

**Deferred Agenda**  
**Committee on Zoning, Landmarks & Building Standards**  
**September 30, 2014 – 10:00 AM**  
**201-A, City Hall**

RECEIVED  
#3  
2014 SEP 26 AM 9:54  
OFFICE OF THE  
CITY CLERK

**NO. A-7981 (50<sup>th</sup> WARD) ORDINANCE REFERRED (1-15-14)**  
**DOCUMENT # O2014-106**

**Common Address:** 6301-17 North Western  
**Applicant:** Alderman Debra Silverstein  
**Change Request:** C2-2 Motor Vehicle Related Commercial District and B3-2 Community Shopping District to RS-2 Residential Single-Unit (Detached House)

**NO. A-8026 (27<sup>th</sup> WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT # O2014-5918**

**Common Address:** 2035-2059 West Washington Blvd.  
**Applicant:** Alderman Walter Burnett  
**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to B3-1 Community Shopping District

**NO.18042-T1(47<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)**  
**DOCUMENT #O2014-4173**

**Common Address:** 1763 West Cullon Avenue, Chicago, IL  
**Applicant:** Greymark Development Group, LLC (Chad Matesi, Tim Derry, Donovan Eckahardt)  
**Owner:** John B. Pitts and Elizabeth Strauch  
**Attorney:** Law Offices of Samuel VP Banks  
**Change Request:** M1-2 Limited Manufacturing/Business Park District to RS3 Residential Single-Unit (Detached House) District  
**Purpose:** Applicant seeks a zoning change to construct a new 2 story single family home with on-site parking for three vehicles at the rear of the lot. There will be no commercial space. The proposed building will be 27.96' in height.

**NO.18110 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT #02014-5797**

**Common Address:** 1418 West Addison Street

**Applicant:** CA Residential 1418 W Addison, LLC

**Owner:** CA Residential 1418 W Addison, LLC

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

**Change Request:** RT3.5 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Multi Unit District

**Purpose:** The applicant is seeking a zoning change to permit 10 dwelling units to be located within the existing building with a proposed rear addition. There will be no commercial space and the height of the building with addition will be 36'-6'. There will be no site parking for 10 vehicles.

**NO.18116 (44<sup>th</sup> WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT #02014-5803**

**Common Address:** 2941-2947 North Clark Street

**Applicant:** Oxford, LLC (See Application for list of LLC Members)

**Owner:** Cimpar Investments, LLC

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

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

**Purpose:** The applicant is seeking a zoning change in order to permit the development of a new 5 story mixed –use building containing 20 residential dwelling units and 1 ground floor commercial unit . the proposed commercial space will be 5,000 square feet. The applicant will seek a variation to reduce on-site parking to 16 vehicles. The height of the proposed building is 58'-0''.

**NO. 17940 (42<sup>nd</sup> WARD) ORDINANCE REFERRED (2-5-14)**  
**DOCUMENT # O2014-832**

**Common Address:** 360 N Michigan Ave and 83-87 East Wacker Drive

**Applicant:** AG-OCG 360 N Michigan LLC (See application for list of LLC members)

**Owner:** AG-OCG 360 N Michigan LLC (See application for list of LLC members)

**Attorney:** DLA Piper

**Change Request:** DX-16 Downtown Mixed Use District to a Planned Development

**Purpose:** To allow for rehabilitation and adaptive reuse of the existing 21-story building, including construction of a new 21-story building addition, with a mixed-use development including approximately 450 hotel rooms, ballroom, meeting and conference facilities, a restaurant and bar/lounge and approximately 28,000 square feet of retail space. The existing building is approximately 371 feet in height, and the new addition would be approximately 320 feet in height

**NO. 17986-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2323**

**Common Address:** 2460-68 N Clybourn Ave

**Applicant:** Clybourn Ventures LLC (James Moller)

**Owner:** Clybourn Ventures LLC (James Moller)

**Attorney:** Rolando Acosta

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to C1-3 Neighborhood Commercial District

**Purpose:** Two story building containing a total of 22,500 sq. ft. to be used for day-care, personal service, retail and office with 6 parking spaces and no loading berth.

**NO. 18025 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (4-30-14)**  
**DOCUMENT # O2014-3305**

**Common Address:** 2345 N Leavitt Street

**Applicant:** Sarah Brick & Theodore Harris

**Owner:** Michael & Jean Wojciechowski

**Attorney:** Thomas Moore

**Change Request:** RT4 Residential Two-Flat, Townhouse and Multi-Unit District to C1-2 Neighborhood Commercial District

**Purpose:** to add a third story addition to the existing 2 story brick building in order to add 3 residential dwelling units to the existing 4 residential dwelling units on the second floor for a total of 7 residential dwelling units. To renovate existing 1<sup>st</sup> floor bar by adding a kitchen and converting existing basement to accessory office space and storage for the bar.

**NO.18061-T1 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (5-28-14)**  
**DOCUMENT #O2014-4192**

**Common Address:** 1826 N. Wilmot

**Applicant:** Laura Krajecki and Darek Smolinski

**Owner:** Laura Krajecki and Darek Smolinski

**Attorney:** Law Offices of Samuel V.P. Banks

**Change Request:** M1-2 Limited Manufacturing/Business Park District to RM-4.5 Residential Multi-Unit District

**Purpose:** The existing three-story building located at the subject property will remain. The zoning amendment will allow the Applicants to convert the building so that it functions as a single family home. The Applicants are also proposing to construct a partial fourth floor addition and a rear addition to the existing building. After the additions are complete, the height of the building will be 43'. Two(2) garage parking spaces will serve the single family home

**NO.18120 (32<sup>nd</sup> WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT #02014-5807**

**Common Address:** 1317 W Wolfram

**Applicant:** Carolyn Withey and Bret Withey

**Owner:** Carolyn Withey and Bret Withey

**Attorney:** Thomas S. Moore

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

**Purpose:** Owner/applicant proposes to add a third story addition to add 2 bedrooms, 1 bathroom and a study to the existing single family residential dwelling with 2 parking spaces. Proposed square footage of build-out is 953.06. Finished building height with the proposed addition will be 36'6".

**NO. 17859 (30<sup>th</sup> WARD) ORDINANCE REFERRED (10-16-13)**  
**DOCUMENT # O2013-7557**

**Common Address:** 4737 W Warwick Avenue

**Applicant:** Robert Egan

**Owner:** Robert Egan

**Attorney:** Meg George, Neal & Leroy

**Change Request:** RS3 Residential Single-Unit (Detached House) District to RT3.5 Residential Two-Flat Townhouse and Multi-Unit District

**Purpose:** To have a three dwelling unit residential building comply with the Chicago Zoning Ordinance

**NO.18057(28<sup>th</sup> WARD) ORDINANCE REFERRED (5-28-14)**  
**DOCUMENT #O2014- 4188**

**Common Address:** 3512-3546 W. Fifth Avenue; 316-326 S. St . Louis Avenue.

**Applicant:** Harvest Homes Apartments, L . P., an Illinois limited partnership (See application for list of LLC members)

**Owner:** The People's Community Development Association of Chicago

**Attorney:** Steven Friedland, Applegate & Thorne – Thomsen

**Change Request:** RM-5 Multi Unit District to a Residential Planned Development

**Purpose:** Applicant intends to develop four apartment buildings with 9 units in each building for a total of 36 units. 44 parking spaces will be provided. The building will each have a building height of approximately 34 feet.

**NO.18111-T1 (11<sup>th</sup> WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT #02014-5798**

**Common Address:** 2124 South Halsted Street

**Applicant:** 2124 South Halsted, LLC (Hans Heitmann)

**Owner:** 2124 South Halsted, LLC (Hans Heitmann)

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

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District

**Purpose:** The applicant seeks a zoning change to permit a mixed-use redevelopment of the existing 3 story building of masonry construction. The building will contain a 1700 square foot ground floor commercial unit and two residential units above. There will on-site parking for two vehicles provided at the rear of the lot. There will be no change in the building bulk or scale, and the building height will remain at 35'-6".

**NO. 17991 (10<sup>th</sup> WARD) ORDINANCE REFERRED (4-2-14)**  
**DOCUMENT # O2014-2328**

**Common Address:** 4000 E 134<sup>th</sup> St

**Applicant:** Harbor Point Venture LLC

**Owner:** (See application for list of owners)

**Attorney:** Chico & Nunes

**Change Request:** Residential Business Planned Development No. 1121 and RS-2 Residential Single-Unit (Detached House) to Residential Planned Development No. 1121, as amended

**Purpose:** The zoning amendment is required in order to permit the expansion of the number of manufactured homes from the existing 190 manufactured homes to a maximum of 747 manufactured homes; b) bring the existing recreational vehicular use into compliance under the Chicago Zoning Ordinance; c) construct a clubhouse to serve the residents of the manufactured home community and d) provide substantial open space (44.88 acres).

**NO.18107 (4<sup>th</sup> WARD) ORDINANCE REFERRED (7-30-14)**  
**DOCUMENT #02014-5794**

**Common Address:** 3857 S Martin Luther King

**Applicant:** Pershing King Drive LLC, an Illinois Limited Liability company (See Application for list of LLC Members)

**Owner:** Chicago Housing Authority

**Attorney:** Elvin E. Charity, Charity & Associates, P.C

**Change Request:** RM-5 Multi Unit District to B3-3 Community Shopping District and then to a Business Planned Development

**Purpose:** Construction of an approximately 73,549 square foot full service grocery store with accessory on-site parking and construction on an adjacent outlet of a to be determined business/commercial use

**NO. 17970 (2<sup>nd</sup> WARD) ORDINANCE REFERRED (3-5-14)**  
**DOCUMENT # O2014-1450**

**Common Address:** 1546-50 North Clark; 101-15 W North Ave & 1555-65 N LaSalle St.; 121-29 W North Ave

**Applicant:** 1546 N Clark LLC (See application for list of LLC members)

**Owner:** (See application for list of owners)

**Attorney:** Katriina McGuire/ Schain, Burney, Banks & Kenny

**Change Request:** B1-5 Neighborhood Shopping District and B3-5 Community Shopping District to B3-5 Community Shopping District and then to a Residential Business Planned Development

**Purpose:** Residential and retail building with 122 dwelling units, 52 parking spaces, and retail uses. The building will be 125 feet tall

**NO.18052(2<sup>nd</sup> WARD) ORDINANCE REFERRED (5-28-14)**  
**DOCUMENT #O2014-4183**

**Common Address:** 1647-57 N. Milwaukee Avenue

**Applicant:** LG Development Group, LLC (Marc Lifshin, Brian Goldberg, Barry Howard)

**Owner:** Stammich Family Limited Partnership and EKG Investments, LLC

**Attorney:** Rolando Acosta

**Change Request:** M1-2 Limited Manufacturing/ Business Park District to B3-3 Community Shopping District, then to a Planned Development

**Purpose:** Development of a five story, mixed-use building, consisting of thirty-six residential units, and 7400 square feet of retail space, with one loading berth and eleven parking spaces.

**NO. 18024 (1<sup>st</sup> WARD) ORDINANCE REFERRED (4-30-14)**  
**DOCUMENT # O2014-3304**

**Common Address:** 2201-31 N Milwaukee; 2142-58 N Talman

**Applicant:** PMG LS Investments, LLC (See application for list of LLC members)

**Owner:** Gibbons Construction LLC

**Attorney:** Scott Borestein

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

**Purpose:** Applicant intends to develop a mixed use building with approximately 15,000 sq.ft. commercial space. 141 parking spaces. 144 bike spaces and 135 units in a 79 foot structure