

Deferred Agenda of a Meeting
Committee on Zoning
Landmarks & Building Standards
February 9, 2016
10:00 AM Council Chambers

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OFFICE OF THE CITY CLERK *21*

NO. TAD-536 (25th Ward) ORDINANCE REFERRED (7/29/15)
DOCUMENT #O2015-5387

Amendment of Municipal Code Chapters 4, 13 and 17 concerning licensing requirements pertaining to venues for private events

NO. A-8187 (11th WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT # O2015-8067

Common Address: 1010-58 W 35th Street

Applicant: Alderman Patrick Thompson

Change Request: Residential Planned Development No. 961 to M1-1 Limited Manufacturing/ Business Park District

NO. A-8181 (50TH WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT # O2015-7406

Common Address: 6501-11 N Western Ave

Applicant: Alderman Debra Silverstein

Change Request: C2-2 Motor Vehicle related Commercial District to RS2 Residential Single-Unit (Detached House)

NO.18540 (2nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6439

Common Address: 800-814 North Clark and 100-114 West Chicago

Applicant: Clark 800 LLC

Owner: Clark 800 LLC, Clybourn Commons LLC and Clark 800 Partners LLC as tenants in common

Attorney: DLA Piper

Change Request: DX-5 Downtown Mixed-Use District to DX-7 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: The Applicant requests a rezoning of the subject property from DX-5 to a unified DX-7 Downtown Mixed-Use District and then to Residential-Business Planned Development to allow for the historic restoration of a +/- 104'6" mixed use commercial and residential building and construction of a new +/- 176'6" residential building containing an overall FAR of 7.0. up to 212 dwelling units, accessory parking, commercial uses on the ground floor, and accessory and incidental uses.

NO.18518-T1 (25th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6408

Common Address: 1414-46 West 21st Street and 2013-25 S Laflin Street

Applicant: Fox Chicago LLC

Owner: Fox Chicago LLC

Attorney: Law Office of Mark Kupiec & Associates

Change Request: M1-3 Limited Manufacturing/Business Park District and C1-2 Neighborhood Commercial District to B2-5 Neighborhood Shopping District

Purpose: To rehab the existing building and establish commercial units on the ground floor (approximately 4,200 SF of retail/office use), and 99 dwelling units both on the ground floor and on the upper floors: 52 parking spaces: height: 3-story / 44.08

NO.18546 (27th WARD) ORDINANCE REFERRED (10-14-15)
DOCUMENT #02015-7344

Common Address: 1300-1344 W Fulton St; 301-329 N Ada St; 1301-1345 W Carroll Ave and 300-330 N Elizabeth St.

Applicant: 1330 W Fulton LLC

Owner: 1330 W Fulton LLC, 300 N Elizabeth LLC, 323 N Ada LLC

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: M2-3 Light Industry District to M1-3 Limited Manufacturing/Business Park District and then to a Planned Development

Purpose: Applicant proposes to complete construction of a partially built 8-story commercial building at 1330 W. Fulton St. as well as completion of a partially built parking garage located at 323 N. Ada St

NO.18583 (27th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8468

Common Address: 1801-1853 W Jackson Blvd

Applicant: Blackhawk Community Ice Rink, LLC

Owner: Board of Trustees of Community College District No. 508

Attorney: Donna Pugh

Change Request: B3-3 Community Shopping District to an Institutional Planned Development

Purpose: 94,585 sq.ft. hockey practice facility/ community ice rink; 127 parking spaces; 26 bicycle spaces; building height: 52 feet

NO.18584 (27th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8469

Common Address: 301-339 S Damen Ave; 1853-1959 W Jackson Blvd; 1840-1958 W Van Buren St

Applicant: Rush University Medical Center

Owner: Board of Trustees of Community College District No. 508

Attorney: Mara Georges

Change Request: B3-3 Community Shopping District to C1-5 Neighborhood Commercial District and then to an Institutional Planned Development

Purpose: The property will serve as a new campus for Rush University Medical Center. The Phase I building will be approximately 350,000 sq.ft; have approximately 200 parking spaces, and be approximately 250' feet high

NO.18511 (32nd WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6401

Common Address: 1920 N Milwaukee Ave

Applicant: 1920 LLC

Owner: 1920 LLC

Attorney: Andrew Scott

Change Request: B3-2 Community Shopping District and M1-1 Limited Manufacturing/ Business Park District to C1-5 Neighborhood Commercial District and then to a Residential Business Planned Development

Purpose: The applicant proposes to develop a six story building (plus amenity penthouse) with 50 dwelling units, about 6,000 square feet of ground floor retail space and 10 off-street parking spaces

NO.18473-T1 (33rd WARD) ORDINANCE REFERRED (7/29/2015)
DOCUMENT #O2015-5378

Common Address: 4306-12 North Kedzie Avenue

Applicant: TGC Development Corporation

Owner: Amratlal Patel

Attorney: F4 Consulting Ltd

Change Request: M1-1 Limited Manufacturing/ Business Park District to B2-3 Neighborhood Mixed-Use District

Purpose: Three, 4-story residential buildings, 50'4" high, each containing 13 dwelling units with 13 off-street parking spaces.

NO.18587 (44th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8472

Common Address: 1342 W Belmont Ave

Applicant: Hibernian Development LLC

Owner: Hibernian Development LLC

Attorney: Thomas Moore

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

Purpose: To add three stories of 2 residential dwelling units on each new floor, for a total of 6 residential dwelling units and one commercial space on the first floor. The commercial space will remain as existing. The height of the building will be 50 feet. There will be 6 parking spaces.

NO.18601 (45th WARD) ORDINANCE REFERRED (12-9-15)
DOCUMENT #02015-8486

Common Address: 5653 N Northwest Hwy

Applicant: Lisa O'Neill

Owner: Lisa O'Neill

Attorney: Gordon & Pikarski

Change Request: M1-1 Limited Manufacturing/ Business Park District to B3-1 Community Shopping District

Purpose: The existing building will be used as a restaurant and bar with grand level outdoor patio. No dwelling units are proposed. The one story building will maintain the existing height and square footage.

NO. 17707 (46th WARD) ORDINANCE REFERRED (4/10/13)
DOCUMENT # O2013-2478

Common Address: 4400-4458 and 4401-4415 North Clarendon Avenue

Applicant: Montrose Clarendon Partners LLC (See application for list of LLC members)

Owner: (See application for list of owners members)

Attorney: DLA Piper

Change Request: Institutional Planned Development No. 138 and RM-5 Multi Unit District to RM6.5 Residential Multi Unit District and then to a Residential Business Planned Development

Purpose: The Applicant proposes to redevelop the property with a mixed-use project, including approximately 860 residential units, approximately 50,000 square feet of retail and commercial space, and approximately 733 parking spaces.