District and then to a Residential Planned Development

Purpose: The Applicant is seeking a zoning change in order to permit the construction of two new all residential buildings, containing a total of fifty-six dwelling units - at the site. All of the existing buildings and structures, on each of the Parcels will be razed. Parcel One (1115 West Washington Boulevard) will be redeveloped with a new nine-story (seven-story, with two-story penthouse and basement) residential building, containing a lobby and interior parking for forty-four vehicles – at grade level, and twenty-eight dwelling units – above (Floors 2 thru 9). Parcel Two (19-27 North May Street) will similarly be redeveloped with a new nine-story (seven-story, with two-story penthouse and basement) residential building, containing a lobby and interior parking for forty-four vehicles – at grade level, and twenty-eight dwelling units – above (Floors 2 thru 9). Each new building will be masonry and glass in construction and measure approximately 109 feet in height.

NO. 18909 (26th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5584

Common Address: 2136 North Sawyer Avenue

Applicant: Leaduk, Inc.

Owner: Leaduk, Inc.

Attorney: Law Offices of Samuel V.P. Banks

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT4 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new three-story (with basement) multi-unit residential building, at the subject site. The applicant intends to raze the existing building. The new proposed building will contain a total of 6 dwelling units. There will also be onsite parking, for six vehicles, located in a new detached garage, at the rear of the building (lot). The new proposed building will be masonry in construction and measure 37 ft. 10 in. in height.

NO. 18916 (26th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5591

Common Address: 1222 North Kedzie Avenue

Applicant: L & MC Investments, LLC

Owner: L & MC Investments, LLC

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

Change Request: RS-3 Residential Single-Unit (Detached House) District to RT-4 Residential Two Flat, Townhouse and Multi-Unit District

Purpose: To build a single-family house; 2 parking spaces; 3-story/ height – 38 feet

NO. 18910 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5585

Common Address: 901-905 West Fulton Market; 214-232 North Peoria Street

Applicant: Thor 905 W. Fulton, LLC

Owner: John R. Morreale Inc.

Attorney: Rich Klawiter & Katie Jahnke Dale – DLA Piper LLP (US)

Change Request: C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed-Use District then to Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property, to permit the restoration and expansion of two existing historic 3-story buildings with a new 2-story addition and the addition of a new 5-story commercial building. The buildings will contain ground floor retail uses with office space above, together with accessory and incidental uses

NO. 18899-T1 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5574

Common Address: 1134 W. Hubbard St.

Applicant: Hubbard and May, LLC

Owner: Hubbard and May, LLC

Attorney: Louis Weinstock

Change Request: M2-2 Light Industry District to B3-3 Community Shopping District

Purpose: Renovate an existing 14,760 sq. ft. three-story manufacturing building to be converted to an office building. The Applicant seeks a zoning change to raise FAR to allow for the addition of a 194 sq. ft. stairway and allow for a 1,296 sq. ft. open roof deck to serve the office building. No dwelling units or parking spaces.

NO. 18900 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5575

Common Address: 1210 West Lake Street

Applicant: R2/MR 1210 Partners, LLC

Owner: R2/MR 1210 Partners, LLC

Attorney: Thompson Coburn LLP, c/o Bernard I. Citron

Change Request: M2-3 Light Industry District to DS-5 Commercial, Manufacturing and Employment District

Purpose: The proposed use is an approximately 10,900 square foot office building with an additional approximate 7,500 square feet of space in a new mezzanine level and zero parking spaces.

NO. 18894-T1 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5569

Common Address: 440-50 North Morgan Street; 1000-10 West Hubbard Street

Applicant: 440 Morgan, LLC, dba, 450 Morgan, LLC

Owner: 440 Morgan, LLC, dba, 450 Morgan, LLC

Attorney: Michael Ezgur

Change Request: M2-2 Light Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to construct a new five-story building consisting of approximately 8,636 square feet of retail space, 23,836 square feet of office space with an accessory roof top deck, 35 parking spaces and no loading berth. The height of the proposed building is 70 feet.

NO. 18891-T1 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5555

Common Address: 2542-2550 West Warren Boulevard

Applicant: Senan Nugent

Owner: Senan Nugent

Attorney: Law Offices of Samuel V.P. Banks

Change Request: M1-1 Limited Manufacturing and Business Park District to RT-4 Residential Two Flat, Townhouse, and Multi-Unit District

Purpose: The applicant is seeking a zoning change in order to permit the construction of a new two-story (with basement) single-family home, and detached two-car garage, at each of the subject five lots – for a total of five new single-family homes and five new detached garages. Each home will be masonry in construction and measure 24 feet, 4 inches in height

NO. 18913 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5588

Common Address: 801-813 West Lake Street; 174-184 North Halsted Street

Applicant: Partners & Bond, LLC

Owner: 801 w. Lake, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale – DLA Piper, LLP (US)

Change Request: C3-1 Commercial, Manufacturing and Employment District and DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed-Use District then to Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property to permit the construction of an approximately 20-story building with ground floor commercial and retail uses, +/- 245 extended-stay hotel rooms, a minimum of 50 parking spaces, and accessory and incidental uses.

NO. 18914-T1 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5589

Common Address: 942-946 West Fulton Market

Applicant: Thor 942 West Fulton, LLC

Owner: Thor 942 West Fulton, LLC

Attorney: Rich Klawiter & Katie Jahnke Dale – DLA Piper, LLP (US)

Change Request: C1-1 Neighborhood Commercial District to DX-3 Downtown Mixed-Use District

Purpose: The Applicant requests a rezoning of the subject property to allow a one-story addition to an existing three-story building with ground floor retail and office above with an outdoor terrace on the fourth floor.

NO. 18915 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5590

Common Address: 1205-07 West Grand Avenue

Applicant: The Dorotea LaSelva Declaration of Trust Dated August 25, 2008

Owner: The Dorotea LaSelva Declaration of Trust Dated August 25, 2008

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

Change Request: RS-3 Residential Single-Unit (Detached House) District to B2-1 Neighborhood Mixed-Use District

Purpose: To establish a retail store (flower shop) on the ground floor of the existing 3-story mixed-use building; approximately 2,600 square feet of commercial space; existing 4 DU on the upper floors to remain; existing 2-car garage; existing 3-story/ existing height- no change proposed.

NO. 18918-T1 (27th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5595

Common Address: 833 West Jackson Street

Applicant: V833 West Jackson, LLC

Owner: V833 West Jackson, LLC

Attorney: Law Offices of Samuel V.P. Banks

Change Request: DX-5 Downtown Mixed-Use District to DX-10 Downtown Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the erection of a roof deck, with penthouse addition, above the 8th floor of the existing office and retail building. The existing 8-story building is non-conforming under the current Zoning Ordinance and designation. Therefore a zoning change is required to permit the rooftop build-out and addition. The existing 8-story office and retail (62,430 square feet) building will remain unchanged, but for the proposed erection of the proposed roof deck (4,300 square feet) and penthouse addition (3,597.18 square feet). The new proposed rooftop space will be accessible by and for the exclusive use of the tenants of the existing building. No on-site parking is required or intended for the existing building, with new rooftop addition. The existing building, with rooftop addition, will be masonry in construction and measure 96 feet in height.

NO. 18905 (31st WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5580

Common Address: 2416-2420 N. Hamlin Ave.

Applicant: Jose Jimenez & Guadalupe Jimenez

Owner: Chicago Title Land Trust Co. TR#26152 dated April 1, 1996

Attorney: Richard E. Zulkey

Change Request: RS-3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: No dwelling units. There will be 24 parking spaces for off-site, accessory parking in excess of required limits to be used in conjunction with the business entities at 3800-3828 W. Fullerton Ave.

NO. 18890-T1 (33rd WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5554

Common Address: 3119-25 West Lawrence Avenue; 4747-57 North Troy Street

Applicant: Larry West, LLC

Owner: Larry West, LLC

Attorney: Michael Ezgur

Change Request: C1-2 Neighborhood Commercial District to B2-5 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to complete an interior remodeling of the building, adding two residential dwelling units for a total of 31 residential dwelling units, approximately 3,000 square feet of retail space, zero automobile parking spaces pursuant to the TOD ordinance, 16 bicycle parking spaces and no loading berth. The height of the building will remain 35 feet.

NO. 18897-T1 (33rd WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5572

Common Address: 3001-07 West Lawrence Avenue; 4746-56 North Sacramento Avenue

Applicant: Larry East, LLC

Owner: Larry East, LLC

Attorney: Michael Ezgur

Change Request: B2-5 Neighborhood Mixed-Use District to B2-5 Neighborhood Mixed-Use District

Purpose: The Applicant proposes to complete an interior remodeling of the building, adding four residential dwelling units for a total of 34 residential dwelling units, approximately 800 square feet of retail space, zero automobile parking spaces pursuant to TOD ordinance, 17 bicycle parking spaces and no loading berth. The height of the building will remain at 35 feet.

NO. 18895-T1 (43rd WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5570

Common Address: 2462 N. Lincoln Avenue; 900 – 10 W. Montana Street

Applicant: 2462 N. Lincoln, LLC

Owner: 2462 N. Lincoln, LLC

Attorney: Rolando R. Acosta

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

Purpose: Construction of a four-story (50 ft.) building containing nine dwelling units, 1,210 sq. ft. of ground floor commercial space (retail, office, restaurant), two parking spaces and no loading berth.

NO. 18912-T1 (43rd WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5587

Common Address: 2212-2216 N Bissell St.

Applicant: Park West Cooperative Nursery School

Owner: Ellen Valentine

Attorney: Rich Klawiter & Katie Jahnke Dale – DLA Piper, LLP (US)

Change Request: RT-4 Residential Two Flat, Townhouse and Multi-Unit District to RM-5 Residential Multi-Unit District

Purpose: The Applicant requests a rezoning of the subject property to allow for the construction of a new two-story addition to replace an existing private garage and to allow for the new construction of a three-story addition. The proposed use of this property will be a daycare and there will be no residential units. The proposed development will fulfill accessory parking requirements offsite within 750 feet of the subject property. The current height of the building is 38 feet and the proposed height is 38.36 feet.

NO. 18892-T1 (44th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5556

Common Address: 3469-3475 North Clark Street

Applicant: MR Clark 3473 Operating, LLC

Owner: MR Clark 3473 Operating, LLC

Attorney: Law Offices of Samuel V.P. 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 rehabilitation of the existing four-story building and the erection of a new five-story addition – on the adjacent vacant lots, in order to locate and establish a new hotel, with retail tenancy, at the subject property. The rehabilitation plan, for the existing (vacant) four-story building, calls for the build-out and location of a hotel lobby (1,815 square feet) and a single retail space (1,498 square feet) – at grade level, and twenty-one hotel rooms (21 units) – above (Floors 2 thru 4). The new five-story addition will contain a single retail space (2,758 square feet) – at grade level and thirty-two hotel rooms (32 units) – above (floors 2 thru 5), for a total of fifty-three hotel rooms (53 units) at the site. Additional retail space will be available in the basement of the existing building (3,428 square feet) with addition (3,110 square feet). As part of the plan, the Applicant also intends to erect a roof deck, above the 4th floor of the existing building, which will be available for use by guests of the hotel and the retail tenants. No onsite parking is required or intended for the proposed building, with new addition. The newly rehabbed building, with five-story addition, will measure 59 feet 2 inches in height. The existing building, with new addition, will be masonry and glass in construction.

NO. 18903 (44th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5578

Common Address: 1454 W. Henderson St.

Applicant: Javier Mendoza & Eleanor Mendoza

Owner: Javier Mendoza & Eleanor Mendoza

Attorney: Warren E. Silver

Change Request: RT-3.5 Residential Two Flat, Townhouses, and Multi-Unit District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

Purpose: The proposed use will remain a two dwelling unit residential building with two parking spaces. The proposed height will be 34 feet 8 inches.

NO. 18921-T1 (44th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5598

Common Address: 3115 N. Broadway
Applicant: 3115 Properties, LLC
Owner: 3115 Properties, LLC
Attorney: Meg George – Neal & Leroy, LLC
Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District
Purpose: There will be 48 dwelling units, 37 parking spaces and 12,513 sq. ft. of commercial space. Building height will be 70'-8" to roof joist.

NO. 18919 (45th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5596

Common Address: 5121 W. Agatite
Applicant: 5121 Agatite, LLC
Owner: 5121 Agatite, LLC
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd.
Change Request: RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District
Purpose: To allow for the ground floor residential unit in an existing two-story building containing 6 residential dwelling units and one parking space. The applicant proposes a 7th residential dwelling unit on the ground floor with an additional parking space.

NO. 18923-T1 (46th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5600

Common Address: 4601-4617 North Broadway; 1056-1064 West Wilson; 4616-4626 North Winthrop
Applicant: Broadway & Wilson, LLC
Owner: Palm Realty Company
Attorney: Jerry Schain – Schain, Banks, Kenny & Schwartz, Ltd
Change Request: B3-2 Community Shopping District to B3-5 Community Shopping District then to Residential Business Planned Development
Purpose: The proposed development will comprise of 42 dwelling units and 155 efficiency units with 44 parking spaces (transit oriented development) and 173 bicycle spaces. The ground floor will include 11,550 sq. ft. of commercial space. The height of the proposed development will be 102 feet.

NO. 18886 (47th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5550

Common Address: 2144-2154 W. Lawrence Ave. Commonly known as 2150 W Lawrence

Applicant: Sonco Real Estate LLC

Owner: Sonco Real Estate LLC

Attorney: Warren E. Silver

Change Request: B1-1 Neighborhood Shopping District to B3-5 Community Shopping District

Purpose: The property will be developed with a 5 story 58 foot (62 feet to the top of the parapet wall) mixed-use building. The building consists of 59 dwelling units and 4775 square feet of commercial space. The property will provide 47 off-street parking spaces.

NO. 18920-T1 (47th WARD) ORDINANCE REFERRED (7-20-16)
DOCUMENT #O2016-5597

Common Address: 3462 North Lincoln Avenue

Applicant: 3462 Lincoln, LLC

Owner: Mid-City National Bank of Chicago Land Trust No. 1469, dated July 2, 1979

Attorney: Katriina S. McGuire/ Thompson Coburn, LLP

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

Purpose: The proposed building will have 21 dwelling units, approximately 2,812 square feet of retail space, and 8 parking spaces. The building will be 50 feet tall (55 ft. 8 in. to the top of the parapet).