

DEFERRED AGENDA OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
SEPTEMBER 21, 2015

NO. MA-196 (Mayoral Application) ORDINANCE REFERRED (7/29/15)
DOCUMENT #O2015-5334

Amendment of Municipal Code Chapters 2-45, 17-3, 17-4, 17-8, 17-10, and 17-13 concerning
transit oriented developments

NO. A-7908 (42nd WARD) ORDINANCE REFERRED (5/8/13)
DOCUMENT # O2013-3452

Common Address: 4-8 East Huron Street
Applicant: Alderman Brendan Reilly
Change Request: Residential Business Planned Development No. 1003 to DX-12 Downtown
Mixed-Use District

NO.18423 (1st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #02015-4645

Common Address: 2233 North Washtenaw Avenue
Applicant: Michael Volocity
Owner: Michael Volocity
Attorney: Gordon & Pikarski
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential
Two-Flat, Townhouse and Multi-Unit District
Purpose: The property will be used for one, six dwelling unit residential building
.The project will provide six dwelling units with six spaces. No
commercial is proposed. Each building will have a height of 37 feet 10
inches as defined in the zoning ordinance

NO.18442 (2nd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5319

Common Address: 1745 West Lemoyne Ave
Applicant: Mitchell Rubin
Owner: Mitchell Rubin
Attorney: Law Offices of Samuel V.P. Banks.
Change Request: RT-4 Residential Two-Flat, Townhouse, and Multi-Unit District to RM-4.5
Residential Multi-Unit District
Purpose: The Applicant is seeking a zoning amendment in order to permit the location
and establishment of a residential (dwelling) unit in the basement of the existing
two-story, multi-unit (two-flat) building, at the subject property. There will be
no physical expansion of the existing two-story (with basement) residential
building. The Applicant intends to undertake minor interior renovation of the
basement space to accommodate for the additional dwelling unit. The existing
building measures, and will continue to measure, 20'-10" in height. There is,
and will remain, no on-site parking at the property.

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NO.18472 (9th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5372

Common Address: 11314 South Front Avenue

Applicant: Proteus Projects LLC

Owner: Proteus Projects LLC

Attorney: Steve Richek

Change Request: RS2 Residential Single-Unit (Detached House) to C1-1 Neighborhood Commercial District

Purpose: Micro brewery and bottling business with retail sales, consumption on premises and outdoor beer garden.

NO. 18392 (21st WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4598

Common Address: 631-637 West 81st Street

Applicant: Miles Management Corporation

Owner: Miles Management Corporation

Attorney: John J. George – Schuyler, Roche & Crisham, PC

Change Request: M1-2 Limited Manufacturing/ Business Park District to M3-2 Heavy Industry District

Purpose: The property will continue with its current use, a Class V recycling facility for reprocessable construction/demolition materials.

NO. 18398 T1 (25th WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4618

Common Address: 1038-1050 W Monroe St., 1039-1051 W Rundell Pl

Applicant: GLPE LLC

Owner: GLPE LLC

Attorney: Thomas S. Moore

Change Request: DS-3 Downtown Service District to DX-3 Downtown Mixed Use District

Purpose: To build a four story, seventy residential dwelling units building. The height of the building will be 48' – 3 ½". There will be a total of 70 indoor parking spaces including 2 handicapped accessible parking spaces and an interior 10' x 25' x 14' loading berth.

NO.18428-T1(25th WARD) ORDINANCE REFERRED (7-29-15)
DOCUMENT #02015-5305

Common Address: 17-39 S Aberdeen St., 1052-1054 W Monroe St.

Applicant: 35 S Aberdeen LLC

Owner: 35 S Aberdeen LLC

Attorney: Thomas S. Moore

Change Request: DS-3 Downtown Service District to DX-3 Downtown Mixed Use District

Purpose: To construct a 4 story, 50 residential dwelling unit building with no commercial space. There will be a total of 55 indoor parking spaces including one handicapped accessible parking space on the first floor with a 10'x25'x 14 loading berth. The height of the building will be 48'-3 ½

NO.18226 (27th WARD) ORDINANCE REFERRED (11-5-14)
DOCUMENT #02014-8814

Common Address: 213-223 North Peoria Street; 210-222 North Green Street and 211-219 North Green Street

Applicant: SRI-ASW Green Owner LLC/ 219 Partners LLC (See Application for list of LLC Members)

Owner: SRI-ASW Green Owner LLC/ 219 Partners LLC (See Application for list of LLC Members)

Attorney: DLA Piper LLC

Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial District and then to a Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from the CI-1 Neighborhood Commercial District to the CI-5 Neighborhood Commercial District and then to a Business Planned Development, to allow (1) an approximately 10-story, 165'-tall commercial building containing up to 5 FAR, retail on the ground floor, 56 parking spaces on floors 2-5, office on floors 6-10, a rooftop patio and accessory uses, (2) the re-use of existing 6 and 3 story buildings with office space, commercial space, a roof top patio and accessory uses and (3) the construction of a 1-story, 20'-tall commercial building, as set forth in the enclosed project narrative and plans.

NO.18293 (27TH WARD) ORDINANCE REFERRED (3-18-15)
DOCUMENT #02015-1357

Common Address: 1450 N Dayton; 848 W Eastman

Applicant: Structured Development LLC

Owner: Big Deahl LLC (See Application for list of LLC Members)

Attorney: Law Office of Samuel VP Banks

Change Request: C3-5 Commercial, Manufacturing and Employment District to a Business Planned Development

Purpose: The Applicant is proposing to redevelop the subject site with a new four-story commercial building that will contain approx. 110,000 sq. ft. of office space and approx, 103,000 sq. ft. of retail space. The 103,000 sq. ft. retail space total triggers Planned Development approval. The plans also call for a multistory parking structure that will contain 550 off-street parking spaces (both required accessory and non-required accessory parking). The plan also incorporates three (3) loading berths. No residential units are proposed.

NO.18263 (30TH WARD) ORDINANCE REFERRED (1-21-15)
DOCUMENT #O2015-46

Common Address: 3616-3620 North Cicero

Applicant: Michael Suh

Owner: Michael Suh

Attorney: Law Office of Samuel VP Banks

Change Request: B3-1 Community Shopping District to C1-1 Neighborhood Commercial District

Purpose: The Applicant is seeking a zoning amendment in order to locate and establish a hand car wash facility within the existing building at the subject site. The existing one-story commercial building (5,400 square feet) and parking lot will remain. No proposed expansion of the existing building is contemplated or required. The Applicant does, however, intend on undertaking certain necessary interior alterations to the building, which will accommodate the operation of the proposed hand car wash.

NO.18234-T1 (32ND WARD) ORDINANCE REFERRED (12-10-14)
DOCUMENT #02014-9704

Common Address: 2339-59 North Seeley Ave

Applicant: 2339 Seeley LLC

Owner: 2339 Seeley LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M3-3 Heavy Industry District to B2-3 Neighborhood Mixed-Use District

Purpose: To divide the property into 3 zoning lots (each lot 75' x 126.75') and build a new five-story 18 DU residential building on each lot (total of 54 DU); 18 parking spaces for each building; no commercial space; height: 59'-6"

NO. 18413-T1 (32nd WARD) ORDINANCE REFERRED (6-17-15)
DOCUMENT #O2015-4633

Common Address: 1819 West Webster; 1823-1855 West Webster; 2134 North Wood Street

Applicant: Jarla LLC (See Application for list of LLC Members)

Owner: Jarla LLC (See Application for list of LLC Members)

Attorney: James Griffin of Schain, Burney, Banks, Kenny & Schwartz

Change Request: M3-3 Heavy Industry District to C1-3 Neighborhood Commercial District

Purpose: The applicant proposes to rezone the property of an existing sports and recreation, facility and two off site parking lots that will remain. The offsite parking lots contain 120 parking spaces. The reason for rezoning is to allow for a second story outdoor dining area with consumption on premises liquor license on the existing second story deck. After the zoning amendment is approved a special use will be applied for

NO.18470 (32nd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5371

Common Address: 1749-1769 North Milwaukee Avenue, 1733-1745 North Leavitt Street,

Applicant: NRG Milwaukee Leavitt, LLC

Owner: NRG Milwaukee Leavitt, LLC

Attorney: Richard F. Klawiter & Katie Jahnke Dale- DLA Piper LLP (US)

Change Request: B1-1 Neighborhood Shopping District to B3-3 Community Shopping District, then to a Residential- Business Planned Development.

Purpose: The Applicant requests a rezoning of the subject property from B1-1 to B3-3 and then to Residential-Business Planned Development to allow for construction of a +/-69'4" mixed-use commercial and residential building containing up to 2.2 FAR, up to 100 dwelling units, accessory parking, a +/- 18,000 square foot grocery store and +/- 5,000 square feet of other commercial uses on the ground floor, and accessory and incidental parking and uses. A Planned Development is mandatory because the proposed development contains more than 60 dwelling units in the B3-3 Community Shopping District.

NO.18471 (32nd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-6148

Common Address: 1762-66 North Wilmot, Chicago, IL. 60647

Applicant: NRG Milwaukee Leavitt, LLC

Owner: NRG Milwaukee Leavitt, LLC

Attorney: Richard F. Klawiter & Katie Jahnke Dale- DLA Piper LLP (US)

Change Request: B1-1 Neighborhood Shopping District to RT-4 Residential Two-Flat, Townhome and Multi-Unit District

Purpose: The Applicant requests a rezoning of the subject property from B1-1 to RT-4 Residential Two-Flat, Townhome and Multi-Unit District to establish two residential lots on property remaining in connection with a simultaneously-filled planned development application. Each residential lot will accommodate one single-family home that is up to +/-38' in height and contains up to 1.20 FAR and at least 1 parking space per single-family residence.

NO. 18383 (42nd WARD) ORDINANCE REFERRED (5-20-15)
DOCUMENT #O2015-4176

Common Address: 200-212 West Ontario; 628-648 North Wells Street; 201-209 West Erie Street

Applicant: Wells & Erie LLC (See Application for list of LLC Members)

Owner: Erie Wells, LLC (See Application for list of LLC Members)

Attorney: Paul Shadle & Katie Jahnke Dale – DLA Piper LLP (US)

Change Request: DX-7 Downtown Mixed-Use District to Residential-Business Planned Development

Purpose: The applicant requests a rezoning of the subject property from the DX-7 Downtown Mixed-Use District and to Residential-Business Planned Development to allow for construction of a +/- 280' residential building and +/- 26'6" commercial building containing an overall FAR of 10.36, up to 253 dwelling units, approximately 117 parking spaces, commercial uses, and accessory and incidental uses.

NO.18453T1 (47th WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5333

Common Address: 4801 N. Ravenswood

Applicant: 4801 N. Ravenswood LLC and Southport Avenue Properties LLC, Series (7)-1042 W. George, Chicago, Illinois.

Owner: 4801 N. Ravenswood LLC and Southport Avenue Properties LLC, Series (7)-1042 W. George, Chicago, Illinois.

Attorney: Warren R. Silver

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

Purpose: The building, a four story, 133,247.8 square foot structure, will be remodeled to construct 36 dwelling units in the south portion of the building and 95,484 square feet of office space in the north portion of the building, with on-site parking for 69 cars, four cars in spaces adjacent to the public alley east of the subject site and 65 in a surface parking lot at the north end of the subject site. The building height will remain unchanged from its existing 51 feet.