

Deferred Agenda
Committee on Zoning, Landmarks & Building Standards
April 30, 2013

NO. A-7875 (6th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-1343

Common Address: 325-327 West 70th Place
Applicant: Alderman Roderick Sawyer
Change Request: M1-2 Limited Manufacturing/ Business Park District and B1-2
Neighborhood Shopping District to C2-1 Motor Vehicle Related
Commercial District

OFFICE OF THE
CITY CLERK
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NO. 17628 (49th WARD) ORDINANCE REFERRED (12-12-12)
DOCUMENT # O2012-8192

Common Address: 7450-7474 North Rogers, 1643-1647 North Howard, 7429-7543
North Clark, 7500-7546 North Clark
Applicant: Cave enterprises Operations LLC
Owner: SEC Clark & Howard LLC
Attorney: Jessica Schramm/ Bernard Cintron
Change Request: Business Residential Transportation Planned Development 641
to Business Residential Transportation Planned Development
641, as amended
Purpose: The applicant seeks to amend the current Business-Residential-
Transportation Planned Development 641 to allow the
construction of a one-story restaurant with a drive-thru facility
Located at 7513-7523 North Clark Street..

NO. 17638 (42nd WARD) ORDINANCE REFERRED (12-12-12)
DOCUMENT # O2012-8202

Common Address: 630 N McClurg Ct.
Applicant: Rehabilitation Institute of Chicago (See application for list of
LLC members)
Owner: Rehabilitation Institute of Chicago (See application for list of
LLC members)
Attorney: John George
Change Request: DX-12 Downtown Mixed-Use District to an Institutional
Planned Development
Purpose: Applicant proposes construction of a new research hospital.

NO. 17673 (37th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-791

Common Address: 4821 West North Avenue

Applicant: Ralphs Grocery Company (See application for list of LLC members)

Owner: North and Cicero Development LLC

Attorney: Bridget O' Keefe

Change Request: Business Planned Development No. 699 to Business Planned Development No. 699, as amended

Purpose: The Property will continue to be occupied by a shopping center which is anchored by a Food 4 Less grocery store. All existing buildings and uses will be unaffected by the amended planned development ordinance. The amendment to the planned development is required to allow the location of a fuel center on the Property and to reduce the amount of parking required on site. The provisions of the Planned Development, as amended, shall continue to authorize a maximum FAR of .30; the proposed FAR shall be .278. The minimum number of parking spaces required shall be lowered to 785 spaces. The fuel center shall be fully landscaped to enhance the aesthetics of the existing parking lot.

NO. 16862 (27th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # PO2009-2101

Common Address: 3114 West Carroll Avenue

Applicant: Carroll Street Properties (See application for list of LLC members)

Owner: Carroll Street Properties (See application for list of LLC members)

Attorney: Law Offices of Samuel VP Banks

Change Request: M1-2 Limited Manufacturing/ Business Park District to C1-2 Neighborhood Commercial District

Purpose: The existing 1, 2, 3 story brick building shall remain. The reason for the rezoning is to permit the establishment of commercial uses, including carpentry and a contractors office at the first level and 1 dwelling unit on each of the two upper levels of the existing building

NO. 17681 (25th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-800

Common Address: 1915-1919 West 19th Street

Applicant: Martha Rios

Owner: Martha Rios

Attorney: NA

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B1-2 Neighborhood Shopping District

Purpose: To allow for the establishment of a limited restaurant. No new construction proposed

NO. 17647 (22nd WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-27

Common Address: 4400-40 W 26th Street; 2448-2558 South Kostner Avenue

Applicant: The Keating Building Little Village LLC (See application for list of LLC members)

Owner: Primestor Little Village LLC

Attorney: Rolando Acosta

Change Request: C2-3 Motor Vehicle Related Commercial District to B2-3 Neighborhood Mixed-Use District and B2-3 Neighborhood Mixed-Use District to a Residential Business Planned Development

Purpose: Redevelopment of the existing two and three story building with 150 residential units and construction of a new one story approximately 5,624 sf retail building with drive-thru. 150 parking spaces and 1 loading berth will be provided

NO. 17344 (11th WARD) ORDINANCE REFERRED (9-8-11)
DOCUMENT # O2011-7043

Common Address: 1501-17 W Fuller Street; 2800-12 S Lock St; 2900-44 S Hillock Street; 2901-47 S Hillock Street

Applicant: Riverbend Real Estate Investment LLC (Michael Tadin Jr)

Owner: Riverbend Real Estate Investment LLC (Michael Tadin Jr)

Attorney: Scott Borstein

Change Request: M2-3 Light Industry District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District and then to a Residential Planned Development

Purpose: The property will be rezoned to allow for a residential development containing 17 single family homes and 24 townhomes. Each unit will have an enclosed two car garage. Building heights will not exceed 38 feet

NO. 17676 (11th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-795

Common Address: 3000-3002 South Lloyd

Applicant: Chiu Min Lo and Kenneth Lo

Owner: Chiu Min Lo and Kenneth Lo

Attorney: Paul Kolpak

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

Purpose: Lot 34 will remain as is, a 2 unit residential brick building with 2 rear residential parking spaces, there will be no change to the existing building, lot 33 will be a single family home.

NO. 17657 (5th WARD) ORDINANCE REFERRED (1/17/13)
DOCUMENT # O2013-37

Common Address: 800 East 57th and 5634 South Maryland

Applicant: The University of Chicago

Owner: The University of Chicago

Attorney: John George

Change Request: B3-3 Community Shopping District, RM-5 Multi Unit District, and Institutional Planned Development No. 43, as amended to Institutional Planned Development No. 43, as amended

Purpose: Addition of properties to the existing Institutional Planned Development, please see file for more information

NO. 17672 (5th WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-790

Common Address: 5201-45 South Cottage Grove

Applicant: The University of Chicago

Owner: The University of Chicago

Attorney: Meg George

Change Request: RS3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District to B3-2 Community Shopping District and then to Institutional Planned Development

Purpose: Please see the application for Proposed Purposes

NO. 17669 (1st WARD) ORDINANCE REFERRED (2/13/13)
DOCUMENT # O2013-787

Common Address: 2537 West Moffat Avenue

Applicant: Tomek Predki

Owner: Tomek Predki

Attorney: Gordon & Pikarski

Change Request: M1-1 Limited Manufacturing/ Business Park District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

Purpose: The subject property will continue to be used as a single family home. Two parking spaces will be provided at the rear as required by the Code. The height of the home is 30 feet, which includes the proposed front and rear second store addition.—No commercial space is proposed