

SUMMARY
COMMITTEE ON ZONING,
LANDMARKS & BUILDING STANDARDS
OCTOBER 23, 2017

RECEIVED
#3

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NO. A-8335 (6th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT # O2017-6434

OFFICE OF THE
CITY CLERK

PASS AS REVISED

Common Address: 6700-6856 S Wentworth Ave; 171-225 W Marquette Rd and 168-226 W 69th St

Applicant: Alderman Roderick Sawyer

Change Request: Planned Development No. 68 to Planned Development No. 68, as amended

NO. A-8336 (6th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT # O2017-6437

Common Address: 6701-6859 S Wentworth Ave; 147-57 W Marquette Rd and 142-156 W 69th St

Applicant: Alderman Roderick Sawyer

Change Request: Planned Development No. 68 to RS3 Residential Single-Unit (Detached House) District

NO. A-8330 (28th WARD) ORDINANCE REFERRED (6-28-17)
DOCUMENT # O2017-5225

PASS AS SUBSTITUTED

Common Address: 2500-50 W Roosevelt Road; 2500 Block of West Grenshaw St; 2501-61W Fillmore

Applicant: Alderman Jason Ervin

Change Request: Residential Planned Development No. 1015 to RS3 Residential Single-Unit (Detached House) District and Residential Planned Development No. 1015 to RT4 Residential Two-Flat, Townhouse and Multi-Unit District

NO. A-8321 (38th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT # O2017-4126

PASS AS SUBSTITUTED AND AS REVISED

Common Address: 4001-4201 N Oak Park Ave

Applicant: Alderman Nicholas Sposato

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

NO. A-8333 (41st WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT # O2017-5622

PASS AS SUBSTITUTED AND AS REVISED

Common Address: 8601- 59 W Bryn Mawr Ave; 8600-58 W Gregory Ave; 8601-59 W Gregory Ave; 8600-58 Catalpa Ave; 5500-58 N Delphia Ave; 5501-59 N Oakview Ave

Applicant: Alderman Anthony Napolitano

Change Request: Residential Business Planned Development No. 347 to Business Planned Development No. 347, as amended

NO. 19077-T1 (2nd WARD) ORDINANCE REFERRED (12-14-16)
DOCUMENT #O2016-8655

PASS AS SUBSTITUTED
TYPE 1 PLANS AMENDED

Common Address: 1538 W Thomas
Applicant: Vladimir Zeleni
Owner: Ernest Rubio
Attorney: Stephen Berrios
Change Request: RS3 Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: 4 story, 3 unit, residential building, with three concrete pads in the rear of the lot for parking

NO. 19308-T1 (2nd WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5491

PASS AS SUBSTITUTED
TYPE 1 PLANS AMENDED

Common Address: 1420 W Chestnut St
Applicant: 1420 W Chestnut LLC
Owner: Jesus & Carmen Lucena
Attorney: Law Office of Mark Kupiec & Associates
Change Request: PASS AS REVISED * Residential Single-Unit (Detached House) District to RM-5 Multi Unit District
Purpose: To demolish the existing building and build a new 4 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 4 story, height: 44 feet 11 inches

NO. 19326 (14TH WARD) ORDINANCE REFERRED (7-26-17)
DOCUMENT #O2017-5519

PASS AS REVISED

Common Address: 3507 W 51st ST
Applicant: Conor Commercial Real Estate LLC
Owner: Grand Trunk Western Railroad Company
Attorney: Chico & Nunes
Change Request: Manufacturing Planned Development No. 545 to Manufacturing Planned Development No. 545, as amended
Purpose: Applicant plans to build a new 1 story, multi-tenant warehouse/distribution facility. The warehouse will be approximately 316,550 square feet and 40 feet high. There will be on-site parking for approximately 197 automobiles and 71 trailers. There will be 53 dock doors and 4 drive in doors

NO. 19189 (25th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3197

Common Address: 845-55 W Adams; 201-39 S Peoria St./ 844-54 W Jackson Blvd

Applicant: V211PeoriaPark, LLC

Owner: See application for list of owners

Attorney: Michael Ezgur

Change Request: DS3 Downtown Service District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: The Applicant proposes to retain the existing building at 850 West Jackson Boulevard containing approximately 11,353 square feet of ground floor commercial space and approximately 94,070 square feet of office space and twenty-one parking spaces, and construct a new seventeen-story, mixed-use building, consisting of approximately 13,000 square feet of ground floor commercial space, 258 residential dwelling units, 172 automobile parking spaces, 258 bicycle parking spaces and one loading berth. The height of the proposed building is 185 feet.

NO. 19103-T1 (25th WARD) ORDINANCE REFERRED (1-25-17)
DOCUMENT #O2017-153

Common Address: 112 S Sangamon Street

Applicant: 112 S Sangamon LLC

Owner: 112 S Sangamon LLC

Attorney: Thomas Raines

Change Request: DS3 Downtown Service District to DX-5 Downtown Mixed-Use District

Purpose: A five story masonry building with 24,000 sf of office space on floors 1-4 and a 3,876 sq ft single dwelling unit with a 1,100 sf open air deck on the fifth floor with a total height 75'10" with one parking space on premises

NO. 19367-T1 (25th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6198

Common Address: 3204-3260 S Archer Ave and 3223-3233 S Wood St

Applicant: Skyriver Archer Development LLC

Owner: See application for owner

Attorney: Mara Georges

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

Purpose: One commercial building (approximately 3,600 sf) , 6 parking spaces; One commercial building (approximately 7,428 sf) , 19 parking spaces; Two mixed-use buildings each with first floor commercial space (approximately 3,400 sf commercial space), 24 dwelling units , 27 parking spaces, approximately 47 feet 8 inches high (to top of parapet) .

NO. 19368-T1 (25th WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6199

Common Address: 3172-3178 S Archer Ave
Applicant: Skyriver Archer Development LLC
Owner: See application for owner
Attorney: Mara Georges
Change Request: M1-2 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District
Purpose: A mixed-use building with first floor commercial space (approximately 3,400 sf) , 24 dwelling units, 32 parking spaces, approximately 47 feet 8 inches high (to top of parapet) .

NO. 19188 (27th WARD) ORDINANCE REFERRED (4-19-17)
DOCUMENT #O2017-3196

PASS AS REVISED

Common Address: 101-125 N May St; 118-124 N Aberdeen Street; 1112-1124 W Washington Blvd
Applicant: 113 May LLC
Owner: Please see application for List of Owners
Attorney: DLA Piper
Change Request: DX-3 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District and then to a Business Planned Development
Purpose: Approx. 19 story mixed use building with ground floor retail/ commercial and hotel uses above containing a minimum 41 parking spaces, and accessory and incidental uses

NO. 19250 (28th WARD) ORDINANCE REFERRED (5-24-17)
DOCUMENT #O2017-3852

PASS AS REVISED

Common Address: 801-939 S Ashland Ave; 1532-1554 W Taylor St; 1501-1555 W Polk St; 800-926 S Lafflin St
Applicant: GRE Medical District City Apartments LLC
Owner: Campus Green Townhouse Corporation
Attorney: Mara Georges, Daley and Georges
Change Request: Planned Development No. 66 to B2-5 Neighborhood Shopping District, and then to Planned Development No. 66, as amended
Purpose: the existing townhouse site and existing 410 unit apartment building will remain. The applicant proposes to build a new 254 unit, 19 story residential building, with approx. 28,000 sq.ft. first floor retail and approx. 245 parking spaces

NO. 19352 (31st WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6183

Common Address: 2858 N Long Ave
Applicant: Sumit Basu
Owner: Sumit Basu
Attorney: Timothy Rowells
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: 3-unit residential apartment building. Adding 3rd dwelling unit in existing building no change in height .

NO. 19375 (42nd WARD) ORDINANCE REFERRED (9-6-17)
DOCUMENT #O2017-6219

PASS AS REVISED

Common Address: 2 N Riverside Plaza
Applicant: See application
Owner: See application
Attorney: Rich Klawiter and Katie Jahnke Dale
Change Request: DC-16 Downtown Core District to Central Area Parking and Waterway Business Planned Development
Purpose: The Applicant requests a rezoning of the subject property from the DC-16 Downtown Core District to a Central Area Parking and Waterway Business Planned Development to permit non-accessory parking within an existing 26-story commercial/office building located within the Central Area Parking District. The building will contain retail and office uses, accessory parking, non-accessory parking, together with accessory and incidental uses.

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

PASS AS REVISED

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.

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE – BUSINESS ID

<u>DOC#</u>	<u>WARD</u>	<u>LOCATION</u>	<u>PERMIT ISSUED TO</u>
Or2017-454	1	1300 N Ashland Ave	Wicker Park Commons

Or2017-455	1	1300 N Ashland Ave	Wicker Park Commons
Or2017-522	1	1819 W Division St	Yolk
Or2017-524	1	1819 W Division St	Yolk
Or2017-456	1	2656 N Elston Ave	Target
Or2017-457	1	2656 N Elston Ave	Target
Or2017-458	1	2656 N Elston Ave	Target
Or2017-499	2	511 W North Ave	Tony Kremer
Or2017-496	5	5050 S Lake Shore Dr.	Regents Park Management
Or2017-497	14	5501 S Kedzie Ave	South Kedzie 55 LLC
Or2017-498	14	5501 S Kedzie Ave	South Kedzie 55 LLC
Or2017-446	22	5011 W 47 th St.	Midway Pointe LLC
Or2017-447	22	5011 W 47 th St.	Midway Pointe LLC
Or2017-506	27	820 W Jackson	Desperado
Or2017-507	27	1111 W Division	McGrath Lexus
Or2017-508	27	1111 W Division	McGrath Lexus
Or2017-509	27	1111 W Division	McGrath Lexus
Or2017-511	32	2075 N Western Ave	Saint Lucia's Smoke Shop
Or2017-513	32	2444 N Elston Ave	TCA2020 West LLC
Or2017-516	32	2444 N Elston Ave	TCA2020 West LLC
Or2017-517	32	2444 N Elston Ave	TCA2020 West LLC
Or2017-518	32	2444 N Elston Ave	TCA2020 West LLC
Or2017-519	32	2444 N Elston Ave	TCA2020 West LLC
Or2017-520	32	2444 N Elston Ave	TCA2020 West LLC
Or2017-521	32	2444 N Elston Ave	TCA2020 West LLC
Or2017-500	39	4137 N Elston Ave	Tony's Finer Foods
Or2017-449	39	6367 N Milwaukee Ave	St. Mary Fuel Company
Or2017-501	41	836 N Patton Dr	DHL Express
Or2017-512	42	711 W Jackson	Il Kwon (H Mart)
Or2017-514	42	711 W Jackson	Il Kwon (H Mart)
Or2017-515	42	711 W Jackson	Il Kwon (H Mart)
Or2017-523	42	711 W Jackson	Il Kwon (H Mart)
Or2017-482	42	351 W Hubbard	The Hampton Social
Or2017-487	44	3630 N Clark St	North Clark Street LLC
Or2017-488	44	3630 N Clark St	North Clark Street LLC
Or2017-489	44	3630 N Clark St	North Clark Street LLC

FEE WAIVER

Or2017-450 (9th Ward) ORDER REFERRED 9-6-17

Historical Landmark Fee Waiver for the property at 11149 S St. Lawrence Ave

Or2017-451 (43rd Ward) ORDER REFERRED 9-6-17

Historical Landmark Fee Waiver for the property at 1709 N North Park Ave Unit 1

LANDMARK DESIGNATIONS

Or2017-7010 (42ND Ward) ORDER REFERRED 10-11-17

Historical Landmark Designation for Quincy Elevated Station at 220 S Wells

Or2017-7011 (3rd Ward) ORDER REFERRED 10-11-17

Historical Landmark Designation for Rosenwald Court Apartments at 4600-4658 S Michigan Ave, 4601-4659 S Wabash Ave, 45-77 E 46th St and 46-78 E 47th St