

**DEFERRED AGENDA  
COMMITTEE ON ZONING,  
LANDMARKS & BUILDING STANDARDS  
SEPTEMBER 12, 2016**

**TAD-548 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT NO. O2016-4828**

**Amendment of Municipal Code Section 17-6-0403-F to permit medical cannabis dispensing organizations in Planned Manufacturing District No. 2B**

**NO. A-8228 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT # O2016-3999**

**Common Address:** 3456-58 West North Ave

**Applicant:** Alderman Roberto Maldonado

**Change Request:** B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

**NO. A-8229 (26<sup>th</sup> WARD) ORDINANCE REFERRED (5-18-16)**  
**DOCUMENT # O2016-3997**

**Common Address:** 3508-16 West North Ave

**Applicant:** Alderman Roberto Maldonado

**Change Request:** B3-1 Community Shopping District to RS3 Residential Single-Unit (Detached House) District

**NO.18629 (1<sup>st</sup>-- WARD) ORDINANCE REFERRED (01-13-16)**  
**DOCUMENT #O2016-98**

**Common Address:** 1323 – 1363 North Paulina; 1603 – 1659 West Blackhawk Street; 1242 – 1362 North Ashland Ave.; 1259 – 1315 North Milwaukee Ave.

**Applicant:** CP West Division LLC

**Owner:** AGC West Town Center Owner, LLC

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

**Change Request:** Business Planned Development No 300 to Business Planned Development Number 300, as amended and then to B3-2 Community Shopping District

**Purpose:** The Applicant requests a rezoning of the subject property from Business Planned Development Number 300 to Business Planned Development Number 300, as amended and B3-2 Community Shopping District in order to remove the subject property from the Planned Development and permit its development pursuant to a separately-filed planned development application.

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NO. 18630 (1<sup>st</sup> WARD) ORDINANCE REFERRED (01-13-16)  
DOCUMENT #02016-99

**Common Address:** 1257 – 1259 North Paulina Street, 1640 – 1648 West Division Street

**Applicant:** CP West Division LLC

**Owner:** AGC West Town Center Owner, LLC

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

**Change Request:** Business Planned Development Number 300 and B3-2 Community Shopping District to B3-5 Community Shopping District then Residential-Business Planned Development

**Purpose:** The Applicant requests a rezoning of the subject property from Business Planned Development Number 300 and B3-2 Community Shopping District to B3-5 Community Shopping District then Residential-Business Planned Development to permit the construction of three mixed-use residential buildings containing 200 overall residential dwelling units, 134 parking spaces, and commercial and accessory / incidental uses.

NO. 18694-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (3-16-16)  
DOCUMENT #02016-1619

**Common Address:** 2529-2537 W Fullerton Ave

**Applicant:** Fullerton Properties LLC

**Owner:** Fullerton Properties LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** B3-1 Community Shopping District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new six-story mixed-use building, at the subject site. The new proposed building will contain approximately 2,380 square feet of commercial/office space, at grade level, with nineteen (19) dwelling units above (Floors 2 thru 6). There will also be nineteen (19) interior parking spaces, located at grade level. The new proposed building will be masonry in construction, with glass accents, and measure 65'-0" in height

NO. 18849-T1 (1<sup>st</sup> WARD) ORDINANCE REFERRED (6-22-16)  
DOCUMENT #02016-4767

Common Address: 1328-34 W Grand Ave  
Applicant: Stepline Grand LLC  
Owner: 1332 West Grand LLC  
Attorney: Michael Ezgur  
Change Request: B1-2 Neighborhood Shopping District to B2-3 Neighborhood Mixed-Use District  
Purpose: The Applicant proposes to construct a new four story building consisting of 14 residential dwelling units and 14 parking spaces and no loading berth. The height of the proposed building is 57 feet.

NO. 18660 T1 (26<sup>th</sup> WARD) ORDINANCE REFERRED (02-10-16)  
DOCUMENT #02016-651

Common Address: 2041-59 W. Race Ave./511-19 N.Hoyne Ave.  
Applicant: Guardian Properties, LLC  
Owner: Edward Simon  
Attorney: Law Office of Samuel VP Banks  
Change Request: RS-3 Residential Single-Unit (Detached House) District to B2-1.5 Neighborhood Mixed-Use District  
Purpose: Eight single family homes, three stories (40.5 ft) in height containing approximately 3,300 sq ft and an attached two car garage in the rear.

NO. 18674 T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (02-10-16)  
DOCUMENT #02016-666

Common Address: 1032-1042 W. Fulton Market  
Applicant: 1032 W. Fulton Market Condominium, LLC  
Owner: See Application for list of owners  
Attorney: Rich Klawiter and Katie Jahnke Dale of DLA Piper LLP (US)  
Change Request: C1-1 Neighborhood Commercial District to C1-5 Neighborhood Commercial Zoning District  
Purpose: The Applicant requests a rezoning of the subject property from C1-1 Neighborhood Commercial District Neighborhood Commercial District to C1-5 Neighborhood Commercial Zoning District to allow a one-story addition to an existing 3-story office building and the construction of a new 5-story office building with the 5<sup>th</sup> floor setback. The proposed development will provide a total of 9 off-street parking spaces.

**NO. 18864-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4783**

Common Address: 727 N Milwaukee Ave

Applicant: MB 1001 LLC

Owner: MB 1001 LLC

Attorney: Law Office of Samuel VP Banks

Change Request: M1-3 Limited Manufacturing/Business Park District to B3-5 Community Shopping District

Purpose: The Applicant is seeking a zoning change in order to permit the construction of a new two-story (with roof deck) mixed-use building at the subject site. The existing one-story building will be razed to allow for the new development. The new proposed building will contain retail space (3,805 square feet) at grade-level, with additional office and/or retail space (3,662 square feet) - above (2<sup>nd</sup> floor). The Applicant also intends on locating a roof deck, above the 2<sup>nd</sup> floor, for the exclusive use of the building's tenants. No onsite parking is required or intended for the proposed building. The new building will be masonry and glass in construction and measure 44 feet-8 inches in height

**NO. 18866-T1 (27<sup>th</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4785**

Common Address: 1128 W Fry St

Applicant: Vagabond Properties LLC

Owner: Vagabond Properties LLC

Attorney: Law Office of Samuel VP Banks

Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the erection of a three-story addition. off the rear of the existing two-story residential building, which will connect to the existing detached garage, over which the Applicant is also seeking to erect a two-story addition - which will result in the establishment of a single (unified) building, at the subject site. The existing two-story residential building, with the new three-story (connector) rear addition, will continue to contain a total of three (3) dwelling units. The proposed two-story rear addition, intended for over the existing garage, which will be connected to the existing two-story building (with three-story rear addition), will contain one (1) new dwelling unit (between the 2<sup>nd</sup> thru 3<sup>rd</sup> floors) - for a total of four (4) dwelling units to be established at the property. There will continue to be onsite parking for a total of three (3) vehicles, within the floor of the garage, off the rear of the property. Due to its close proximity to the CTA Blue Line Station, the Applicant is seeking a reduction in the amount of required parking, at the site, from four (4) spaces to three (3) spaces - pursuant to the Transit Oriented Development (TOD) Ordinance. The new additions will be masonry in construction, to match the existing structures, and will measure 38 feet in height.

**NO. 18858 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (6-22-16)**  
**DOCUMENT #02016-4776**

**Common Address:** 1314-1318 W Wrightwood Ave

**Applicant:** DSSG 13 LLC

**Owner:** DSSG 13 LLC

**Attorney:** Law Office of Samuel VP Banks

**Change Request:** C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District

**Purpose:** The Applicant is seeking a zoning change in order to permit the construction of a new multi-unit residential building (Lot 23) and the rehabilitation of the existing building (Lot 23). The new proposed three-story (with basement) building, on Lot 24, will contain a total of three (3) dwelling units. There will also be onsite parking, for three (3) vehicles, located in a new^ detached garage, at the rear of the building (Lot 24). The Applicant intends to preserve the existing three-story mixed-use building, on Lot 23, and to convert the existing grade-level commercial (restaurant) space into a dwelling unit. The existing four (4) dwelling units - located on floors 2 thru 3, of the existing building, will remain - for a total of five (5) dwelling units within the existing building (Lot 23). The existing one-story addition, off of the rear of the existing building - however, will be razed to allow for the location and establishment of five (5) exterior parking spaces at the rear of the Lot (23). Each building is and/or will remain masonry in construction and measure less than 50'-0" in height.

**NO.18106 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT #02014-5793**

**Common Address:** 600 East Grand Avenue

**Applicant:** Navy Pier, Inc. (See Application for list of LLC Members)

**Owner:** See Application for list of Owners

**Attorney:** DLA Piper - Theodore J. Novak and Mariah F. DiGrino

**Change Request:** Institutional Planned Development No.527, as amended to Institutional Planned Development No.527, as amended

**Purpose:** to allow for the redevelopment of Navy Pier in accordance with the applicant's redevelopment plans, including development of a hotel with up to 225 keys, expansion of the Shakespeare Theater, and modifications to on-site roadways, vehicular areas and pedestrian areas

**NO. 18731 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (4-13-16)**

**DOCUMENT #02016-2607**

**Common Address:** 314-332 North Clark Street; 315-333 North LaSalle Street; 101-131 W Carroll Ave

**Applicant:** 322 North Clark LLC

**Owner:** 322 North Clark LLC

**Attorney:** John George

**Change Request:** DC-12 Downtown Core District and DX-16 Downtown Mixed Use District to a Waterway Business Planned Development

**Purpose:** Applicant proposes an addition to the existing building that will contain an expansion of floors 2-7 of office space and will also contain a new hotel development with approximately 500 rooms

**NO. 18685 (45<sup>th</sup> WARD) ORDINANCE REFERRED (3-16-16)**

**DOCUMENT #02016-1610**

**Common Address:** 4812-18 W Montrose

**Applicant:** Dominic McGee

**Owner:** Dominic McGee

**Attorney:** Gordon & Pikarski

**Change Request:** B3-1 Community Shopping District to RM4.5 Residential Multi-Unit District

**Purpose:** 16 residential dwelling units. 16 on-site parking spaces will be provided for the project. No commercial space is proposed by the project. The building will reach a height of 47 feet as defined by the ordinance